

**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 19, 2022, at 6:57 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Chairman Robert Koehler, Vice Chairwoman Laurie Wojtowicz, David Barnes, Jacqueline Wilson, and Ryan Awaldt. No Planning Board members were absent:

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

Chairman Koehler recognized a quorum.

Invocation and Call to Order

Chairman Koehler led the Pledge of Allegiance and called the meeting to order at 6:57 pm

1. Approval of Agenda

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

2. RZ22.07.01

A. General rezoning where the 2125 Stallings Rd, PID 07099002 will transition from MU-2 to SFR-1

B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented the proposed RZ22.07.01 general rezoning for 2125 Stallings Rd from Mixed Use 2 to Single Family Residential 1. Property was rezoned as MU2 from R20 Residential when the Town adopted the new SDO, which was to encourage more development opportunities in the town. Currently the property has one single family home. Concerns from the homeowner are the dramatic increase in taxes and Union County's sewer capacity issues that are hindering the sale of the property. Planning Director Hsiang noted that this rezoning would be inconsistent with the Town's Land Use Plan.

Attorney for the homeowners, Harry Crow, and Chuck Drye, one of the homeowners who resides on the property, was present. Attorney Crow explained to the board the increase in the fair market value of the property since the rezoning to MU2 went from \$257,900 to \$2,491,900 resulting in an increase in property tax from \$2626.81 to \$20,509.48. Attorney Crow stated the lack of sewer capacity significantly limits the ability to develop the property causing the property to be overvalued.

After Board discussion, Chairman Koehler closed the public hearing.

Vice Chairwoman Wojtowicz made the motion to approve the recommendation of RZ22.07.01 with a statement that RZ22.07.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Wilson.

3. TX22.07.01

A. Conditional Zoning Amendments to occur for Articles 5.4-3, 5.4-4, 8.2, and 8.3

B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented the proposed text amendment TX22.07.01 advising that the changes presented should prevent redundancy by eliminating the first-class mailing notification for a Conditional Zoning being presented at a Planning Board meeting. Other changes from the word "hearing" to "meeting" to correctly identify the forums within the text. Planning Director Hsiang explained that these changes still be consistent with the state's General Statutes and mailers would still be sent out for presentations to the Town Council. The changes will also prevent an undue delay from items going from the Planning Board to the Town Council.

Following Board discussion, Vice Chairwoman Wojtowicz made the motion to approve the recommendation of TX22.07.01 with a recommendation for Planning Board to continue mail notices. The motion was approved unanimously after a second from Board Member Wilson.

Vice Chairwoman Wojtowicz made the motion to approve the recommendation of TX22.07.01 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 Awaldt.

4. TX22.07.02

A. Development Agreement Amendments to Articles 7.15- 1(B), 8.4-6(B), and 8.5-1(B) to make the process better suited for the Town of Stallings and the developer

B. Statement of Consistency and Reasonableness

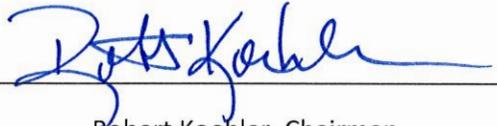
Planning Director Hsiang presented the proposed text amendment TX22.07.02. The proposed changes to the text will eliminate the requirement for development agreements for properties twenty-five acres or more and make them voluntary.

After Board discussion, Board Member Awaldt made the motion to approve the recommendation of TX22.07.02 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 Wilson.

5. Adjournment

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

The meeting adjourned at 7:44 pm.



Robert Koehler, Chairman



Mary McCall, Deputy Town Clerk