

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 December 17, 2024, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Mike Couzens, Heather Grooms, Chairman Robert Koehler, Tony Paren, and Jon Van de Riet

Planning Board members absent: David Barnes and Jacqueline Wilson

Staff members present: Planning Director Max Hsiang, and Planning Technician Katie King

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

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

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 Paren.

2. Approval of Minutes

A. September 2024 Minutes

B. October 2024 Minutes

C. November 2024 Minutes

Board Member Paren made the motion to approve the Planning Board Minutes from September 17, 2024, October 22, 2024, and November 19, 2024. The motion was approved unanimously after a second from Board Member Van de Riet.

3. CZ24.10.01

A. Assembly of God requests a conditional rezoning for 6800 Stevens Mill Rd from SFR-1 to CZ-MU-1 to construct and expand daycare center and religious uses on site.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ24.10.01 rezoning request by Assembly of God to change their zoning on the parcel located at 6800 Stevens Mill Rd from SFR-1 to CZ-MU-1. The change would allow them to continue to use the site as a daycare and for religious uses while also allowing them to expand their current daycare. Planning Director Hsiang explained the difference between general rezonings and conditional rezonings. He also addressed a common concern about the traffic in that area. It has been determined that a traffic study is not needed as this time since the expansion will not exceed 1,000 daily trips or 100 trips during peak hours. Planning Director Hsiang stated that staff recommends approval of this conditional rezoning with the added staff conditions as it is reasonable with the Future Land Use Plan even though it is inconsistent with the Greenway Master Plan.

The architect representing the church answered questions regarding the population of the daycare currently and expected attendance after the expansion. He also spoke about the planned greenway path along the front of the property and why they requested alleviation from the rear portion of the greenway.

After a brief discussion, Board Member Van de Riet made the motion to approve CZ24.10.01 with a statement that CZ24.10.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Couzens.

4. RZ24.10.01

A. Stevens Village LLC requests a general rezoning for 749 Stevens Mill Rd from SFR-1 to MU-2.

Planning Director Hsiang presented RZ24.10.01 rezoning request by Stevens Village LLC to rezone the property at 5749 Stevens Mill Rd from SFR-1 to MU-2. After showing the zoning history of the property, he explained that this rezoning will return the parcel back to its original zoning from 2018. He explained that the area surrounding the parcel is also zoned MU-2 and has a by-right development agreement to be a grocery anchored commercial center. This parcel, if approved, would be developed as part of the surrounding development. Planning Director Hsiang stated that staff recommends approval of this general rezoning since it will help get the town closer to its economic development goal of a 20% commercial tax base and it will also provide a seamless transition to the adjacent MU-2 zoning.

Aaron Houck, who is representing Stevens Village LLC, gave a presentation on the area surrounding the parcel and answered questions from the Planning Board.

Chairman Robert Koehler then opened the discussion to hear statements from the public. Resident Tom Twitchel of 910 Bailey Ct expressed his concern with the impact to the neighborhood, increased traffic, security issues, and the proposed golf cart path. Roxanna Redfearn of 723 Donegal Ct spoke on her concerns with prior communication about the development, property value impacts, increased traffic, and the proposed golf cart path. Planning Director Hsiang explained the Major Development Review process and where the development is in that process. Gretchen Savickis of 917 Bailey Ct had questions regarding the mass rezoning that occurred in 2018 and what notifications were given to the town. Board Member Grooms gave an answer about the motivation behind the mass rezoning and directed the question about notifications to Planning Director Hsiang. He explained what notifications were legally required and how the town went above those requirements. Jeanne Lindsay of 5639 Anglesey Ct also had concerns about the safety and security of the Shannamara neighborhood and with the notifications from the 2018 mass rezoning.

After Board discussion, Board Member Van de Riet made the motion to approve the recommendation of RZ24.10.01. The motion was approved unanimously after a second from Board Member Paren.

B. Statement of Consistency and Reasonableness.

Board Member Van de Riet made the motion to approve the statement that RZ24.10.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Grooms.

5. Adjournment

Chairman Robert Koehler made the motion for adjournment. The motion was approved unanimously after a second from Board Member Paren.

The meeting adjourned at 8:03 pm.


Robert Koehler, Chairman


Katie King, Planning Technician

