

**MINUTES OF PLANNING BOARD OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Planning Board of the Town of Stallings met for its regularly scheduled meeting on July 13, 2021, at 7:00 p.m.

Planning Board members present: Vice Chairman Crenshaw, Misti Craver, Jacqueline Wilson, Laurie Wojtowicz, and Shawna Steele

Chairman Jack Hudson, David Barnes, Robert Koehler, and Allen Taylor were not in attendance.

Staff present: Lynne Hair - Planning and Zoning Administrator, Matthew West - Planning Technician, and Kolleen Dickinson – Code Enforcement Officer.

Call to Order and Recognition of Quorum

Vice Chairman Crenshaw recognizes a quorum and calls the meeting to order. The meeting is commenced at 7:03 p.m. The alternates, Ms. Wojtowicz and Ms. Steele, have voting powers at this meeting.

1. Approval of Agenda

Vice Chairman Crenshaw entertains a motion to approve the agenda for tonight.

Ms. Craver makes motion to accept the agenda. Ms. Wilson seconds the motion.

A vote is held:

Crenshaw – Yes

Craver – Yes

Steele – Yes

Wilson – Yes

Wojtowicz - Yes

The Agenda is APPROVED.

2. Approval of Minutes – June 8, 2021

Vice Chairman Crenshaw considers a motion to accept the minutes from the previous meeting on June 8, 2021.

Ms. Craver makes motion to approve the minutes from the previous meeting. Ms. Wilson seconds the motion.

A vote is held:

Crenshaw – Yes

Craver – Yes

Steele – Yes

Wilson – Yes

Wojtowicz - Yes

The minutes from the June 8, 2021 Planning Board meeting are APPROVED.

3. CZ21.04.01 – CZ-AG

Vice Chairman Crenshaw asks Ms. Hair to provide the background on the conditional zoning request.

Ms. Hair asks Mr. West to present on behalf of staff.

Mr. West presents information on the request. The property in question is at 4416 Stevens Mill Road. The property is 17 acres, zoned MU-1. Mr. West provides history on the application. Around April of 2020, Code Enforcement began monitoring the property due to a suspected landscaping business operating on the property, specifically mulch processing. In September of 2020, a Notice of Violation was issued for the non-conforming landscaping business, followed by a Stop Work order due to non-response to the initial Notice of Violation. This began a conversation between land owner and Ms. Hair on remedies to the situation. Ms. Hair indicated that a rezoning application was the solution to the issue. In April of 2021, no rezoning application had been received, so Ms. Hair gave a deadline of April 15th for the mulch to be removed from the property or civil fines would begin June 1st, 2021. The rezoning application was received on April 29th.

The applicant is making two requests:

- 1) Allow to continue the landscaping business, including the processing of mulch
- 2) 15 selected AG uses for future use

The applicant has also provided a site plan displaying speculative building locations, as well as a forty (40') buffer around the property.

Staff finds this request is inconsistent with the Comprehensive Land Use Plan, and suggests that any change in use beyond the landscaping business be conditionally zoned with a site plan. Staff also recommends a buffer and a berm to mitigate the impacts of the mulch processing.

Vice Chairman Crenshaw asks for any questions from board for staff.

Discussion was had regarding the intensity of the mulch processing and location. Mr. Chris Duggan, the lawyer for the applicants, indicates that the mulch would be constrained to a two (2) acre portion of the site away from the existing Fairhaven neighborhood. Mr. Duggan adds that the requested uses are less intense than the allowed uses of the current

MU-1 zoning district. He also adds that the applicants feel their request is in keeping with the rural nature of the Town of Stallings.

Ms. Wilson asks what kind of trucks will be used to drop off and pick up the mulch.

Mr. Duggan and the applicants respond that the trucks would range from smaller pick-up trucks to flatbed landscaping trucks.

Vice Chairman Crenshaw states that he feels this request is not appropriate for the location, and that one of the goals of the Comprehensive Land Use Plan is to protect the existing neighborhoods. He feels this use would negatively harm the Fairhaven neighborhood.

Vice Chairman Crenshaw asks for any more questions from the board.

Hearing none, Vice Chairman Crenshaw entertains a motion to approve or deny the request.

Ms. Steele makes a motion to deny the conditional zoning as presented. Ms. Wojtowicz seconds the motion.

A vote is held:

Crenshaw – Yes

Craver – Yes

Steele – Yes

Wilson – Yes

Wojtowicz - Yes

CZ21.04.01 is DENIED.

4. Adjournment

Vice Chairman Crenshaw asks for any other business.

Upon hearing no further business, Vice Chairman Crenshaw entertains a motion to adjourn the meeting.

Ms. Carver makes motion to adjourn, with Ms. Wilson seconding the motion.

A vote is held:

Crenshaw – Yes

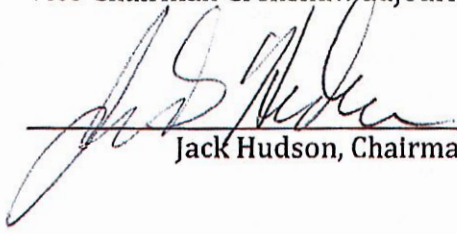
Craver – Yes

Steele – Yes

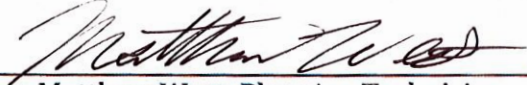
Wilson – Yes

Wojtowicz - Yes

Vice Chairman Crenshaw adjourns the meeting at 8:24 p.m.



Jack Hudson, Chairman



Matthew West, Planning Technician