

**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 September 21, 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, and David Barnes.

Planning Board members absent: Misti Craver, Jacqueline Wilson, Laurie Wojtowicz, Allen Taylor, and Shawna Steele

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

Four members were present, representing a quorum.

Invocation and Call to Order

Chairman Hudson called the meeting to order at 7:01pm, welcomed everyone, and delivered the invocation.

1. Approval of Agenda

Chairman Hudson requested motion to approve the agenda. Mr. Koehler made the motion to approve Agenda. Chairman Hudson did not place a vote, nor did he recuse himself, therefore his non-vote counted in the affirmative. The motion was approved unanimously after a second from Vice Chairman Crenshaw.

2. Approval of Minutes - August 3, 2021, Special Meeting

Chairman Hudson requested motion to approve minutes from August 3, 2021, special meeting. Vice Chairman Crenshaw made the motion to approve the minutes from August 3, 2021. Chairman Hudson did not place a vote, nor did he recuse himself, therefore his nonparticipation counted in the affirmative. The motion was approved unanimously after a second from Mr. Koehler.

3. RZ 21.08.01 - 5950 Stevens Mill Rd
RZ 21.08.02 - 5916 Stevens Mill Rd
RZ 21.08.03 - 5912 Stevens Mill Rd
RZ 21.08.04 - 5749 Stevens Mill Rd
RZ 21.08.05 - 5741 Stevens Mill Rd

Rezoning requests to rezone each parcel from MU-2 to SFR-1

Matthew West presented staff report for rezoning five properties RZ 21.08.01 through RZ 21.08.05 identifying the addresses, ownership and size of properties. Mr. West verified none of these properties would be considered as non-conforming to the SRF-1 requirements and commented there were no construction projects nor traffic generation issues involved with the rezoning request. Mr. West stated all were currently residential and presented aerial views of the property and gave a history of previous zoning advising that prior for 2018, the property had been zoned at R-20 (lowest density residential use at that time). He explained that after that time, the Town adopted the Unified Development Ordinance, he perceived that the Town rezoned these properties to be consistent with the Land Use Plan. The first three properties are consistent with the Comprehensive Land Use Plan but the last two are not consistent to the SAP. Mr. West advised Small Area Plan is not binding. Mr. West identified for Vice Chairman Crenshaw the location of property and home under construction on aerial map. Chairman Hudson asked if anyone would like to speak on the motion with no comments. Mr. West clarified to Chairman Hudson that each request needed to be addressed individually.

Chairman Hudson requested a motion to approve or deny the Rezoning application for RZ 21.08.01. Vice Chairman Crenshaw made a motion of approval of the Rezoning application for RZ 21.08.01 located at 5950 Stevens Mill Rd. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was approved unanimously after a second from Mr. Koehler.

Chairman Hudson requested a motion to approve or deny the Rezoning application for RZ 21.08.02 located at 5916 Stevens Mill Rd. Mr. Koehler made a motion of approval of the Rezoning application for RZ 21.08.02. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was approved unanimously after a second from Mr. Barnes.

Chairman Hudson requested a motion to approve or deny the Rezoning application for RZ 21.08.03 located at 5912 Stevens Mill Rd. Mr. Barnes made a motion to approve of the Rezoning application for RZ 21.08.03. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was approved unanimously after a second from Mr. Koehler.

Chairman Hudson requested a motion to approve or deny the Rezoning application for RZ 21.08.04 located at 5749 Stevens Mill Rd. Mr. Koehler made a motion to approve of the Rezoning application for RZ 21.08.04. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was approved unanimously after a second from Vice Chairman Crenshaw.

Chairman Hudson requested a motion to approve or deny the Rezoning application for RZ 21.08.05 located at 5741 Stevens Mill Rd. Vice Chairman Crenshaw made a motion of acceptance of the Rezoning application for RZ 21.08.05. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was approved unanimously after a second from Mr. Barnes.

4. Statement of Reasonableness and Consistency of rezoning requests for:

- RZ 21.08.01 - 5950 Stevens Mill Rd
- RZ 21.08.02 - 5916 Stevens Mill Rd
- RZ 21.08.03 - 5912 Stevens Mill Rd
- RZ 21.08.04 - 5749 Stevens Mill Rd
- RZ 21.08.05 - 5741 Stevens Mill Rd

Chairman Hudson requested a motion on the Reasonableness and Consistency of the Rezoning application for RZ 21.08.01. Vice Chairman Crenshaw made a motion to accept the Rezoning application for RZ 21.08.01 located at 5950 Stevens Mill Rd as reasonable and consistent. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was accepted unanimously after a second from Mr. Koehler.

Chairman Hudson requested a motion on the Reasonableness and Consistency of the Rezoning application for RZ 21.08.02. Mr. Koehler made a motion to accept the Rezoning application for RZ 21.08.02 located at 5916 Stevens Mill Rd as reasonable and consistent. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was accepted unanimously after a second from Mr. Barnes.

