

**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 March 16, 2021, at 7:00 p.m.

Planning Board members present were: Chairman Hudson, Misti Craver, Robert Koehler, Shawna Steele, and Laurie Wojtowicz

Allen Taylor and Jacqueline Wilson were not in attendance.

Mac McCarley, Attorney at Law was present.

Mr. David Scholl was present

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

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 7:10 p.m.

1. Agenda and Minutes Approval

Chairman Hudson entertains a motion to approve agenda.

Mr. Koehler makes a motion to approve the agenda, seconded by Ms. Craver.

Chairman Hudson calls each member by name:

Steele – Yes

Koehler – Yes

Wojtowicz - Yes

Craver – Yes

The agenda is APPROVED.

Chairman Hudson entertains motion to approve minutes from the January 19<sup>th</sup>, 2021 Planning Board meeting.

Ms. Craver makes motion to approve the minutes, seconded by Mr. Koehler

Steele – Yes

Koehler – Yes

Wojtowicz - Yes

Craver – Yes

The minutes from January 19<sup>th</sup>, 2021 are APPROVED.

2. CZ 20.07.02

Chairman Hudson introduces first order of business, CZ 20.07.02

Ms. Hair presents information from staff. The applicant for the CZ request is Pulte Homes. The request to amend CZ 07.06.02 condition 2 to allow new architecture and developer. Ms. Hair explains that the developer has been given a vested right by Town Council in developing the parcel because the original developer spent a significant amount of money on roadway improvements. Legal counsel advised that Pulte is allowed build project as approved, as long as they follow State and County regulations are followed. Pulte revised the site plan which reduced final lots to 39. Ms. Hair adds that other CZ conditions still apply; the applicant is only seeking to amend the building elevations. Ms. Hair notes that a subcommittee has heard the CZ request and has recommended approval. Finally, Ms. Hair states that staff recommends approval of CZ 20.07.02 with the condition that all other conditions from CZ 07.06.02 apply.

Ms. Hair finishes her presentation and accepts board questions, or asks the applicant for any presentations prepared.

Ms. Wojtowicz asks for confirmation if the commercial parcel is part of this parcel or a separate project.

Ms. Hair confirms that this project and the commercial project are approved as different parcels and CZs, but are intended to develop at the same time.

Ms. Wojtowicz asks if the access for the townhomes is through the commercial lot.

Ms. Hair responds that access for the townhomes is provided along the south side of the commercial property from Matthews-Weddington Road.

Ms. Wojtowicz asks to confirm that this CZ request is just for approval of new elevations.

Ms. Hair states that the site plan has already been approved. The project will still need administrative approval and permitting, but this request is just for new elevations.

Ms. Wojtowicz for clarification on the number of lots that have been approved.

Ms. Hair explains that 65 lots were approved originally. Legal counsel advised that the reduction down to 39 lots is still in line with the original approval, so they don't need approval for the new site plan, especially since it is a reduction

Ms. Steele asks about the status of the commercial project.

Ms. Hair responds that the parcel has been sold to Kroger/Harris Teeter, but is currently undeveloped.

Ms. Steele asks if the parcel north of the commercial property also has a commercial element.

Ms. Hair responds that the parcel north is the Solis project, and that it will include commercial along the road frontage.

Chairman Hudson asks for further questions from the board for Ms. Hair. With no further questions, Chairman Hudson asks to hear from applicant.

Applicant – Fred Matrulli – Pulte homes

1408 The Plaza, Charlotte, NC

Mr. Matrulli begins his presentation by emphasizing that Pulte's request is specifically for the building elevations. He provides details on the changes, such as side entries for the end units, using mix of materials and elevations from other approved projects, such as no vinyl siding, and the size of the units will be an average square footage of 2200 for the end units and 2500 for the interior units.

Chairman Hudson opens the floor to questions for applicant from the board.

Ms. Wojtowicz asks if the lot sizes same as original.

Mr. Matrulli responds that the lot sizes are approximately the same as the original application.

Ms. Hair adds that the lot sizes were not an original condition.

Ms. Wojtowicz notes that the elevations Mr. Matrulli presented are not the same as the packet.

Mr. Matrulli clarified that they have finalized the elevations since the CZ asking for the new elevations was submitted.

Chairman Hudson, hearing no more questions, accepts motions to approve or deny CZ 20.07.02 as presented

Mr. Koehler makes a motion to approve the CZ as presented with conditions staff has recommended. Ms. Craver seconds the motion

Steele – Yes

Koehler – Yes

Wojtowicz – Yes

Craver – Yes

CZ 20.07.02 is APPROVED

Ms. Hair asks that the board also vote on a Statement of Reasonableness and Consistency for this CZ.

Ms. Craver makes a motion that the Statement of Reasonableness and Consistency be approved. Mr. Koehler seconds the motion.

Steele – Yes

Koehler – Yes

Wojtowicz – Yes

Craver – Yes

The Statement of Reasonableness and Consistency is APPROVED.

### 3. DA19.01.06 and DA19.11.02

Chairman Hudson asks for Ms. Hair to present the next time on the agenda, CZ 21.02.01.

