

**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 via Zoom on June 16, 2020, at 7:00 p.m.

Those present were: Chairman Jack Hudson; Vice Chairman Rocky Crenshaw; Planning Board Members Robert Koehler, Allen Taylor, David Barnes, Misty Craver, Jacqueline Wilson, Shawna Steele and Laurie Wojtowicz.

Staff present were: Planning and Zoning Administrator Lynne Hair, and Planning Technician David Furr.

Call to order and recognition of quorum

Chairman Hudson recognized a quorum and called the meeting to order. The meeting commenced at 7:02 pm.

1. Agenda and Minutes Approval

Chairman Hudson entertains a motion to approve the minutes of February 18, 2020.

The motion to approve was made by Mr. Koehler, seconded by Mrs. Wilson, and approved unanimously.

Next, Chairman Hudson entertained a motion to approve the agenda for the meeting. The motion to approve was made by Mrs. Wilson, seconded by Mr. Koehler, and approved unanimously.

2. New Business

- a. CZ20.02.01 – Courtyards at Weddington Road. A request to amend condition #8 of the original zoning approval requiring an alternate emergency exit for the project.

Mrs. Hair gives a brief presentation of the CZ request. She then turns the screen over to Dave Marcelli, a resident of the neighborhood, to give his presentation. Mr. Marcelli presents various photos of the emergency exit and gate and adds that it is very loud when vehicles pass by and provides a walking cut-through for non-residents.

Another resident of the neighborhood continues the presentation and mentions that the original plan included a 30' landscaped berm. He states that the emergency exit has removed 70' of that berm. He mentions that vehicle headlights shine into windows through the gap and that it does not provide adequate sound suppression of traffic. He mentions that many neighborhoods in Stallings do not have secondary emergency exits and concludes his presentation.

Mrs. Craver asks if there has been a majority vote within the neighborhood to remove the secondary exit.

Mr. Marcelli answers by saying that most of the neighborhood is in unison about the removal of the exit. He adds that there were a few residents concerned about cost.

Chairman Hudson asks if there's any code violation that would occur if exit were to be removed.

Mrs. Hair answers that there would be no code violation for a neighborhood of this size.

Mrs. Wilson states that she is afraid that this may set a precedent for every subdivision that would like to do away with an emergency exit.

Mr. Taylor asks if there will be any connection to the Solis apartments that are under construction.

Mr. Marcelli answers by saying none whatsoever.

Mr. Crenshaw asks if the gate were to be removed would the area be reverted to the original landscape plan of a 30' berm.

Mr. Marcelli says yes, that is the intent.

Mrs. Wojtowicz asks would need to submit a new landscape plan.

Mr. Marcelli says that if this is approved they are prepared to submit a new landscaping plan to the Town.

At this time Chairman Hudson entertains a notion of taking a vote to approve or deny CZ20.02.01.

Taylor votes yes.

Craver votes yes.

Koehler votes yes.

Barnes votes yes.

Wilson votes yes.

Crenshaw votes yes.

At this time Chairman Hudson entertains a motion to approve or deny CZ20.02.01.

Mrs. Craver made the motion to approve, seconded by Mr. Koehler, and approved unanimously.

- b. DA19.03.03 - Broadstreet Homes, Inc./Stallings Elementary Subdivision. Approval of the Development Agreement for a 54-lot single family subdivision located on Stallings Road in parcels #07099049, 07099050, 07099051, 07099052, 07099053, 07099054.

Mrs. Hair gives a brief presentation on DA19.03.03, a proposed 54-lot single family subdivision located near Stallings Elementary School.

Chris Hansen of Impact Development takes over to further the presentation. He states that they are proposing "Saw Mill Run" to be the name of the development. He then presents some examples of elevations to the Board before concluding his presentation.

Chairman Hudson asks what the average price of the homes would be.

Mr. Hansen answers that he expects them to be in the high 2's to low 3's range.

Mr. Crenshaw asks what the side and front setbacks will be for these lots.

Mason Greeson explains that the side setback is 5' and the front setbacks are 21' from Stallings Road and 16' from interior roads.

Mrs. Steele asks if they will be slab foundations.

Mr. Greeson answers that they all will be slab foundations.

At this time Chairman Hudson entertains a motion to approve or deny DA19.03.03.

The motion to approve was made by Mr. Barnes and seconded by Mr. Koehler.

Wilson votes yes.

Craver votes yes.

Taylor votes yes.

Barnes votes yes.

Crenshaw votes yes on the condition that the final elevations come back before the Board before commencement of construction.

DA19.03.03 was approved unanimously.

Mr. Crenshaw makes a motion to add a condition to the development agreement for the Board to see final elevations before construction. This was seconded by Mr. Taylor.

Ty Matthews says that it would be impossible to definitively predict what the final elevations will look like.

Mr. Crenshaw asks how deep will the porches and overhangs be.

Ty Matthews answers by saying that building code dictates that they will be at least 3'.

Chairman Hudson entertains a vote to write this condition into the development agreement. It was not necessary to do this at this time so all Board members were instructed to vote no. All Board members then voted against it.

At this time Chairman Hudson entertains a motion to adjourn the meeting.

The motion to adjourn was made by Mr. Koehler, seconded by Mrs. Wilson, and unanimously adjourned at 8:07 pm.

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Jack Hudson, Chairman

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David Furr, Planning Tech