

**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 August 3, 2021, at 7:00 p.m.

Planning Board members present: David Barnes, Misti Craver, Robert Koehler, Allen Taylor, and Jacqueline Wilson

Chairman Jack Hudson, Vice Chairman Crenshaw, Laurie Wojtowicz, and Shawna Steele were not in attendance.

Staff present: Matthew West - Planning Technician

Call to Order and Recognition of Quorum

Ms. Wilson volunteers to lead the meeting in the absence of both Chairman Hudson and Vice Chairman Crenshaw. All Board members in attendance agree to this. Ms. Wilson recognizes a quorum and calls the meeting to order. The meeting is commenced at 7:03 p.m.

1. Approval of Agenda

Ms. Wilson entertains a motion to approve the agenda for tonight.

Ms. Craver makes motion to accept the agenda. Mr. Koehler seconds the motion.

A vote is held:

Barnes - Yes

Craver - Yes

Koehler - Yes

Taylor - Yes

The Agenda is APPROVED.

2. Approval of Minutes - July 13, 2021

Ms. Wilson entertains a motion to accept the minutes from the previous meeting on July 13, 2021.

Ms. Craver makes motion to approve the minutes from the previous meeting. Mr. Koehler seconds the motion.

A vote is held:

Barnes - Yes

Craver - Yes

Koehler – Yes

Taylor - Yes

The minutes from the July 13, 2021 Planning Board meeting are APPROVED.

3. RZ21.06.01 – MU-2 to SFR-1

Ms. Wilson asks Mr. West to provide the background on the rezoning request.

Mr. West presents information on the request. The property in question is at 5908 Stevens Mill Road. The property is currently zoned MU-2, and has been since the 2018 UDO was adopted with the new zoning districts. Prior to that, the property was zoned R-20. The applicant is seeking to return to a more equivalent zoning of SFR-1 due to an increase in tax value of the land because of the commercial uses allowed in the MU-2 district. Staff finds the request to be consistent with the Land Use Plan, which calls for Single Family Neighborhood on this property and in the surrounding properties.

Ms. Wilson asks for any questions from the Board for staff.

Upon hearing no questions, Ms. Wilson offers the applicant the opportunity to add any additional information.

Mr. Deese reiterates that he is seeking the rezoning to lower the tax value of the land, and that he only intends to use it as a single family residence.

Ms. Wilson asks for any more questions from the board.

Hearing none, Ms. Wilson entertains a motion to recommend approval or denial the request.

Ms. Craver makes a motion to approve the rezoning as presented. Mr. Koehler seconds the motion.

A vote is held:

Barnes - Yes

Craver – Yes

Koehler – Yes

Taylor - Yes

RZ21.06.01 is recommended for APPROVAL.

4. RZ21.06.01 – Statement of Reasonableness and Consistency

Ms. Wilson asks Mr. West to present the next item

Mr. West states that the recommendation from the Board must include a Statement of Reasonableness and Consistency. Mr. West presents the statement and reads it allowed.

Ms. Wilson entertains a motion to recommend approval or denial the Statement of Reasonableness and Consistency.

Ms. Craver makes a motion to approve the Statement of Reasonableness and Consistency. Mr. Koehler seconds the motion.

A vote is held:

Barnes - Yes

Craver - Yes

Koehler - Yes

Taylor - Yes

The Statement of Reasonableness and Consistency is APPROVED.

5. MSP21.06.01 – Atrium Master Sign Plan

Ms. Wilson asks Mr. West to present the next item.

Mr. West introduces the request for a Master Sign Plan to be adopted for the Atrium Hospital at 1408 Stallings Road. The purpose for a Master Sign Plan is to allow for signs to be installed on a development with particular signage needs that exceeds the allowances of the ordinance. Mr. West turns over the presentation to the applicants to present the specifics of their proposed Master Sign Plan.

The applicant presents the design of the signs in detail, including renderings showing the existing site conditions and the proposed signs.

Ms. Wilson asks for any questions from the Board.

Mr. Taylor asks if the signs presented are consistent with signs at other Atrium locations or other hospitals in the area.

The applicant responds that these signs are consistent with other Atrium signs, including the campus in Monroe. He adds that the signs are not exactly the same, but generally follow the same standards.

Mr. Barnes asks how the signs will be illuminated.

The applicant responds that the signs on the perimeter of the site and the signs near the top of the building will be illuminated with LED lights, but that many of the interior, non-crucial wayfinding signs will not be illuminated.

Ms. Wilson asks for any more questions from the Board.

Hearing none, Ms. Wilson entertains a motion to recommend approval or denial the request.

Ms. Craver makes a motion to approve the Master Sign Plan as presented. Mr. Koehler seconds the motion.

A vote is held:

Barnes - Yes

Craver - Yes

Koehler - Yes

Taylor - Yes

MSP21.06.01 is recommended for APPROVAL.

6. Adjournment

Ms. Wilson asks for any further items to be discussed.

Upon hearing no further business, Ms. Wilson entertains a motion to adjourn the meeting.

Ms. Carver makes motion to adjourn, with Mr. Barnes seconding the motion.

A vote is held:

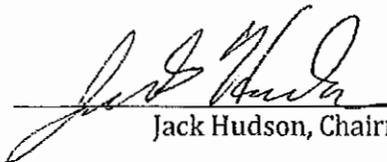
Barnes - Yes

Craver - Yes

Koehler - Yes

Taylor - Yes

Ms. Wilson adjourns the meeting at 7:25 p.m.


Jack Hudson, Chairman


Matthew West, Planning Technician