

**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 June 21, 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 Chairman Bob Koehler, David Barnes, Jacqueline Wilson, and Laurie Wojtowicz.

Planning Board members absent: Ryan Awaldt

Staff members present: Max Hsiang, Planning Director; Mary McCall, Deputy Town Clerk and Mac McCarley, Town Planning Attorney.

Vice Chairman Koehler recognized a quorum.

Invocation and Call to Order

Vice Chairman Koehler led the Pledge of Allegiance and called the meeting to order at 7:08 pm

1. Election of Chair

Board Member Wojtowicz made the motion to elect Vice Chairman Koehler as Chairman of the Planning Board. The motion was approved unanimously after a second from Board Member Wilson.

A vote for Vice Chair subsequently followed to replace newly elected Chairman Koehler.

Board Member Wilson made a motion to elect Board Member Wojtowicz as Vice Chairwoman of the Planning Board. The motion was approved unanimously after a second from Board Member Barnes.

2. Approval of Agenda

Vice Chairwoman Wojtowicz made the motion to approve the Agenda, with corrections to the meeting address to 321 Stallings Road and the year of the minutes for approval to 2022. The motion was approved unanimously after a second from Board Member Wilson.

3. Approval of Minutes – May 17, 2022

Vice Chairwoman Wojtowicz made a motion to approve the minutes for the meeting of May 17, 2022. The motion was approved unanimously after a second from Board Member Wilson.

4. TX22.05.01 – Add Floor Covering, Drapery, and/or Upholstery; Add Market Showroom as S (10.1-36) to the VSR Zoning District with Statement of Consistency and Reasonableness

Planning Director Hsiang presented the proposed text amendment TX22.05.01. The text amendment is to allow for the additional uses of Floor Covering and/or Upholstery Sales and Market Showroom with supplemental regulations to the VSR Zoning District. Planning Director Hsiang advised the additional usage would be consistent with the Town’s Comprehensive Land Use Plan. The applicants Edgar Gary and Teresa Moya-Mendez were present and answered questions from the Board.

Board Member Wilson made the motion to approve the recommendation of TX22.05.01. The motion was approved unanimously after a second from Board Member Barnes.

Board Member Wilson made the motion to approve the recommendation of TX22.05.01 as consistent and reasonable with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Vice Chairwoman Wojtowicz.

5. TX22.06.01 – An Ordinance to Amend §§4.2- 1 Through 4.2-5 To Clarify and Update the Duties and Responsibilities of The Stallings Planning Board to Harmonize the Development Ordinance with §32.10 of the Town Code of Ordinances

Planning Director Hsiang presented the proposed text amendment TX22.06.01 to add “no term limits” and an Officer election clause along with other clarifying changes for Stallings Planning Board.

Board Member Wilson made the motion to approve TX22.06.01 with a statement of consistency and reasonableness in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Barnes.

6. Adjournment

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

The meeting adjourned at 7:20 pm.


Robert Koehler, Chairman


Mary McCall, Deputy Town Clerk