

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

The Board of Adjustments of the Town of Stallings met for its regular meeting on February 19, 2019, at 7:43 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Vice Chairman Misti Craver; Planning Board Members Robert Koehler, Rocky Crenshaw, David Barnes, Andrew Whitman, Bob Wiley, Allen Taylor, and Jacqueline Wilson.

Those absent were: Chairman Jack Hudson.

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

Call to order and recognition of quorum

Vice Chairman Misty Craver recognized a quorum and called the meeting to order.

1. Approval of Agenda

Vice Chairman Craver entertained a motion to approve the agenda, which passed unanimously.

2. New Business

Vice Chairman Misti Craver entertained a motion to open a public hearing, which passed unanimously.

Ms. Hair then presented a variance request by Caprock for an increase in height of 4'9" for their apartment project located at 910 Chestnut Lane in parcel ID #07132006.

The Findings of Fact are as follows:

- *Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate, in the absence of a variance, that no reasonable use can be made of the property.;*
- *The hardship results from conditions that are peculiar to the property such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the public, shall not be the basis for granting a variance.;*
- *The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist*

*that may justify the granting of a variance shall not be regarded as a self-created hardship.; and,*

- *The requested variance is consistent with the spirit, purpose and intent of the ordinance; such that public safety is secured, and substantial justice is achieved.*

Vice Chairman Craver entertained a motion to table the variance until March 19. The motion was made by Mr. Wiley, seconded by Mr. Koehler, and passed unanimously.

Vice Chairman Craver entertained a motion to close the hearing. The motion was made by Mr. Koehler, seconded by Ms. Wilson, and closed unanimously.

3. Adjournment

Vice Chairman Craver entertained a motion to adjourn the meeting. Adjournment was passed unanimously.

The meeting was adjourned at 7:47 p.m.

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Misty Craver, Vice Chairman

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David Furr, Planning Tech