

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 September 17, 2024, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

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

Planning Board members absent: Vice Chairman Ryan Awaldt

Staff members present: Planning Director Max Hsiang, Planning Technician Katie King, and Deputy Town Clerk Mary McCall

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:00 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 Wilson.

2. Approval of Minutes

A. June 2024 Minutes

Board Member Grooms made the motion to approve the Planning Board Minutes from June 18, 2024. The motion was approved unanimously after a second from Board Member Van de Riet.

3. TX24.06.01

A. Staff requests a text amendment in the Stallings Development Ordinance Table 12.1 within Article 12.12 to amend the off-street parking requirements.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented the request to amend the off-street parking requirements in Article 12 of the Stallings Development Ordinance. He explained the changes made since this amendment was last brought to Planning Board including adding back minimum parking requirements and simplifying the entire table. He explained that he was able to make the table easier to understand by using the square footage of the structures to determine the number of parking spaces required. Planning Director Hsiang stated that staff recommends approval of this text amendment as it will allow a user to more easily interpret off-street parking requirements and follow the Comprehensive Land Use Plan's goal to reduce parking.

After a brief discussion, Board Member Wilson made the motion to approve the recommendation of TX24.06.01 with the note to research current places of worship, hospitals, hotels, and school parking space numbers to present to Council. Board Member Wilson also made the statement that TX24.06.01 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.

4. Amend Agenda

Planning Director Hsiang requested changing the next item 'MSP24.06.01' to read 'TX24.09.01'. Board Member Van de Riet made a motion to approve the agenda with the above change. The motion was approved unanimously after a second from Board Member Wilson.

5. TX24.09.01

A. Staff requests a text amendment to address concerns regarding the selection of greenway types and the application of streetscape requirements.

Planning Director Hsiang presented the request for an amendment to change how greenway types are selected. He explains that this amendment will give the Development Administrator the authority to determine the most appropriate type of greenway trail for each property. Currently, there are five types of trails to choose from with no requirement to keep trail types consistent across properties. He also noted the same issue within the Streetscape Plan and added a statement within the plan to give the Development Administrator the authority to identify the most suitable streetscape type based on the plan. Planning Director Hsiang stated that staff recommends approval of this text amendment as it ensures greater clarity and flexibility in greenway and streetscape requirements, while also ensuring developments match the overall adopted plans.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of TX24.09.01. The motion was approved unanimously after a second from Board Member Grooms.

B. Statement of Consistency and Reasonableness.

Board Member Van de Riet made a statement that TX24.09.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Grooms.

6. Adjournment

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

The meeting adjourned at 7:23 pm.



Robert Koehler, Chairman



Katie King, Planning Technician