

MINUTES OF PLANNING BOARD MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA

The Planning Board of the Town of Stallings met for their regularly scheduled meeting on July 18, 2023, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Chairman Robert Koehler, David Barnes, Jon Van de Riet, and Jacqueline Wilson

Planning Board members were absent: Vice Chairwoman Laurie Wojtowicz and Ryan Awaldt

Staff members present: Max Hsiang, Planning Director and Mary McCall, Deputy Town Clerk.

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:00pm.

1. Approval of Agenda

Board Member Van de Riet made the motion to approve the agenda. The motion was approved unanimously after a second from Board Member Wilson.

2. Approval of Minutes – May 16, 2023

Board Member Van de Riet made the motion to approve the Planning Board Minutes from May 18, 2023. The motion was approved unanimously after a second from Board Member Wilson.

3. RZ23.06.01

A. To rezone 14 721 Lawyers Road from Union County Zoning, Residential 20 (R -20) to Stallings Zoning, Mixed Use 2 (MU-2).

B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented text amendment RZ23.06.01 to rezone 1.23 acres of property identified as parcel ID #08324001, located at 14721 Lawyers Rd from Union County Residential 20 (R-20) to Mixed-Use 2 (MU-2). Staff recommended approval of RZ23.06.01 as MU-2 is consistent with the shopping center/commercial property located across the street. MU-2 zoning will also help increase the number of commercial business opportunities in the Town per the Town of Stallings Economic Development Plan.

Board Member Wilson made the motion to approve the recommendation of RZ23.06.01 along with a statement that RZ23.06.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Van de Riet.

4. Downtown Streetscape Revisit

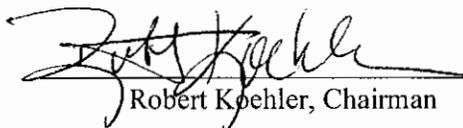
To revisit the Downtown Streetscape Plan with the Planning Board in July and the Town Council on August 14th.

Planning Director Hsiang revisited and reviewed the Downtown Streetscape Plan. After discussion, all planning board members present agreed with the plan being presented to the Town Council.

5. Adjournment

Board Member Wilson made the motion for adjournment. The motion was approved unanimously after a second from Board Member Barnes.

The meeting adjourned at 7:24 pm.


Robert Koehler, Chairman


Mary McCall, Deputy Town Clerk