



November 19, 2024
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	7:00 pm	Invocation Call the Meeting to Order	Chair	N/A
1.		Agenda Approval	Chair	Approve/Amend Agenda Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
2.		Approval of Minutes A. July 16, 2024, Minutes	Chair	Approve/Amend Minutes Motion: I make the motion to: 1) Approve the Minutes as presented; or 2) Approve the Minutes with the following changes: -----
3.		TX24.11.01 Brewery and Similar Definitions A. Staff requests a text amendment in the Stallings Development Ordinance within Article 3 to clarify and expand the existing language. B. Statement of Consistency and Reasonableness.	Max Hsiang, Planning Director	Vote Motion: I make the motion to: 1) Approve of the request as presented. 2) Amend the request.
4.		TX24.11.02 Local Government Exemptions A. Staff requests a text amendment in the Stallings Development Ordinance to exempt properties owned by local governments from Articles 15 & 21 B. Statement of Consistency and Reasonableness.	Max Hsiang, Planning Director	Vote Motion: I make the motion to: 1) Approve of the request as presented. 2) Amend the request.
5.		Adjournment	Chair	Motion: I make the motion to adjourn.

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



MEMO

To: Stallings Planning Board
From: Max Hsiang, Planning Director
Date: 11/19/2024
Re: TX24.11.01 – Brewery and Similar Definitions Update

Request:

Staff proposes adding and updating definitions to the Stallings Development Ordinance to clarify and expand upon existing language. These definitions are essential to ensure accurate interpretation and enforcement of the ordinance, particularly regarding emerging businesses and trends in the food and beverage industry.

Amendment:

BREWERY. An establishment that primarily manufactures beer and similar beverages (like cider) on-site. This includes microbreweries, cideries, and brewpubs. A maximum of 75% of the business can be from alcohol distribution. Breweries may include additional features such as restaurants, food trucks, event spaces, and playgrounds.

~~BREW PUB.~~ ~~A restaurant that prepares handcrafted natural beer as an accessory use intended for consumption on the premises.~~

BREW PUB. A specific type of restaurant and/or brewery where beer and malt beverages are made on-site as an accessory use for consumption on the premises, and at least 40% of the production is sold on-site. Brewpubs may also sell beer to-go or distribute it off-site where permitted by law.

DISTILLERY. An establishment that primarily manufactures or produces distilled spirits, such as whiskey, vodka, gin, or similar. This includes micro-distilleries.

FOOD TRUCK. A mobile, self-contained food service establishment that prepares and sells food and beverages to consumers directly from the vehicle, including the term “Market, Tailgate”. Food trucks must comply with all applicable health, safety, and zoning regulations.

MOBILE VENDOR. A mobile, self-contained establishment that sells goods directly to consumers from the vehicle. Mobile retail uses may include, but are not limited to, food trucks, ice cream trucks, and other similar mobile businesses. All mobile vendors must comply with applicable health, safety, and zoning regulations.

WINERY. An establishment that primarily manufactures or produces wine or sparkling wine, including vineyards.

Staff Recommendation:

Staff recommends approval of TX24.11.01. These proposed definitions enhance the clarity and applicability of the ordinance. These definitions will provide a solid foundation for future development and decision-making regarding these types of businesses.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX24.11.01

REQUEST: Staff requests a text amendment to add and update definitions to the Stallings Development Ordinance to clarify and expand upon existing language. These definitions are essential to ensure accurate interpretation and enforcement of the ordinance, particularly regarding emerging businesses and trends in the food and beverage industry.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Planning Board recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

- 1) These proposed definitions enhance the clarity and applicability of the ordinance
- 2) These definitions will provide a solid foundation for future development and decision-making regarding these types of businesses.

Recommended this the day of _____, 2024.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: Stallings Planning Board
From: Max Hsiang, Planning Director
Date: 11/19/2024
Re: TX24.11.02 - Local Government Exemptions

Request:

Staff is requesting properties owned by local governments be exempted from Article 15 Special Events and Temporary Structure and Article 21 Open Space.

These exemptions are essential for several reasons:

- **Efficient Service Delivery:** Parks and Recreation departments frequently organize events and utilize public spaces to provide essential recreational and cultural services to our communities. These events, such as community festivals, concerts, and sports tournaments, often require flexibility and timely implementation to ensure their success.
- **Fiscal Responsibility:** By exempting local governments from certain regulations, such as streetscape and greenway requirements, we can allocate limited resources more effectively. This allows us to prioritize essential services and create sustainable funding plans for future infrastructure projects.

Amendments:

15.1 General standards and limitations

15.1-1 Purpose. It is the purpose of this section to provide specific guidelines and standards for special events and temporary structures. A special event or temporary structure allowed in a particular zoning district shall be treated as a use with additional standards and shall comply with all listed requirements for such event or structure as set forth in Sections 15.2 and 15.3 below. These standards do not regulate events sponsored by the Town of Stallings.

15.1-2 Exemptions. Properties owned by local governments are exempt from this article.

21.1 Purpose.

The open space standards contained herein are established to provide for the reservation of various forms of open spaces, including parks and greenways in all forms of developments located in the Town of Stallings territorial jurisdiction. Preservation of open space in developing areas serves a variety of purposes, including meeting the recreational needs of residents, improving the aesthetic character of the community, reducing stormwater runoff, improving stormwater runoff water quality, and enhancing air quality.

21.1-1 Applicability. Where applicable, the addition of active open space shall adhere to the Stallings Recreation and Greenway Master Plan. The standards set forth below establish regulations for open space. (Amended May 10, 2021)

21.1-2 Exemptions. Properties owned by local governments are exempt from this article.

Staff Recommendation:

Staff recommends approval of TX24.11.02. This exemption would streamline processes, reduce administrative burdens, and allow local governments to efficiently serve their communities.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX24.11.02

REQUEST: Staff is requesting properties owned by local governments be exempted from Article 15 Special Events and Temporary Structure and Article 21 Open Space.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the "Town Council", adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board's recommendations.

THEREFORE, The Planning Board recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

- 1) This exemption would streamline processes, reduce administrative burdens, and allow local governments to serve their communities efficiently.

Recommended this the day of _____, 2024.

Planning Board Chair

Attest:

Planning Staff