

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 July 16, 2024, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: David Barnes, Heather Grooms, Jon Van de Riet, and Jacqueline Wilson

Planning Board members absent: Chairman Robert Koehler & Vice Chairman Ryan Awaldt,

Staff members present: Town Manager Alex Sewell, Planning Director Max Hsiang, and Deputy Town Clerk Mary McCall.

Board Member Wilson recognized a quorum.

Invocation and Call to Order

After the invocation, Board Member Wilson was elected unanimously as temporary chair for the meeting, in the absence of the Chair and Vice Chair, with a motion from Board Member Van de Riet followed by a second from Board Member Grooms. Acting Chairwoman Wilson called the meeting to order at 7:01 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 Barnes.

2. RZ24.06.01

A. Stallings Fire Department requests a general rezoning for 2916 Matthews-Indian Trail Rd from SFR-3 to C-74

Planning Director Hsiang presented RZ24.06.01 rezoning request by the Stallings' Volunteer Fire Department to change the parcel located at 2916 Matthews-Indian Trail Rd from SFR-3 to C-74. The change would allow for the use of a Fire Station. He explained that this is a general rezoning and would apply to all prospective uses for the property. Planning Director Hsiang stated that staff recommends approval of this general rezoning as it will ensure that the development is consistent with the area's overall vision.

Fire Chief Charlie Porter explained that their goal is to build a new centrally located Fire Department in the Town of Stallings based on recent growth.

After a brief discussion, Board Member Van de Riet made the motion to approve RZ24.06.01. The motion was approved unanimously after a second from Board Member Grooms.

B. Statement of Consistency and Reasonableness.

Acting Chairwoman Wilson made the motion to approve the statement that RZ24.06.01 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.

3. MSP24.06.01

A. Atrium requests to amend their Master Sign Plan to include main entrance illumination letters.

Planning Director Hsiang presented the Atrium Master Sign Plan Amendment to add two additional signs, a new Main Entrance sign on their awning and a directional sign for the Emergency Room.

After Board discussion, Board Member Van de Riet made the motion to approve the recommendation of MSP24.06.01. The motion was approved unanimously after a second from Board Member Barnes.

5. Adjournment

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

The meeting adjourned at 7:17 pm.


Robert Koehler, Chairman


Mary McCall, Deputy Town Clerk