

**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 October 18, 2022, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Vice Chairwoman Laurie Wojtowicz, David Barnes, Jacqueline Wilson, and Ryan Awaldt.

Planning Board members absent: Chairman Robert Koehler

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

Vice Chairwoman Laurie Wojtowicz recognized a quorum.

Invocation and Call to Order

Vice Chairwoman Wojtowicz led the Pledge of Allegiance and called the meeting to order at 7:00 pm

1. Approval of Agenda

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

2. Approval of Minutes – September 20, 2022

Board Member Awaldt made the motion to approve the Planning Board Minutes from September 20, 2022. The motion was approved unanimously after a second from Board Member Wilson.

3. RZ22.09.01

- A. SMB of Greenville II LLC submitted a general rezoning request from Mixed-Use 2 (MU-2) to Business Center (BC) for seven parcels they own on Bleinheim Lane.
- B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented RZ22.09.01 explaining the rezoning was to change the current zoning of Mixed-Use 2 to newly established Business Center zoning for the following parcels:

- 13029 Bleinheim Ln, #07102185 01-02
- 13087 Bleinheim Ln, #07102187 01-02
- 13054 Bleinheim Ln, 07102190 01-02
- 13137 Bleinheim Ln, #07103033F
- 13114 Bleinheim Ln, #07102188
- 13063 Bleinheim Ln #07102186 01-02

Planning Director Hsiang advised that the changes requested by the applicant were to accommodate the existing development on Bleinheim Lane and noted that the rezoning would be inconsistent with the Town's Comprehensive Land Use Plan but should be considered as reasonable. Planning Director Hsiang stated that staff recommends approval of RZ22.09.01.

The lawyer for the applicant, Mr. Collin Brown from Alexander Ricks of Charlotte, and the Asset Manager of the property, Peter Couchell, addressed the Board and were available for questions.

Board Member Wilson made the motion to approve the recommendation of RZ22.09.01 along with a statement that RZ22.09.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Awaldt.

4. RZ22.09.02

A. A. Dr. Sergey Denisovich has submitted a general rezoning request for Single-Family Residential 1 (SFR-1) to Mixed-Use 2 (MU-2) at the location of parcel ID #07054003F, a property of 7.98 acres on Stevens Mill Rd.

B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented the rezoning request, RZ22.09.02. Planning Director Hsiang stated there is no small area plan for this property and identified the Greenway Master Plan next to the parcel along with an adjacent property that is a sewer easement. Planning Director Hsiang found it to be consistent and reasonable with the Town's Comprehensive Land Use Plan, as MU-2 allows for single-family homes.

Dr. Sergey Denisovich addressed the Board and explained his interest in purchasing this parcel for the purpose of building Specialty Medical Offices. Dr. Denisovich advised he had discussed the property purchase with the owner, William Trotter Company, and had a letter of intent from the owner.

Board Member Awaldt made the motion to approve the recommendation of RZ22.09.02, along with a statement that RZ22.09.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Wilson.

5. Planning Board Schedule

- A. A. Change December 2022 Planning Board Meeting from December 20th to an alternate date.
- B. Discuss and determine the 2023 Planning Board Schedule.

Planning Technician Blaszyk presented a schedule consideration for the December Planning Board Meeting along with a Planning Board Meeting schedule for the year 2023.

After Board discussion, Board Member Wilson a made the motion to change the Planning Board Meeting scheduled for December 20, 2022 at 7:00 pm to December 15, 2022 at 7:00pm, pending any conflicts with the use of the Council Chambers. The motion was approved unanimously after a second from Board Member Awaldt.

Board Member Awaldt a made the motion to approve the Planning Board Meeting schedule to meet every third Tuesday of the month from January to October 2023 at 7:00pm and the second Tuesday of the month for November and December 2023 at 7:00pm. The motion was approved unanimously after a second from Board Member Wilson.

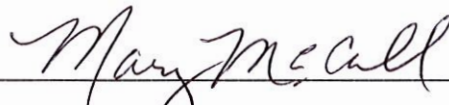
6. Adjournment

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

The meeting adjourned at 7:39 pm.



Robert Koehler, Chairman



Mary McCall, Deputy Town Clerk