

MINUTES OF PLANNING BOARD MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA

The Planning Board of the Town of Stallings met for their regularly scheduled meeting on November 14, 2023, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Chairman Robert Koehler, Vice Chairwoman Laurie Wojtowicz, Jon Van de Riet, and Jacqueline Wilson

Planning Board members were absent: David Barnes and Ryan Awaldt

Staff members present: Max Hsiang, Planning Director, Stuart Valzonis, Planner I and Mary McCall, Deputy Town Clerk.

Council Member Grooms was present.

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:05pm.

1. Approval of Agenda

Vice Chairwoman Wojtowicz made the motion to approve the agenda with the addition of item number three (3) for Aria Multi Family Construction's request to change color of windows in new construction apartment community. The motion was approved unanimously after a second from Board Member Wilson.

2. TX23.11.01

A. Staff requests a text amendment to amend Article 21.3 Fee in Lieu to incorporate Streetscape requirements.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented TX23.11.01 to amend Article 21.3 Fee in Lieu to incorporate Streetscape requirements for New Developments. He explained that the new text would require

streetscape design requirements to be included with new developments and meet Council's 2023 Retreat goals.

After Board discussion, Vice Chairwoman Wojtowicz made the motion to approve the recommendation of TX23.11.01 to include the recommendation of options to increase in Fee in Lieu rates. The motion was approved unanimously after a second from Board Member Wilson.

Board Member Van de Riet made the motion to approve the recommendation of the statement that TX23.11.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Wilson.

3. Aria at Idlewild - Aria Multi Family Construction Development Change Request

Planning Director Hsiang explained that Aria at Idlewild has an approved development agreement from 2019 in which they have vested rights to build apartments off Idlewild Road and that the development agreement requires any changes to the aesthetics in the design to be approved by the Development Administrator along with the Planning Board.

Megan Connelly, representing the Developer, explained the reason for the requested change was to improve the aesthetics by changing the color of the windows from dark oiled bronze to white thereby lightening the windows. Pictures were shown as examples of the differences in appearance.

After Board discussion, Board Member Van de Riet made the motion to approve the aesthetics change request for the Aria at Idlewild apartment windows from metal dark oiled bronze to vinyl white windows. The motion was approved unanimously after a second from Board Member Wilson.

4. Adjournment

Board Member Von de Riet made the motion for adjournment. The motion was approved unanimously after a second from Board Member Wilson.

The meeting adjourned at 7:30 pm.

Robert Koehler, Chairman



Mary McCall, Deputy Town Clerk

Memorandum

TO: Town of Stallings Planning Board
315 Stallings Road, Stallings, NC 28104

From: Aria Multi Family Construction
PO Box 37412, Rock Hill, SC 29732

Project: Aria at Idlewild
15120 Idlewild Road, Stallings, NC 28104

Subject: Color change request for windows at new construction apartment community

Due to aesthetic concerns and supply chain delays, I am writing to request approval for a window color change on our plans.

The original plans included "dark bronze" colored windows. This includes the window frames and grid lines that go across the glass panes.

I propose we change the color of the window frames and grid lines to white. White lines are the typical color used on most any residential building. My fear is that the dark bronze would look like barred windows and disrupt the line of sight. White windows and grids lines would go much nicer with the look of the area we are building in. I want to make sure that our community is a beautiful addition to the town, rather than an eye sore.

I respectfully ask the board members for approval on this color change. I know it is a minor detail, but it will make a positive impact if changed.

Thank you,

Megan Connolly

Asset Manager Aria Multi Family Construction
803.207.9332