

**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 on October 19, 2021, at 7:00 p.m. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106

Planning Board members present: Chairman Jack Hudson, Vice Chairman Rocky Crenshaw, Robert Koehler, David Barnes, Misti Craver and Bob Ragon.

Planning Board members absent: Shawna Steele, Jacqueline Wilson and Laurie Wojtowicz

Staff members present: Matthew West - Planning Technician and Mary McCall - Deputy Town Clerk

Invocation and Call to Order

Chairman Hudson gave the invocation and called the meeting to order at 7:03pm.

1. Approval of Agenda

Chairman Hudson requested motion to approve the agenda. Ms. Craver made the motion to approve Agenda. The motion was approved unanimously after a second from Mr. Barnes.

2. Approval of Minutes - September 21, 2021, Meeting

Chairman Hudson requested motion to approve minutes from September 21, 2021, meeting. Mr. Koehler made the motion to approve the minutes from September 21, 2021. The motion was approved unanimously after a second from Vice Chairman Crenshaw.

3. TX21.10.01 - Retaining Walls/Request of Text Amendment for Retaining Walls.

Mr. West presented the Text Amendment for Retaining Walls. He noted that the concern was that Stallings had none at this time. He advised that he utilized the Boone, NC ordinance on retaining walls to write the text amendment. Vice Chairman Crenshaw informed the committee of the location where two 9' walls were placed in Stallings at the corner of Stevens Mill and Lawyers Rd. The amendment would require that retaining walls do not go over 8' and double 4' tiers with 4' landscaped buffer with other site specifications.

Mr. Ragon stated concern with the distance from back wall to building being 4' off the wall. After discussion, Chairman Hudson suggested the need for more definition and to deny passing or continue consideration until further clarification was available to consider.

Chairman Hudson requested a motion to approve or deny TX21.10.01 – Retaining Walls. Mr. Ragon made the motion to deny TX21.10.01 – Retaining Walls as written. It was denied unanimously after a second by Mr. Koehler.

4. TX21.10.01 – Statement of Consistency and Reasonableness

Chairman Hudson requested a motion to accept or deny the Statement of Consistency and Reasonableness for TX21.10.01. Mr. Barnes made the motion to deny the statement of Consistency and Reasonableness of TX21.10.01 as it is unreasonable. It was denied unanimously after a second from Mr. Koehler.

5. TX21.10.02 – Clarifying Building Heights

Mr. West explained the proposed text amendment was to clarify building heights. Mr. Ragon noted the omission of building height clarifications on garages and detached outbuildings. After some discussion, the committee agreed the 25' height limit should also be included for garages and outbuildings.

Chairman Hudson called for a motion to approve or deny TX21.10.02 – Clarifying Building Heights. Mr. Ragon made the motion to approve TX21.10.02 article 9 add building heights and text with the following change, under section 9.2.3-A Single Family add bullet point 1b - building height of garages and detached outbuildings is limited to 25' maximum and building height shall be measured as the vertical distance from the mean elevation of the finished grade to the midpoint of the peak and eve heights. It was approved as amended unanimously after a second by Ms. Craver.

6. TX21.10.02 - Statement of Consistency and Reasonableness

Chairman Hudson requested a motion on the Statement of Consistency and Reasonableness of the TX21.10.02. Ms. Craver made a motion to accept the reasonableness and consistency. It was accepted unanimously as reasonable and consistent after a second from Mr. Koehler.

7. TX21.10.03 – Clarify elevation difference between Multi-Family building and adjacent sidewalk

Mr. West explained need for clarification of the finished floor elevation of 2' vertical feet to include the sidewalk adjacent to the public street frontage and the height measurement be the difference between the sidewalk and finished floor to be measured from each entrance of building. Mr. Ragon expressed concern that the builder may be slab on grade explaining the text was written to prevent that concern.

Chairman Hudson called for a motion to approve or deny text amendment TX21.10.03. Mr. Ragon made the motion to deny TX21.10.03 as written. It was denied after a second by Mr. Koehler with Ms. Craver opposing.

8. TX21.10.03 - Statement of Consistency and Reasonableness

Chairman Hudson requested a motion to approve or deny the Statement of Consistency and Reasonableness of the TX21.10.03. Mr. Ragon made the motion that TX21.10.03 was inconsistent and unreasonable because it could be construed to allow slab on grade construction. It was deemed as inconsistent and unreasonable after a second by Mr. Koehler with Ms. Craver opposing.

9. TX21.10.04 - Conditional Zoning Process

Mr. West proposed a text amendment to change conditional zoning from being "more restrictive" than general standards to "modify" general standards so that this would allow a conditional zoning to be less restrictive. No questions were brought concerning the text amendment.

Chairman Hudson entertained a motion to approve or deny TX21.10.04 pertaining to conditional zoning process. Mr. Koehler made the motion to approve TX21.10.04. It was approved unanimously after a second by Vice Chairman Crenshaw.

10. TX21.10.03 - Statement of Consistency and Reasonableness

Chairman Hudson called for a motion to approve or deny the statement of reasonableness and consistency of TX21.10.04. Ms. Craver made the motion to approve the statement as reasonable and consistent. It was approved unanimously after a second by Mr. Ragon.

11. Planning Board Training

Mr. West presented a power point training session. Topics discussed were the roles of the Governing Board, Planning Board, Staff and Administrative, Legislative and Quasi-Judicial Decisions.

12. Adjournment

Chairman Hudson requested a motion for adjournment. Mr. Koehler made a motion of adjournment. It was accepted unanimously after a second from Vice Chairman Crenshaw.

Chairman Hudson adjourned the meeting at 8:58 pm.

  
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Planning Board Representative

  
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Town Staff Representative