

**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 August 16, 2022, 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, Vice Chairwoman Laurie Wojtowicz, David Barnes, and Ryan Awaldt.

Planning Board members absent: Jacqueline Wilson

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

Chairman Koehler recognized a quorum.

Invocation and Call to Order

Chairman Koehler led the Pledge of Allegiance and called the meeting to order at 7:00 pm

1. Approval of Agenda

Vice Chairwoman Wojtowicz made the motion to approve the agenda. Chairman Koehler did not place a vote, nor did he recuse himself, therefore his non-vote counted in the affirmative. The motion was approved unanimously after a second from Board Member Awaldt.

2. Approval of Minutes

- a. June 21, 2022
- b. July 19, 2022

Vice Chairwoman Wojtowicz made the motion to approve the Planning Board Minutes from June 21 and July 19, 2022. Chairman Koehler did not place a vote, nor did he recuse himself, therefore his non-vote counted in the affirmative. The motion was approved unanimously after a second from Board Member Awaldt.

3. TX22.07.03

A. SMB of Greenville II, LLC submitted a text amendment application to amend the Stallings Development Ordinance to add a "Business Center" zoning district.

B. Statement of Consistency and Reasonableness

Chairman Koehler opened the public hearing

Planning Director Hsiang presented the proposed text amendment, TX22.07.03 as submitted from SMB of Greenville II, LLC, to amend the Stallings Development Ordinance to add a "Business Center" zoning district. Planning Director Hsiang explained the reason for the submission of the text amendment was for an area that was rezoned to MU2 from IND at the time of the town's adoption of the 2018 Development Ordinance. Planning Director noted that a similar zoning district, to the proposed Business Center zoning, was eliminated at the time the town adopted the 2018 Development Ordinance as well, which would have been a good fit for the Applicant's Blenheim property. Planning Director Hsiang said although he agrees this zoning district would enhance our ordinance, he is required to recommend not approving the item because it does not fit our Future Land Use Plan. Planning Director Hsiang noted that the new zoning district does not allow any hazardous or controversial uses in it, only commercial, retail, and light industrial uses are allowed, which he would consider appropriate for a business center zoning district.

Attorney Collin Brown of Alexander Ricks in Charlotte, attorney for the applicant, explained that the current MU2 zoning district is hindering businesses from entering the business park off Blenheim because it is restricting new businesses from the same uses that the space currently accommodates. Attorney Brown expressed the reason for not presenting a rezoning request back to Industrial is that this new proposed zoning would be considered a compromise with the MU2 district, because there is not a need for heavy industrial uses, and it more aligns with uses permitted in MU2.

The applicant, Peter Coushell of Greenville, SC, addressed the Board and clarified his co-ownership of the property since 2006, after it was completed as an Industrial Business Park, and that he did not find out about the MU2 zoning change until requesting a permit. Mr. Coushell explained that as tenants leave the business park, he is unable to allow the current use with a new tenant.

Attorney Brown explained this was just a text amendment to add the new zoning district and that the rezoning of the applicant's property would be at another time.

Planning Director Hsiang answered questions from the Board.

After Board discussion, Chairman Koehler closed the public hearing.

Vice Chairwoman Wojtowicz made the motion to approve the recommendation of TX22.07.03 as written with the omission of restaurants, shopping center and trucking centers along with a statement that TX22.07.03 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. Chairman Koehler did not place a vote, nor did he recuse himself, therefore his non-vote counted in the affirmative. The motion was approved unanimously after a second from Board Member Barnes.

4. Adjournment

Vice Chairwoman Wojtowicz made the motion for adjournment. Chairman Koehler did not place a vote, nor did he recuse himself, therefore his non-vote counted in the affirmative. The motion was approved unanimously after a second from Board Member Awaldt.

The meeting adjourned at 8:02 pm.



Robert Koehler, Chairman



Mary McCall, Deputy Town Clerk