

**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 May 18, 2021, at 7:00 p.m.

Planning Board members present were: Chairman Jack Hudson, Vice Chairman Crenshaw, Shawna Steele, Misti Craver, Jacqueline Wilson, Laurie Wojtowicz, Allen Taylor, David Barnes

Robert Koehler was not in attendance.

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

Call to Order and Recognition of Quorum

Chairman Hudson recognizes a quorum and calls the meeting to order. This meeting is held via Zoom. The meeting is commenced at 7:01 p.m.

1. Approval of Agenda

Chairman Hudson entertains a motion to approve the agenda for tonight.

Mr. Taylor makes motion to accept the agenda. Ms. Wilson seconds the motion.

Chairman Hudson reads off the names of the members present for a vote.

Crenshaw – Yes

Craver – Yes

Wilson – Yes

Taylor – Yes

Barnes - Yes

Steele - Yes

2. Approval of Minutes – April 20, 2021

Chairman Hudson considers a motion to accept the minutes from the previous meeting on April 20, 2021.

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

Chairman Hudson reads off the names of the members present for a vote.

Crenshaw – Yes

Craver – Yes

Wilson – Yes

Taylor – Yes

Barnes - Yes

Steele - Yes

3. TX21.04.02

Chairman Hudson asks Ms. Hair to provide the background on the text amendment.

Ms. Hair begins her presentation. This text amendment is brought forward by staff to amend the Town of Stallings Unified Development Ordinance (UDO) to restrict parking of commercial trucks on the residential streets. The amendment is to change the wording from “more than two axels” to “two or more axels”, as well as restrict parking of commercial vehicles in the street right of way and in the required front yard setback. This amendment was proposed at the previous meeting, but the Planning Board had concerns that the wording would have the unintended consequence of applying too broadly to commercial vehicles that are not causing issues. The Code Enforcement Officer, Ms. Dickinson, has made changes and will present those changes.

Ms. Dickinson presents the changes. The first change is the wording was adjusted from “two or more axels” to “Class 3 and above”. The second change was including a chart that includes vehicle silhouettes and names by class, from class 1 to class 8. This adds specificity to the ordinance and addresses the Board’s concerns.

Chairman Hudson asks for clarification on the difference between a conventional van and a step van as shown on the proposed chart.

Ms. Hair responds that the conventional van has a cab that is separated from the rear of the van, while a step van the cab is connected to the rear of the truck. An example of a step van would be a UPS truck.

Chairman Hudson asks for further questions from the board.

Ms. Steele expresses concern that currently owners of class 3 vehicles can park in their driveways, but under this change they will not be allowed to use their own driveway.

Chairman Hudson asks if this applies to both the street and the driveway.

Ms. Dickinson responds that the proposed changes would apply to both the street right of way and the driveway.

Ms. Hair clarifies that the ordinance only applies to the front setback portion of the driveway.

Ms. Steele is still concerned that the front setback may include most of the driveway, effectively preventing use of any of the driveway.

Ms. Hair responds that Ms. Steele is correct that on a smaller lot this ordinance may effectively prevent the driveway from being used. However, she counters that smaller lots with shorter driveways are the locations where most of the issues arise. If the driveway is very short, parking a larger truck in the driveway can block sight for the neighbors, creating a safety concern. She adds that on larger lots with longer driveways, larger trucks would be able to use the driveway.

Chairman Hudson agrees with Ms. Steele's premise, but feels that the safety concerns need to be addressed.

Mr. Taylor asks if a vehicle that is not used for commercial purposes would be allowed to park in the front setback.

Ms. Dickinson answers that recreational vehicles are addressed in a different ordinance, and that this change only seeks to address larger commercial vehicles.

Ms. Wojtowicz asks if there are many larger vehicles in Stallings that are not commercial vehicles.

Ms. Dickinson responds that there are some RVs in town, but they are covered under a different ordinance.

Ms. Hair asks Ms. Dickinson to provide a few examples of the types of vehicles that this ordinance change seeks to address.

Ms. Dickinson describes a UPS truck that she has found several days in a row parked on the street. Those types of vehicles are the majority of the complaints. She also describes a situation where a semi-truck with the trailer attached parked overnight in a neighborhood with narrow streets. Emergency vehicles sometimes need to take alternative routes if the larger vehicle is blocking the road and the owner cannot be found.

Mr. Scholl asks how this ordinance change will prevent overnight parking.

