

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 June 17, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Glenn Watson, Mike Couzens, Tony Paren, Jon Van de Riet, and Charman Robert Koehler

Planning Board members absent: Vice-Chairman Jacqueline Wilson, Glenn Watson

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

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 6:01 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 Couzens.

2. Approval of Minutes

A. May 20, 2025, Minutes

Board Member Van de Riet made the motion to approve the minutes from May 20, 2025. The motion was unanimously approved after a second from Board Member Paren.

3. RZ25.03.01

A. Davis Marsh requests a general rezoning for 0 Lawrence Daniel Dr from MU-2 to MFT.

B. Statement of Consistency and Reasonableness.

Senior Planning Technician King presented RZ25.03.01 general rezoning request by Davis Marsh to change the parcels zoning from MU-2 to MFT. The change would create a seamless transition between the adjacent MFT zoned neighborhood and align with approved plans. It would also protect the character of the Woodbridge neighborhood by removing the potential for future commercial development. Senior Planning Technician King stated that staff recommends approval of this general rezoning.

After a brief discussion with staff and Mr. Marsh, Board Member Van de Riet made the motion to approve the recommendation of RZ25.03.01 with a statement that RZ25.03.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Chairman Koehler.

4. CZ25.02.01

A. Applicant requests an annexation and zoning change from HC (Union County Zoning) to CZ-MU-2 to allow for the development of a 324-unit multi-family residential development.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ25.02.01 conditional zoning request by Moore & Van Allen (assisting Mill Creek) to annex and conditionally rezone the parcel zoned from HC (Union County) to CZ-MU-2. The change would allow for a multi-family residential development to be built on the parcel. Planning Director Hsiang stated that staff recommends approval of this conditional zoning with multiple conditions including balconies being added, architectural aesthetics, exposed brick, restrictions on commercial components, etc.

After a brief discussion, Board Member Couzens made the motion to approve the recommendation of CZ25.02.01 with a statement that CZ25.02.01 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.

5. CZ25.02.03

A. MONA-T LLC requests a zoning change from TC to CZ-TC to allow for the development of 12 shop-front units and 23 townhome units.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ25.02.03 conditional zoning request by MONA-T LLC to conditionally rezone the parcels zoned from TC to CZ-TC. The change would allow multi-family townhomes and shopfront units to be developed. Planning Director Hsiang stated that staff recommends

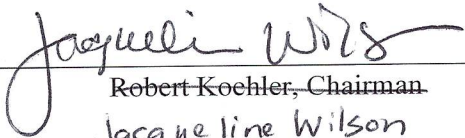
approval of this conditional zoning with multiple conditions including architecture and materials, branding guidelines, streetscape requirements, etc.

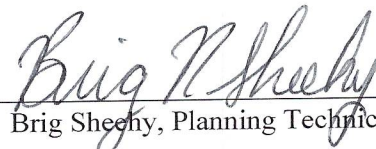
After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of CZ25.02.03 with a statement that CZ25.02.03 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Paren.

6. Adjournment

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

The meeting adjourned at 7:09 pm.


Robert Koehler, Chairman
Jacqueline Wilson
Vice Chair


Brig Sheehy, Planning Technician