

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 March 21, 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, Vice Chairwoman Laurie Wojtowicz, David Barnes, Jon Van d Riet, and Ryan Awaldt.

Planning Board members were absent: Jacqueline Wilson

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

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler led the Pledge of Allegiance, called the meeting to order, and requested the new Planning Board member Jon Van de Riet to come forward to take his oath of office. Mr. Van de Riet swore his oath and was welcomed to the Planning Board and Planning Board of Adjustments.

1. Approval of Agenda

Vice Chairwoman Wojtowicz made the motion to approve the agenda. The motion was approved unanimously after a second from Board Member Awaldt.

2. Approval of Minutes – January 17, 2023

Vice Chairwoman Wojtowicz made the motion to approve the Planning Board Minutes from January 17, 2023. The motion was approved unanimously after a second from Board Member Awaldt.

3. Training

Conduct the 2023 Planning Board and Board of Adjustments training.

Planning Director Hsiang gave a training presentation on the Planning Board and Board of Adjustments. The following topics were discussed.

- Roles/relationships of Governing Board, Planning Board, Staff
- Administrative, Legislative, and Quasi-Judicial Decisions
- Zoning Statements
- Spot Zoning
- Adopted Plans
- Proposing Conditions
- Factors used when making recommendations.
- Conflicts of Interest
- Rules of Procedure

4. Poll

Discuss the Planning Board and Board of Adjustments poll.

Planning Director Hsiang relayed the anonymous planning board member results of the recent Planning Board/Board of Adjustments poll, noting the most people were interested in Stallings Road development and tree saving areas with traffic connectivity and town improvement delays a concern. Residential and Commercial Zoning interests were split 50/50 by board members. Single Family residential areas were more wanted than apartment housing. A majority of planning board members liked the mixed-use concept and would like to see more restaurants and gathering spaces in the downtown area. Planning Director Hsiang advised that many concerns regarding traffic and roadways were mostly handled by NCDOT with a small portion of town owned roads supported by the town's engineering staff and suggested individuals relay specific questions to him and he would make inquiries to share with the Planning Board.

5. TX23.02.01

A. To amend Article 2.10-2 Accessory Structures located in setback to implement limitations on the size and quantity of accessory structures in the Town of Stallings.

B. Statement of Consistency and Reasonableness

Planning Technician Blaszyk presented text amendment TX23.02.01, explaining the reason for the change is to implement limitations on the size and quantity of accessory structures to promote harmony in the areas where they are located and to prevent excessive impervious surface quantities that have a direct effect on the town's stormwater capacity.

After board discussion, Board Member Awaldt made the motion to approve the recommendation of TX23.02.01 along with a statement that TX23.02.01 is consistent and reasonable in conjunction with the

Comprehensive Land Use Plan. The motion was approved after a second from Board Member Van de Riet with Vice Chairman Wojtowicz dissenting.

6. TX23.03.01

A. To amend Article 9.8-3 (B) (1.) (e.) to allow for trailers and portable offices for the housing of on-site staff management if the trailers are at least 50' from the property lines and the lot is at least 5 acres or greater in size.

B. Statement of Consistency and Reasonableness

Planning Technician Blaszyk presented text amendment TX23.03.01, advising the reason for the change is to promote commercial development and growth in the Town by allowing work trailers on site for management, operation, and site security.

Walter Fields, a city planner, representing the property owner for which the text amendment directly affects, spoke to the Planning Board and answered questions.

After board discussion, Vice Chairwoman Wojtowicz made the motion to approve the recommendation of TX23.03.01 along with a statement that TX23.03.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Awaldt.

7. TX23.03.02

A. To require conditional zoning (CZ) for Single-Family residential uses in the Mixed-Use 1 & 2 Zoning Districts.

B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented text amendment TX23.03.02, for the implementation of a conditional zoning requirement for single-family homes built in mixed-use zoned areas. The change allows for more town considerations and input into proposals to include some commercial use or commercial component within a single-family residential use placed in a mixed-use zoning area.

Vice Chairwoman Wojtowicz made the motion to approve the recommendation of TX23.03.02 along with a statement that TX23.03.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Awaldt.

8. Adjournment

Vice Chairwoman Wojtowicz made the motion for adjournment. The motion was approved unanimously after a second from Board Member Awaldt.

The meeting adjourned at 8:27 pm.


Robert Koehler, Chairman


Mary McCall, Deputy Town Clerk