

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

The Planning Board of the Town of Stallings met for a special meeting on December 16, 2019, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

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

None were absent.

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 7:00 pm.

1. Agenda and Minutes Approval

Chairman Hudson entertains a motion to approve the minutes of November 19, 2019.

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

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

2. New Business

- a. TX19.11.01 – Text amendment request to Development Ordinance Article 8.4-6 (E) *Residential Density Limits* amending the permittable density for residential uses in the MU-1 and MU-2 districts as follows:

Single Family Detached: 7 units/acre to 4 units/acre

Single Family Attached: 17 units/acre to 6 units/acre

Multi Family: 28 units/acre to 10 units/acre

Mrs. Hair gives a brief presentation explaining the intention of the text amendment.

Chairman Hudson asks if this text amendment would affect building height or square footage of units.

Mrs. Hair answers by saying the text amendment only applies to density.

At this time, Chairman Hudson entertains a motion to vote for TX19.11.01.

The motion to approve was made by Mr. Crenshaw, seconded by Mr. Koehler, and the text amendment was passed.

Mrs. Craver was the only Board member opposed.

- b. TX19.11.02 – Text amendment request to Development Ordinance Article 10.1-24 (B) (2) amending the permissible density for multifamily development from 14.5 units/acre to 10 units/acre.

Mrs. Hair again presents the second text amendment, which is fairly consistent with the first text amendment presented.

The Board presents Mrs. Hair with no questions or comments, so at this time Chairman Hudson entertains a motion to vote on TX19.11.01.

The motion to approve was made by Mr. Crenshaw, seconded by Mr. Koehler, and the text amendment was passed.

Mrs. Craver was the only Board member opposed.

3. Adjournment

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.

The meeting was adjourned at 7:07 pm.

Jack Hudson, Chairman

David Furr, Planning Tech