

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 April 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; Patrick Blaszyk, Planning Technician; and Mary McCall, Deputy Town Clerk.

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler led the Pledge of Allegiance and 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 – March 21, 2023

Board Member Wilson made the motion to approve the Planning Board Minutes from March 21, 2023. The motion was approved unanimously after a second from Board Member Van de Riet.

3. TX23.04.01

- A. To allow the use of biltong, jerky, and similar meat production, and distribution into the Industrial (IND) zoning district.
- B. Statement of Consistency and Reasonableness

Planning Technician Blaszyk presented text amendment TX23.04.01 by giving a brief history that the processed meat production use was allowed for approximately twenty years then was grandfathered in upon the adoption of the Town's Development Ordinance. Planning Technician Blaszyk explained that the facility went two years out of operation which caused the use to no longer be grandfathered and now the owner would like to resume operation. Planning Technician Blaszyk said that Town staff recommends the use as it is consistent and reasonable with the Town's Economic Development Plan.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of TX23.04.01 along with a statement that TX23.04.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Wilson.

4. TX23.04.02

- A. To allow General Contractor's Office with fenced outdoor storage in the US-74 Commercial (C-74) zoning district with Outdoor Storage supplemental regulations (S10.1-36).
- B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented text amendment TX23.04.02 and explained the change in the text amendment was to allow fenced outside storage for the Commercial (C-74) district with regulations.

Applicant Tom Crouch spoke with the Board regarding appearance concerns related to the outside storage.

After board discussion, Board Member Wilson made the motion to approve the recommendation of TX23.04.02 along with a statement that TX23.04.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Van de Riet.

5. Adjournment

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

The meeting adjourned at 7:14 pm.

  
Robert Koehler, Chairman

  
Mary McCall, Deputy Town Clerk