

**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 July 21, 2020, at 7:00 p.m.

Those present were: Chairman Jack Hudson; Planning Board Members Robert Koehler, Allen Taylor, David Barnes, Misty Craver, Jacqueline Wilson, Shawna Steele and Laurie Wojtowicz.

Vice Chairman Rocky Crenshaw was absent.

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

Call to order and recognition of quorum

Chairman Hudson recognized a quorum and called the meeting to order. The meeting commenced at 6:59 pm.

1. Agenda and Minutes Approval

Chairman Hudson entertains a motion to approve the minutes of June 16, 2020.

The motion to approve was made by Mrs. Steele, seconded by Mr. Koehler, and approved unanimously.

Next, Chairman Hudson entertained a motion to approve the agenda for the meeting. The motion to approve was made by Mr. Koehler, seconded by Mrs. Wilson, and approved unanimously.

2. New Business

- a. CZ20.06.01 – Conditional Zoning at 100 Sherin Ln. to allow for a gravel parking lot and outdoor storage of vehicles.

Mrs. Hair briefly presents the request for conditional zoning to the Planning Board. She presents to them the site plan as well as the current conditions of the site for comparison purposes. She goes on to present all outstanding code violations to the Board.

Mrs. Craver asks Mrs. Hair a question regarding ownership of the property.

Mrs. Hair answers by saying that she believes it is being sold to a new owner.

Mrs. Steele asks what the difference is between a type C buffer and a type D buffer.

Mrs. Hair replies by saying the type D buffer is the smaller of the two but would need to refer to the UDO for exact dimensions.

At this time, Matt Kirchner of Eagle Engineering takes over to further the presentation to the Board on behalf of Liquid Management, LLC.

He begins by saying that their first priority will be to clean up the site. He mentions that the site is zoned C-74, which is why they are requesting a conditional zoning in order to utilize a gravel parking lot with outdoor vehicle storage. He adds that they will be keeping the existing building for use.

Mrs. Steele asks about the location of the 5' buffer.

Mr. Kirchner replies by saying it will be fronting the property.

Mrs. Craver asks about the adjacent property South West of the site. She wanted to know if this will remain wooded.

Mr. Kirchner replied by saying he doesn't know of any plans for development on this property at this time.

Mrs. Steele had a few comments for the applicant. Firstly, she wants the applicant to consider including Town signage on the property. Secondly, she would like the width and density of the buffer to be increased fronting Sherin Lane. Lastly, she requested that the applicant make sure that the compaction of the gravel lot is sufficient to accommodate heavy vehicles and equipment.

Mrs. Steele also inquires about any plans for improvements on Sherin Lane.

Mrs. Hair says that she is not aware of any improvements proposed on Sherin Lane at this point.

Mr. Kirchner replies that they will not be making any off-site improvements.

Mrs. Steele add that she believes that sufficient landscaping of the site will set a positive precedent in this area for the future.

At this time, Chairman Hudson entertains a motion to approve or deny CZ.20.06.01.

Mr. Barnes votes to approve with modifications.

Mrs. Steele votes to approve on the condition that a landscape plan with renderings be brought back and presented to Town Council for approval.

At this time, Chairman Hudson entertains a revised motion for approval or denial with the amendment.

Mr. Barnes made the motion for approval, seconded by Mrs. Steele, and approved unanimously.

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

Mrs. Craver makes the motion for approval, seconded by Mr. Koehler, and approved unanimously.

Chairman Hudson requests a motion to approval of the Ordinance.

Mrs. Steel makes the motion for approval, seconded by Mrs. Wilson, and approved unanimously.

- b. CZ20.06.02 – True Homes; Rezoning on parcel #07126043A to allow for a 46-unit townhome development.

Mrs. Hair starts with a presentation for the request for rezoning. She comments that the current zoning is SFR-3, presents the proposed setbacks of the project, and mentions that there was no TIA required. She explains to the Board that this request

was once denied by Town Council, and that the applicant has reapplied for the request. She goes on to say a type B buffer is proposed adjacent to existing neighborhood, that this area is not included in a Small Area Plan, and that the community meeting for this project was held on June 17, 2020.

Mrs. Steele asks a question regarding the width of the alleys.

Mr. Kirchner replied that alleys will be private and not constructed to Town standards.

Mrs. Steele voices a concern about the proximity of the proposed entrance in relation to Vickie Lane.

Mr. Kirchner replies by saying that the connection to Matthews-Indian Trail Road has been reviewed and approved by NCDOT.

Mr. Kirchner the proceeds to further the presentation. He mentions that the proposed name will be "Fenwick Commons," and presents the proposed site plan to the Board. He then shares a few pictures of the existing site for comparison purposes. He then shares an updated rendering of how the site is proposed to look, he shares proposed elevations, and shares the overall site plan.

