

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 May 20, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

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

Planning Board members absent: Charman Robert Koehler

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

Vice-Chairman Jaqueline Wilson recognized a quorum.

Invocation and Call to Order

Vice-Chairman Jaqueline Wilson called the meeting to order at 6:00 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 Paren.

2. Approval of Minutes

A. March 18, 2025, Minutes

B. April 15, 2025, Minutes

Board Member Couzens made the motion to approve the minutes from March 18, 2025 and April 15, 2025. The motion was unanimously approved after a second from Board Member Van de Riet.

3. CZ25.02.02

A. HMF Americana LLC requests a zoning change from MU-2 to CZ-MU-2 to allow for the development of a 222-unit residential community and commercial development.

Planning Director Hsiang presented CZ25.02.02 conditional zoning request by HMF Americana LLC to change the parcels zoning from MU-2 to CZ-MU-2. The change would allow for the development of a high-density residential community with commercial development. Planning Director Hsiang stated that staff recommends approval of this conditional zoning with proposed staff conditions.

There was a discussion with questions to the developer and to Director Hsiang from Board Members Glenn Watson, Mike Couzens, Tony Paren, Jon Van de Riet, and Vice-Chairman Jacqueline Wilson. Public comment was then made by Brian McCament of 2141 Climbing Rose Ln, Sue Patton of 3816 Matthews Weddington Rd, and Daniel John of 2825 Forest Lawn Dr.

After some discussion regarding the TIA and comments made by NCDOT, a motion was made by Board Member Couzens to defer the vote to 30 days. The motion was unanimously approved after a second from Board Member Paren. After a brief discussion and questions to Planning Director Hsiang, a motion was made by Board Member Couzens to withdraw the vote to defer. The motion was unanimously approved after a second by Board Member Van de Riet. A third motion was made by Board Member Couzens to amend the agenda to move the recommendation vote to after agenda item #4. The motion was unanimously approved after a second from Board Member Van de Riet.

4. TX25.05.01

- A. Staff requests an update to Article 8: Table of Uses and Article 3 definitions of the Stallings Development Ordinance to address missing terminology, clarify use categories, and better align with current community needs.
- B. Statement of Consistency and Reasonableness.

Senior Planning Technician King presented TX25.05.01 for a text amendment to the Development Ordinance Article 3 and Article 8: Table of Uses. The change in Article 8: Table of Uses aims to eliminate redundancies, consolidate similar uses, and introduce new uses in response to evolving community needs and recent zoning inquiries. The change would also clarify and expand several definitions in Article 3 to support the proposed changes and ensure consistency throughout the ordinance. Senior Planning Technician King states 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 TX25.05.01 with a statement that TX25.05.01 is consistent and reasonable. The motion was approved unanimously after a second from Board Member Paren.

5. CZ25.02.02

- A. HMF Americana LLC requests a zoning change from MU-2 to CZ-MU-2 to allow for the development of a 222-unit residential community and commercial development.

B. Statement of Consistency and Reasonableness.

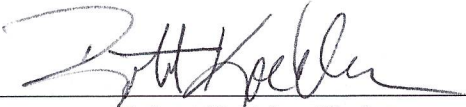
Planning Director Hsiang presented research that NC State Statutes require a vote within 30 days, however the Town Ordinance states a vote must be made within 8 days after the deferral of the vote. Board Members discussed holding a special meeting within the next 2 weeks if the developer is expecting comments on the TIA this week. Vice-Chairman Wilson and Board Member Van de Riet further discussed traffic concerns and Town Council approval.

After the additional brief discussion, Board Member Couzens made a motion to approve the recommendation of CZ25.02.02 with a statement that CZ25.02.02 is consistent and reasonable. The motion was approved unanimously after a second from Board Member Van de Riet.

6. Adjournment

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

The meeting adjourned at 7:48 pm.


Robert Koehler, Chairman


Brig Sheehy, Planning Technician