

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 21, 2024, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Chairman Robert Koehler, David Barnes, Heather Grooms, Jon Van de Riet, and Jacqueline Wilson

No Planning Board members were absent: Vice Chairman Ryan Awaldt,

Staff members present: Max Hsiang, Planning Director, Stuart Valzonis, Planner I and Mary McCall, Deputy Town Clerk.

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:00 pm.

1. Approval of Agenda

Board Member Grooms made the motion to approve the agenda. The motion was approved unanimously after a second from Board Member Van de Riet.

2. Approval of Minutes

A. March 2024 Minutes

Board Member Van de Riet made the motion to approve the Planning Board Minutes from March 19, 2024. The motion was approved unanimously after a second from Board Member Wilson.

3. CZ24.03.01

A. Mr. Conciatori requests an amendment to the Zoning Map for a Conditional Zoning

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented the request for an amendment to the Zoning Map for Conditional Zoning at 4923 Potter Road, parcel ID #07129004. He explained that the Comprehensive Land Use Plan's Future Land Use designation of walkable neighborhood is primarily consistent with single-family attached residential. Planning Director Hsiang did, however, give concern that the proposal did not meet the specifications for the Greenway Master Plan because to the reduced sidewalk width in the plan. He stated the use of residential in this area is reasonable but did not give a recommendation because of inconsistency with the Greenway Master Plan.

The applicant, Emilio Conciatori, discussed the plan and the residents' concerns raised at the community meeting held in March, and answered questions from the Board.


After Board discussion, Board Member Van de Riet made the motion to approve the recommendation of CZ24.03.01. The motion was approved unanimously after a second from Board Member Wilson.

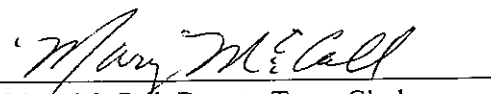
Board Member Van de Riet made the motion to approve the statement that CZ24.03.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Wilson.

5. Adjournment

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

The meeting adjourned at 7:23 pm.


Robert Koehler, Chairman


Mary McCall, Deputy Town Clerk