

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 February 18, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Mike Couzens, Heather Grooms, Chairman Robert Koehler, Tony Paren, Jon Van de Riet, and Jacqueline Wilson

Planning Board members absent: David Barnes

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

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 6:00 pm.

1. Election of Chair and Vice-Chair for Planning Board/Board of Adjustments

Planning Director Max Hsiang called for nominations for Chair and Vice-Chair. Chairman Robert Koehler was unanimously re-appointed as Chair. Board Member Wilson and Board Member Couzens were both nominated for Vice-Chair. Majority voted Board Member Wilson as Vice-Chair.

2. 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.

3. Approval of Minutes

A. December 17, 2024, Minutes

Board Member Van de Riet made the motion to approve the minutes from December 17, 2024. The motion was unanimously approved after a second from Board Member Paren.

4. CZ24.10.02

- A. 3025 Gribble Rd requests a zoning change from IND to CZ-IND to allow Automobile Dealers use in addition to the current Industrial and Automobile Repair Services (Major) use.
- B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ24.10.02 conditional zoning request by 3025 Gribble Rd to change the parcels zoning from IND to CZ-IND. The change would allow for the use of Automobile Dealers. The applicant also requests relief from the sidewalk requirement along the front of the property. Planning Director Hsiang stated that staff recommends approval of this conditional zoning with conditions on the number of displayed vehicles, increased screening requirements, and restrictions on outdoor storage.

After a brief discussion, Board Member Paren made the motion to approve the recommendation of CZ24.10.02 with a statement that CZ24.10.02 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Van de Riet.

5. CZ24.12.01

- A. 3469 Gribble Rd requests a zoning change from IND to CZ-IND to allow Automobile Dealers use in addition to the current Automobile Repair Services (Major) use.
- B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ24.12.01 conditional zoning request by 3469 Gribble Rd to change the parcels zoning from IND to CZ-IND. The change would allow for the use of Automobile Dealers. The applicant also requests relief from the sidewalk requirement along the front of the property. Planning Director Hsiang stated that staff recommends approval of this conditional zoning with conditions requiring no additional screening and allowing gravel pavement in the rear instead of asphalt.

The property owner, Patrick Pierce, spoke about the property and answered questions from Board Member Couzens.

After a brief discussion, Board Member Wilson made the motion to approve the recommendation of CZ24.12.01 with a statement that CZ24.12.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Van de Riet.

6. TX25.02.01

- A. Staff requests a text amendment in the Stallings Development Ordinance within Article 2 to clarify regulations for attached garages.

Planning Director Hsiang presented a request for an amendment to Article 2 to clarify regulations for attached garages. He explained that our current ordinance lacks sufficient specificity and has caused negative impacts on neighborhoods in the past. This new ordinance will provide clear guidelines for attached garage construction. Planning Director Hsiang stated that staff recommends approval of this text amendment to ensure safe, aesthetically pleasing attached garage construction.

Board Member Van de Riet questioned the redundancy of the proposed amendment to Article 2.10-11(C). Planning Director Hsiang noted that concern and noted to bring it up at the Town Council meeting.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of TX25.02.01. The motion was approved unanimously after a second from Board Member Couzens.

- B. Statement of Consistency and Reasonableness.

Board Member Van de Riet made the motion to approve the statement that TX25.02.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Paren.

7. TX25.02.02

- 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.

Planning Technician King presented a request for an amendment to Article 3 to clarify and expand the existing definitions. She explained that our current ordinance is inconsistent with the definitions of surrounding jurisdictions. She also noted that several definitions had grammatical errors or were redundant. This new ordinance removed those errors and added new useful definitions. Planning Technician King stated that staff recommends approval of this text amendment to provide a solid foundation for future development and decision-making regarding these terms.

After a brief discussion, Board Member Wilson made the motion to approve the recommendation of TX25.02.02 with a statement that TX25.02.02 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.

8. 2025 Planning Board Reappointments

Planning Director Hsiang reminded the Board that a few of their terms were expiring soon and in order to keep their position, they will need to reapply.

9. Adjournment


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

The meeting adjourned at 7:39 pm.



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Robert Koehler, Chairman



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Katie King, Planning Technician