

**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 June 8, 2021, at 7:00 p.m.

Planning Board members present: Chairman Jack Hudson, Vice Chairman Crenshaw, David Barnes, Misti Craver, Robert Koehler, Allen Taylor, Jacqueline Wilson, and Shawna Steele

Laurie Wojtowicz was not in attendance.

Staff present: Lynne Hair - Planning and Zoning Administrator and Matthew West - Planning Technician.

Mac McCarley was in attendance.

Call to Order and Recognition of Quorum

Chairman Hudson recognizes a quorum and calls the meeting to order. This meeting is held via Zoom. The meeting is commenced at 7:03 p.m.

1. Approval of Agenda

Chairman Hudson entertains a motion to approve the agenda for tonight.

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

Chairman Hudson reads off the names of the members present for a vote.

Crenshaw – Yes

Barnes – Yes

Koehler – Yes

Wilson – Yes

Taylor – Yes

Craver – Yes

The Agenda for tonight is APPROVED.

2. Approval of Minutes – May 18, 2021

Chairman Hudson considers a motion to accept the minutes from the previous meeting on May 18, 2021.

Mr. Taylor makes motion to approve the minutes from the previous meeting. Ms. Wilson seconds the motion.

Chairman Hudson reads off the names of the members present for a vote.

Crenshaw – Yes

Barnes – Yes

Koehler – Yes

Wilson – Yes

Taylor – Yes

Craver – Yes

The minutes from the May 18, 2021 Planning Board meeting is APPROVED.

3. TX21.06.01 – NCGS 160D Amendment

Chairman Hudson asks Ms. Hair to provide the background on the text amendment.

Ms. Hair begins her presentation. This text amendment is a requirement of North Carolina General Statute 160D. On July 2019, Governor Cooper signed new chapter 160D for NC. This was a major recodification of development regulations, the first since 1905. Result was a single chapter, reduced from the previous two that were separated into a chapter for towns and a chapter for counties. Nothing is repealed from this amendment; it is just an update. Staff with legal counsel reviewed the entire UDO article by article to ensure compliance with 160D.

Ms. Hair summarizes the significant changes:

Changed references to 160D

Terminology changes

New improved procedures and authorities

Corrected minor errors (not part of 160D)

Incorporated open space amendments

Revised Article 17 to comply with recent Supreme Court decision.

Ms. Hair presents the next steps:

Planning Board approval

Public hearing on June 14

Vote on June 28.

Mac McCarley, legal counsel, is on the call tonight,

Chairman Hudson asks for any questions from board.

Upon hearing no questions, Chairman Hudson entertains a motion for approval or denial of TX21.06.01.

Ms. Carver makes a motion to approve the text amendment as presented. Mr. Koehler seconds the motion.

Chairman Hudson reads off the names of the members present for a vote.

Crenshaw – Yes

Barnes – Yes

Koehler – Yes

Wilson – Yes

Taylor – Yes

Craver – Yes

TX21.06.01 is APPROVED.

Ms. Hair reads the Statement of Consistency and Reasonableness.

Chairman Hudson entertains a motion for approval or denial of the Statement of Consistency and Reasonableness.

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

Chairman Hudson reads off the names of the members present for a vote.

Crenshaw – Yes

Barnes – Yes

Koehler – Yes

Wilson – Yes

Taylor – Yes

Craver – Yes

Statement of Consistency and Reasonableness is APPROVED.

#### 4. TX21.06.02

Chairman Hudson asks for the next item to be presented.

Mr. West presents. This is a minor text amendment that adds Residential Pole signs to the list of allowed monument signs of Article 17.

Chairman Hudson asks for any questions from board.

Upon hearing no questions, Chairman Hudson entertains a motion for approval or denial of TX21.06.02.

Ms. Carver makes a motion to approve the text amendment as presented. Mr. Koehler seconds the motion.

Chairman Hudson reads off the names of the members present for a vote.

Crenshaw – Yes

Barnes – Yes

Koehler – Yes

Wilson – Yes

Taylor – Yes

Craver – Yes

TX21.06.02 is APPROVED

Chairman Hudson entertains a motion for approval or denial of the Statement of Consistency and Reasonableness.

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

Chairman Hudson reads off the names of the members present for a vote.

Crenshaw – Yes

Barnes – Yes

Koehler – Yes

Wilson – Yes

Taylor – Yes

Craver – Yes

Statement of Consistency and Reasonableness is APPROVED.

##### 5. Adjournment

Chairman Hudson asks for any other business.

Vice Chairman Crenshaw asks for clarification on in-person meetings.

Ms. Hair confirms that the Planning Board will begin in-person meetings in July.

Upon hearing no further business, Chairman Hudson entertains a motion to adjourn the meeting.

Mr. Taylor makes motion to adjourn, with Ms. Wilson seconding the motion.

Chairman Hudson reads off the names of the members present for a vote.

Crenshaw - Yes

Barnes - Yes

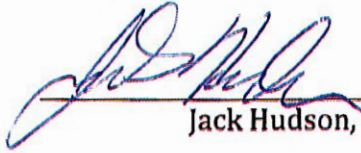
Koehler - Yes

Wilson - Yes


Taylor - Yes

Craver - Yes

Chairman Hudson adjourns the meeting at 7:23 p.m.



Jack Hudson, Chairman



Matthew West, Planning Technician