

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 15, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Vice-Chairman Jacqueline Wilson, Glenn Watson, Mike Couzens, Tony Paren, and Jon Van de Riet

Planning Board members absent: Charman Robert Koehler

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

Vice-Chairman Jacqueline Wilson recognized a quorum.

Invocation and Call to Order

Vice-Chairman Jacqueline Wilson called the meeting to order at 5:59 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 Paren.

2. Approval of Minutes

A. June 17, 2025, Minutes

Board Member Van de Riet made the motion to approve the minutes from July 17, 2025. The motion was unanimously approved after a second from Board Member Paren.

3. CZ25.03.01

A. Hendrick Automotive Group, LLC requests a zoning change from C-74 to CZ-IND to allow for the development of an Advanced Manufacturing Campus.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ25.03.01 conditional zoning request by Hendrick Automotive Group, LLC to conditionally rezone parcels zoned from C-74 to CZ-IND. The change would allow for to allow advanced industrial uses on the parcels. Planning Director Hsiang stated that this request aligns with the Town's Comprehensive Land Use Plan and the Small Area Plan, both of which show economic development and the creation of high-quality employment opportunities.

Planning Director Hsiang stated that Staff Recommends approval of CZ25.03.01 as submitted as it meets the goals of the Comprehensive Land Use Plan and Economic Development Plan by providing employment, office, and commercial opportunities in the area.

Greg Hartley spoke on behalf of the applicant, presenting the anticipated uses and features of the planned campus.

After a brief discussion and questions, Board Member Van de Riet made the motion to approve the recommendation of CZ25.03.01 with a statement that CZ25.03.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Couzens.

4. CZ25.03.02

A. JLN Sports and Games LLC requests a zoning change from IND to CZ-IND to allow for the development of a self-storage facility with retail and office uses.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ25.03.02 conditional zoning request by JLN Sports and Games LLC to conditionally rezone the parcel zoned from IND to CZ-IND. The change would allow for a mix of uses not permitted under existing zoning. Planning Director Hsiang stated that staff recommends approval of this conditional zoning with multiple conditions including exposed brick, restrictions on commercial components, etc.

After a brief discussion and a presentation from the applicant, Board Member Couzens made the motion to approve the recommendation of CZ25.03.02 with a statement that CZ25.03.02 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.

5. TX25.07.01

- A. Staff requests an update to multiple Articles of the Stallings Development Ordinance to improve clarity and consistency of existing standards.
- B. Statement of Consistency and Reasonableness.

Senior Planning Technician King presented TX25.07.01 for a text amendment to multiple Articles of the Development Ordinance. The change is intended to improve clarity and consistency of existing provisions. It will also support the broader goal of maintaining a clear and effective Development Ordinance that remains user-friendly to residents, developers and staff. Senior Planning Technician King stated that staff recommends approval of this text amendment.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of TX25.07.01. The motion was approved unanimously after a second from Board Member Couzens.

Board Member Van de Riet made the motion for the statement that TX25.07.01 is consistent and reasonable. The motion was approved unanimously after a second from Board Member Couzens.

6. Adjournment

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

The meeting adjourned at 7:36 pm.


Robert Koehler, Chairman


Brig Sheehy, GIS Planning Technician