Mrs. Steele asks if they plan to have a dumpster area or if every unit will have roll-away trash cans.

Mr. Kirchner replies that every unit will have a trash can.

Mrs. Steele asks if emergency vehicles will be able to fit in the alleyway.

Mr. Kirchner replies by saying that they will be due to the width of the turn into the alleyway.

Mr. Taylor asks about the maintenance of the private streets.

Mr. Kirchner replies that the HOA will maintain the streets.

Mrs. Steele voices the concern that the HOA will request the Town to take over maintenance of the streets when it becomes too costly for the HOA to maintain.

She also adds that she is unsure if this is the best investment for this property due to the proximity of the hospital that is under construction.

Mr. Taylor expresses concern saying that 46 townhome units on 4 acres seems to be too dense.

At this time, Chairman Hudson entertains a motion to approve or deny CZ20.06.02.

Mrs. Steele makes the motion to deny, seconded by Mrs. Craver, and denied unanimously.

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

Mrs. Steel makes the motion to approve, seconded by Mrs. Craver, and approved unanimously.

- c. TX20.06.01 – Orissa Holdings; Request to amend the height for attached single family from 25' to 45' for properties located within the Monroe Bypass Small Area Plan.

Mrs. Hair gives a brief presentation regarding the proposed text amendment.

She explains the current Ordinance restricts townhome height to 25', which can be quite restrictive to builders and owners alike. The amendment would allow for a 3rd story, 10' ceilings and enhanced stoops. She then presents the section of the Ordinance to be amended, and explains that the Comprehensive Plan supports an increase in height within this corridor. She adds that staff recommends the approval of this text amendment.

Mr. Taylor asks if this height increase would be Town wide.

Mrs. Hair answers no, this would only affect single family attached buildings in within the Monroe Bypass Corridor Small Area Plan.

At this time, Chairman Hudson entertains a motion to approve or deny TX20.06.01.

Mr. Koehler makes the motion to approve, seconded by Mrs. Craver, and approved.

Mr. Taylor was the only Board member to vote for denial.

In the next order of business, Mrs. Hair presents to the Board a series of text amendments that were requested by the Town Council.

- d. TX20.06.02 – Amend Development Ordinance to remove language linking the Ordinance to Small Area Plans.
- e. TX20.06.03 – Change Development Agreement requirements to apply only to large projects.
- f. TX20.06.04 – Create a process where the Comprehensive Land Use Plan and Small Area Plans are being amended during the rezoning (CZ) process.
- g. TX20.06.05 – Review Table of Uses and make townhomes and other identified uses within the MU-1 and MU-2 districts CZ.

Mrs. Steele asks the question of what kind of uses that tattoo shops, massage parlors and business arcades can be considered.

Mrs. Hair replies by saying that many of those kinds of businesses can be considered retail. She adds that an adult massage parlor is restricted to industrial districts.

Mrs. Hair adds that we (Board and Council) can control where these businesses are located via proximity to other establishments such as churches and schools.

At this time, Chairman Hudson entertains a motion to approve or deny TX20.06.02.

Mrs. Steele makes the motion to approve, seconded by Mr. Koehler, and approved unanimously.

Chairman Hudson requests a motion for approval of the Ordinance and the Statement of Reasonableness and Consistency.

Mrs. Craver makes the motion to approve, seconded by Mrs. Steele, and approved unanimously.

Chairman Hudson entertains a motion to approve or deny TX20.06.03.

Mr. Koehler makes the motion to approve, seconded by Mrs. Steele, and approved unanimously.

Chairman Hudson requests a motion to approve the Ordinance and the Statement of Reasonableness and Consistency.

Mrs. Steele makes the motion to approve, seconded by Mr. Koehler, and approved unanimously.

Chairman Hudson entertains a motion to approve or deny TX20.06.04.

Mr. Koehler makes the motion to approve, seconded by Mr. Taylor, and approved unanimously.

Chairman Hudson requests a motion to approve the Ordinance and the statement of Reasonableness and Consistency.

Mrs. Craver makes the motion to approve, seconded by Mrs. Steele, and approved unanimously.

Chairman Hudson entertains a motion to approve or deny TX20.06.05.

Mr. Taylor makes the motion to approve, seconded by Mrs. Wilson, and approved unanimously.

Chairman Hudson requests a motion to approve the Ordinance and the Statement of Reasonableness and Consistency.

Mrs. Steele makes the motion to approve, seconded by Mr. Koehler, and approved unanimously.

At this time, Chairman Hudson entertains a motion to adjourn the meeting.

Mr. Koehler makes the motion to adjourn, seconded by Mrs. Wilson, and adjourned unanimously at 8:38pm.

Jack Hudson, Chairman

David Furr, Planning Tech