Ms. Dickinson answers that she will drive by a vehicle that has received a complaint in the evening on her way home, and then will check it in the morning. She verifies the vehicle sat overnight by dew or pollen that is undisturbed on the vehicle and leaves a ticket.

Ms. Hair adds that this text amendment is driven by complaints that Ms. Dickinson was unable to resolve because the large vehicles only had two axels.

Ms. Wilson asks if busses, such as shuttle or tour busses, would be restricted by this ordinance.

Ms. Dickinson responds that they would not be allowed to park on the street or front setback under the proposed changes.

Ms. Hair adds that a bus or any other large vehicle could be stored on the lot if the HOA allowed. The changes proposed are only to restrict on-street parking and parking at the end of a driveway.

Ms. Wojtowicz asks if this would include trucks used for business.

Ms. Dickinson answers that pickup trucks are class 2 vehicles, so they would not be affected by the proposed changes.

Mr. Taylor asks if a moving truck would be prevented.

Ms. Dickinson responds that moving trucks are addressed in another ordinance, and explains that they have an allotted time to park on the street. She adds that most of the problems that emergency vehicles encounter is with vehicles parked for a longer period of time and the owner cannot be located quickly.

Ms. Wilson asks if work trucks that are bigger than a regular pickup truck would be allowed.

Chairman Hudson clarifies that Ms. Wilson is referring to the type of trucks that plumbers or electricians use.

Ms. Dickinson answers that those trucks would likely be class 2 and would be allowed.

Chairman Hudson asks how granular does the Board think this decision needs to be? He thanks Ms. Dickinson for her work. He emphasizes that the premise of the change was to give the Code Enforcement Officer the tools needed to address problems that can create safety issues.

Ms. Steele adds that she prefers the vehicle class system as opposed to judging vehicles by weight or number of axels.

Chairman Hudson asks for further questions.

Upon hearing no further questions, Chairman Hudson accepts a motion to accept or deny TX 21.04.02.

Mr. Taylor makes motion to approve TX 21.04.02. Mr. Barnes seconds the motion.

Crenshaw – Yes

Craver – Nay

Wilson – Yes

Taylor – Yes

Steele - Yes

Barnes - Yes

Chairman Hudson asks Ms. Hair if Ms. Wojtowicz should vote.

Ms. Hair responds that Mr. Kohler is on, so he can vote if Vice Chairman Crenshaw isn't able to. Vice Chairman Crenshaw is able to resolve his technical issues to vote, so Ms. Wojtowicz is not asked for her vote.

Chairman Hudson announces that the motion passes.

TX 21.04.02 is APPROVED.

Chairman Hudson entertains a motion to approve or deny a Statement of Consistency and Reasonableness.

Ms. Wilson makes a motion to accept of Statement of Consistency and Reasonableness. Mr. Taylor seconds the motion.

Crenshaw – Yes

Craver – Yes

Wilson – Yes

Taylor – Yes

Kohler – Abstain

Barnes – yes

Chairman Hudson asks Ms. Hair if he should ask Ms. Steele for her vote.

Ms. Hair responds that because she participated in the discussion and the vote, then she should also vote for the Statement of Consistency and Reasonableness.

Steele – yes

The Statement of Consistency and Reasonableness for TX 21.04.02 is APPROVED.

4. Adjournment

Chairman Hudson asks for any other business.

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

Mr. Taylor makes motion to adjourn, with Ms. Wilson seconding the motion.

Chairman Hudson reads off the names of the members present for a vote.

Crenshaw – Yes

Craver – Yes

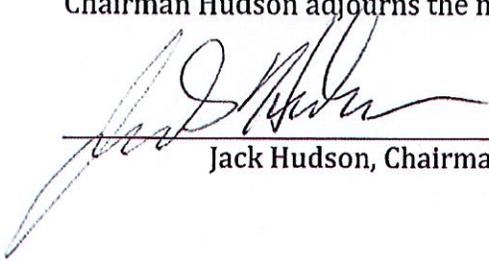
Wilson – Yes

Taylor - Yes

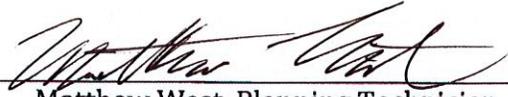
Barnes - yes

Steele - yes

Chairman Hudson adjourns the meeting at 7:32 p.m.



Jack Hudson, Chairman



Matthew West, Planning Technician