

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

The Planning Board of the Town of Stallings met for its regular meeting on October 15, 2019, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Chairman Jack Hudson; Planning Board Members Bob Wiley, David Barnes, Misty Craver and Jacqueline Wilson. Vice Chairman Rocky Crenshaw was tardy.

Robert Koehler and Allen Taylor were absent.

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

Also present was Todd Akers, representative of Ryan Homes.

Also present was Matthew Kirchner, representative of True Homes.

Call to order and recognition of quorum

Chairman Hudson recognized a quorum and called the meeting to order. The meeting commenced at 7:01 pm.

1. Agenda and Minutes Approval

Chairman Hudson moves for a motion to move item “a” to the end of the agenda.

Mr. Wiley seconds the motion and the motion was passed unanimously.

Approval of the agenda was passed unanimously.

Next, Chairman Hudson entertained a motion to approve the minutes of September 17, 2019. The motion was made by Mr. Wiley, seconded by Ms. Wilson, and approved unanimously.

2. New Business

- a) TX19.09.04 – Todd Akers applicant. A request to amend the Stallings Development Ordinance Article 9.4-3 (A) (4) to increase the permitted height of multifamily building from 41’ to 46’ to allow for 4 story buildings.

Lynne Hair gives a brief presentation of the text amendment before turning over the podium to Todd Akers.

Todd Akers then presents why the text amendment is necessary for his project with Ryan Homes.

Mr. Wiley asks the question whether the apartment buildings will have pitched or flat roofs.

Todd Akers explains that the apartment buildings will have flat roofs and that the text amendment is necessary even for flat roofed buildings.

Mr. Wiley asks a question regarding expected demographics.

Todd Akers explains that he thinks the resident population could be anyone from young professionals to the elderly.

At this time Chairman Hudson entertained a motion to approve the text amendment.

Mr. Wiley made the motion to approve, seconded by Ms. Wilson, and was approved unanimously.

- b) Building elevation approval for the residential components of the Villages of Idlewild development.

Lynne Hair gives a brief presentation on the proposed elevations.

Chairman Hudson asks a question about whether Town staff is comfortable with the elevations.

Lynne answers by saying that staff is comfortable with the elevations.

Next, Todd Akers gives a brief presentation of the elevations for the project.

Chairman Hudson asks about the primary changes made to the original proposed elevations of the apartment buildings.

Todd Akers answers by saying that the original proposed elevations were modified to better fit with the architecture of the townhomes.

Todd Akers next presents the proposed elevations for the townhomes.

Jack then entertained a motion to approve the elevations.

Mr. Barnes made the motion to approve, seconded by Mr. Crenshaw, and was approved unanimously.

- c) TX19.08.01 – A request to amend the Stallings Development Ordinance Article 8.4-6 Mixed Use Districts (F) (2) to add language clarifying the table applies to single family in the MU-2 district.

Lynne Hair presents text amendment and explains that we need language clarifying what minimum lot size means for single family building type in the MU-2 district.

This text amendment would decrease the minimum lot size to 6,000 square feet for single family in the MU-2 district.

Ms. Craver made a motion to approve the text amendment, seconded by Mr. Wiley, and approved unanimously.

- d) RZ19.10.01 – Villages at Idlewild. A request to rezone a 1.77-acre parcel located at 14900 Boyd Funderburke Road (PID21514103) from R-20 (Union County) to MU-2.

Lynne Hair explains that this must be a separate rezoning because it was not a part of the original development agreement.

Chairman Hudson entertains a motion to approve the rezoning.

The motion to approve was made by Mr. Wiley, seconded by Ms. Wilson, and was passed unanimously.

- e) CZ19.09.01 – A request for conditional zoning on property located on Matthews Indian Trail Road in parcel #07126043A to allow for the development of attached single family townhome units.

Chairman Hudson entertains a motion to be excused as Chairman due to a conflict of interests. He explains that he has a professional relationship with True Homes.

The motion to excuse Mr. Hudson as Chairman was made by Ms. Wilson, seconded by Mr. Wiley, and was excused unanimously.

At this time, Vice Chairman Crenshaw took over as Chairman of the Board.

Next, Lynne Hair presented the conditional zoning to the Board. She then turned over the podium to Matt Kirchner to present the proposed project to the Board.

Mr. Wiley asks the question if there will be garages.

Matthew Kirchner answered by saying that there will not be garages, but that the driveways will be rear fed by alleyway.

David Scholl, a member of the Town Council, asks about emergency vehicle access, particularly how a fire truck would navigate through the subdivision.

Mr. Kirchner answers by saying that a larger emergency vehicle would not have to turn around, but instead would navigate through the alley.

Vice Chairman Crenshaw asks a question about whether the 30' buffer between the existing neighborhood and the proposed development will be undisturbed.

Mr. Kirchner answers that a 6' vinyl fence would be erected in lieu of the 30' buffer. He explains that with the design including rear-fed alleys, the 30' buffer isn't feasible.

Vice Chairman Crenshaw entertains a motion to approve the conditional zoning.

Mr. Wiley makes the motion to deny the request, seconded by Ms. Craver, and denied unanimously.

3. Adjournment

Vice Chairman Crenshaw entertains a motion to adjourn the meeting.

The motion to adjourn was made by Ms. Craver, seconded by Ms. Wilson, and unanimously adjourned.

The meeting was adjourned at 7:51 pm.

Jack Hudson, Chairman

David Furr, Planning Tech