

**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 November 16, 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, Laurie Wojtowicz and Bob Ragon.

Planning Board members absent: Shawna Steele and Jacqueline Wilson

Staff members present: Max Hsiang-Planning Director, Matthew West-Planning Technician, Mary McCall-Deputy Town Clerk and Bill Bailey-Town Planning Consultant

Invocation and Call to Order

Chairman Hudson gave the invocation and called the meeting to order at 7:02pm.

1. Approval of Agenda

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

2. Approval of Minutes – October 19, 2021, Meeting

Chairman Hudson requested motion to approve minutes from October 19, 2021, meeting. Ms. Craver made the motion to approve the minutes from October 19, 2021. The motion was approved unanimously after a second from Mr. Koehler.

3. CZ21.04.01 – Wilson Ag Rezoning

The applicant is requesting tax parcel #07078012C to be conditionally zoned to allow the continued operation of their landscaping business with mulching and limited agricultural uses.

Mr. West provided information and history for the request to conditional rezone from MU1 to allow limited Agriculture uses for landscaping business. He advised the community meeting for this was held on May 25, 2021. Staff noted that the application had been lacking a site-specific plan for the revised request, but the applicant brought one to present at the meeting. After a brief question and answer period and discussion by the board, the applicant gave the presentation.

Mr. Chris Duggan, Attorney for the applicant, along with the applicant Eric Wilson, presented the revised site plan. Mr. Hsiang and Mr. Bailey clarified the purpose of the revised site plan to members of the Board. Neighbor to the applicant, Mr. Chris Daniels of 2549 Oak Spring Road in Stallings, spoke on behalf of the applicant regarding acceptance of the site as presented. Mr. Bailey explained the ordinance, the intensity of use on a site and the Board's ability to set conditions required for approval.

After discussion between all parties, it was determined that a compromise could be reached by making two changes to the conditions of the rezoning application.

Mr. Ragon made Motion to approve conditional zoning CZ21.04.01 as shown in site plan titled Eric Wilson R4-CAD Project 2000 1551A Sheet 1 of 2 with the following changes and clarifications.

- From point L8 to #4Rebar found note near lot 398 Fairhaven, provide a type B buffer per the SDO.
- From point L15 to point L8, provide a type C Buffer per the SDO.

It was approved with a vote of 4-2 after a second by Ms. Craver with Mr. Koehler and Vice Chairman Crenshaw opposing.

4. CZ21.04.01 – Statement of Consistency and Reasonableness

Chairman Hudson requested a motion for the Statement of Consistency and Reasonableness of CZ21.04.01. Ms. Craver made the motion to accept the Statement of Inconsistency but Reasonableness of CZ21.04.01. It was approved with a vote of 4-2 after a second by Ms. Craver with Mr. Koehler and Vice Chairman Crenshaw opposing.

5. TX21.11.01: Article 2 - Add retaining wall standards

Mr. West presented text amendment TX21.11.01: Article for addition of retaining wall standards to the current town ordinance.

Chairman Hudson requested motion to approve or deny TX21.11.01: Article 2. Ms. Craver made the motion to approve TX21.11.01: Article 2. The motion was approved unanimously after a second from Vice Chairman Crenshaw.

6. TX21.11.01: Article 2 - Statement of Consistency and Reasonableness

Chairman Hudson requested a motion on the Statement of Consistency and Reasonableness of the TX21.10.02: Article 2. Ms. Ragon made a motion to accept the statement of Consistency and Reasonableness. It was accepted unanimously as after a second from Ms. Craver.

7. TX21.11.02: Article 9 - Clarify multi-family residential building and sidewalk height difference

Mr. West presented text amendment TX21.11.02: Article 9 for clarify multi-family residential building and sidewalk height difference and answered questions.

Chairman Hudson called for a motion to approve or deny text amendment TX21.11.02: Article 9. Ms. Craver made the motion to approve TX21.11.02: Article 9. It was approved with a vote of 5-1 after a second by Vice Chairman Crenshaw with Mr. Ragon opposing.

8. TX21.11.02 – Statement of Consistency and Reasonableness

Chairman Hudson requested a motion on the Statement of Consistency and Reasonableness of the TX21.11.02: Article 9. Ms. Craver made the motion to accept the statement of Reasonableness and Consistency of TX21.11.02: Article 9. It was approved after a second by Vice Chairman Crenshaw with no opposing votes.

9. TX21.11.03: Article 9 - Allow decks to encroach into the rear setback for rear loaded attached single-family homes.

This agenda item was withdrawn by Staff.

10. TX21.11.03: Article 9 - Statement of Consistency and Reasonableness

This agenda item was withdrawn by Staff.

11. Adjournment

Chairman Hudson requested a motion for adjournment. Ms. Craver made the motion for adjournment. It was accepted unanimously after a second from Vice Chairman Crenshaw.

Chairman Hudson adjourned the meeting at 8:58 pm.



Planning Board Representative



Town Staff Representative