Chairman Hudson requested a motion on the Reasonableness and Consistency of the Rezoning application for RZ 21.08.03. Mr. Koehler made a motion to accept the Rezoning application for RZ 21.08.03 located at 5912 Stevens Mill Rd as reasonable and consistent. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was accepted unanimously after a second from Mr. Barnes.

Chairman Hudson requested a motion on the Reasonableness and Consistency of the Rezoning application for RZ 21.08.04. Vice Chairman Crenshaw made a motion to accept the Rezoning application for RZ 21.08.04 located at 5749 Stevens Mill Rd as reasonable and consistent. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was accepted unanimously after a second from Mr. Koehler.

Chairman Hudson requested a motion on the Reasonableness and Consistency of the Rezoning application for RZ 21.08.05. Mr. Koehler made a motion to accept the Rezoning application for RZ 21.08.05 located at 5741 Stevens Mill Rd as reasonable and consistent. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was accepted unanimously after a second from Mr. Barnes.

5. RZ 21.08.06 - 132 Stallings Road rezoning request from TC to SFR-1

Mr. West identifies property with aerial view and stated it meets all requirements of zoning as SFR-1 but is currently zoned Town Center. History: prior to 2009 with Downtown Overlay District zoned as R20 and was changed to Town Center in 2018 under the current UDO. Mr. West answered yes to Vice Chairman Crenshaw's question that if it is approved for rezoning and the Town decided to go back to the downtown plan, would it have to come back to the planning board to go back to previous zoning.

Chairman Hudson asked if the property owner or anyone else wanted to speak on the matter.

Property Owner, Judy Buchanan addressed the committee. She stated her reason behind the request was the tax increase and difficulty selling the property under current zoning.

Kenneth, the property occupant, spoke about traffic issues related to the property. Chairman Hudson engaged with the public speaker regarding the town's limited jurisdiction on traffic flow, understanding the hardships it has caused.

Joan Venters of 5916 Stevens Mill Road inquired about changes in her tax bill after the rezoning which was address by Mr. West of the Town staff. Vice Chairman Crenshaw engaged with Ms. Venters and explained the need for her to address an adjustment with the Union County Tax office.

Chairman Hudson asked if anyone else before considering a motion.

Chairman Hudson requested a motion to approve or deny the Rezoning application for RZ 21.08.06 located at 132 Stallings Road. Vice Chairman Crenshaw made a motion of acceptance of the Rezoning application for RZ 21.08.06. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was accepted with a vote of 3 to 1 after a second from Mr. Barnes with Mr. Koehler opposing.

6. RZ 21.08.06 Statement of Reasonableness and Consistency

Mr. West advised the committee to make a distinction as to the consistency of inconsistency.

Chairman Hudson requested a motion on the Reasonableness and Consistency of the Rezoning application for RZ 21.08.06. Vice Chairman Crenshaw made a motion to accept the Rezoning application for RZ 21.08.06 located at 5749 Stevens Mill Rd as reasonable and consistent with inconsistency. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was accepted with a vote of 3 to 1 after a second from Mr. Barnes with Mr. Koehler opposing.

7. TX21.08.01 - Proposed text amendment to Article 19 of the Stallings Unified Development Ordinance to update language to conform to current processes and improve stormwater control measures.

Mr. West addressed the committee in the absence of Justin Russell, the town's Associate Engineer, by referencing a memo proposing the changes from the Interim Town Engineer Bo Conerly. The memo outlined minor changes to improve the management requirements as they relate to stormwater. Chairman Hudson asked for staff recommendation in which Mr. West advised approval of the recommendations.

Chairman Hudson asked for any public comments, and none was made.

Chairman Hudson requested a motion to approve or deny the proposed text amendment TX21.08.01. Mr. Koehler made a motion to approve the proposed text amendment TX21.08.01. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was approved unanimously after a second from Mr. Barnes.

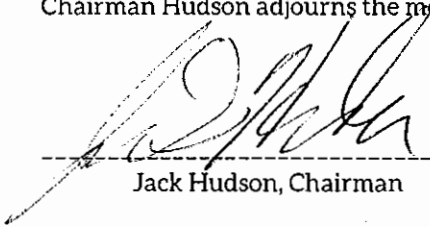
8. TX21.08.01 Statement of Reasonableness and Consistency

Chairman Hudson requested a motion on the Reasonableness and Consistency of the proposed text amendment TX21.08.01. Mr. Koehler made a motion to approve the proposed text amendment TX21.08.01 as reasonable and consistent. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was accepted unanimously after a second from Mr. Barnes.

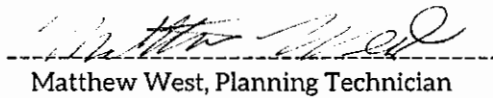
9. Adjournment

Chairman Hudson requested a motion for adjournment. Vice Chairman Crenshaw made a motion of adjournment. Chairman Hudson did not place a vote nor was he recused therefore his nonparticipation counted in the affirmative. It was accepted unanimously after a second from Mr. Koehler.

Chairman Hudson adjourns the meeting at 7:36pm.



Jack Hudson, Chairman



Matthew West, Planning Technician