Ms. Hair requests a slight modification can be made to the agenda to hear DA19.01.06/DA19.11.02 before CZ 21.02.01.

Chairman Hudson responds that he has no issue hearing the DAs before the CZ.

Ms. Hair begins presenting information on DA19.01.06 and DA19.11.02, known collectively as Stinson Farms.

Ms. Hair begins with providing a brief history of the project. There are two DAs: DA 19.01.06 and DA 19.11.02. This is due to the fact that there are two owners. Staff reviewed each initial development request and had several requests:

Combine the two plans into a single development

Add Single Family Detached next to the Shannamara neighborhood

Add a landscaped buffer between the Shannamara neighborhood and this new development

There were four (4) subcommittee meetings on the initial project. Through the subcommittee meetings there was a significant reduction in units. The project was moved to Planning Board with no recommendation. The Planning Board voted in the December meeting to deny the application. The applicant then worked with Town Council and made several concessions:

Add a 100' buffer (or 70' with a fence) next to the Shannamara neighborhood

Add Single Family Detached next to the Shannamara neighborhood

Three (3) Shannamara homes along the north side of the project did not have 100' buffer, so the applicant will provide additional landscaping to separate the Stinson Farms development

Provide all greenway trails

Provide Road improvements to Idlewild

Reduction in density by 18%

Reduce fast food restaurants from 3 to 1

Convert 2 multi family buildings to townhomes

Moved convenience store and 1 multi-family building closer to I-485

Will not pursue private sewer if county isn't available

Increase setback on Idlewild to add greenspace along road

Chairman Hudson asks if there are any questions for staff from the board.

Ms. Wojtowicz asks if CZ 21.02.01 is a separate Development Agreement (DA).

Ms. Hair responds that the CZ is not part of the DA, but will be developed as part of Stinson Farms.

Mr. McCarley adds that the rules have changed since the developer began the DA process. Under the new rules, the extra part has to be permitted under a conditional zoning rather than a DA.

Ms. Wojtowicz asks if public sewer is not available, what happens to the project? She also asks what are the chances of public sewer not being available.

Mr. McCarley states that the county has said they have plans to increase public sewer capacity. This DA would only be allowed to be built if public sewer is available. He adds that the developer would have 20 years to build with public sewer.

Ms. Wojtowicz clarifies that until there is public sewer available, the developer could not start building?

Mr. McCarley confirms Ms. Wojtowicz's statement

Ms. Steele adds a comment regarding the 100'/70' buffer. The maximum buffer required in the UDO is 40'. Ms. Steele feels that requiring a 100' buffer is inconsistent with the UDO and is too much for the Town to be requiring. The extra landscaping along the 3 Shannamara properties is also not consistent with UDO.

Chairman Hudson notes Ms. Steele's concern. He then allows the applicant to present or take questions.

Applicant - John Carmichael – Robison bradshaw

101 North Tryon Street, Charlotte, NC

Mr. Carmichael begins with a minor correction from Ms. Hair's presentation. The first proposal was 623 units, and the current proposal is 504 units. The reduction was mostly in multifamily units. He also added that the fast food restaurant limitation does not apply to fast casual restaurants.

Nick Bushon with Design Resource Group is developing site plan and takes over the presentation. Access is in the middle of the site, will include a greenway connection, speed tables, and a roundabout. Pocket parks are distributed throughout the site, as well as two club and pool areas. On-street parking is provided on most streets, with the multi-family having angled on-street parking. There will be significant landscaping along Idlewild with a meandering trail. A 24' landscape buffer area will be provided, and is measured from future Idlewild Right of Way (ROW). Landscaping will be provided in both the buffer and the future ROW. Landscaping in future Idlewild ROW will remain until NCDOT does their roadwork, when it may need to be removed. In anticipation of this, the developer will give \$10,000 to the Town of Stallings to use in coordination with NCDOT to landscape a new median. The 24' landscaping buffer will always stay, as it is measured from the future ROW.

Mr. Carmichael finishes the presentation by adding that the developer is providing nearly double tree save area and open space than is required by the current ordinance. He adds the developer will be spending \$3 million for transportation improvements, and that the developer plans to install those improvements before NCDOT installs their proposed improvements.

Chairman Hudson asks for questions for applicant from the board.

Mr. Koehler asks if there is any buffer between commercial and residential internally.

Mr. Carmichael responds that there is a small buffer between single family residential and commercial. There is no buffer between the townhomes or multi-family and the commercial, but those uses are separated by a road with street trees. The developer considers townhomes and multifamily compatible with commercial use.

Mr. Bushon adds that commercial will have landscaping and knee walls, but they designed for interaction between the residential and commercial uses. He finishes by reiterating that there will be screening provided.

Ms. Wojtowicz asks if the transportation improvements have approved by NCDOT.

Wade Robison with the developer states that he has not heard if the improvements have been approved. The last he has heard, there wasn't anything controversial, so it should be done soon.

Mr. Carmichael adds that the same improvements as part of the TIA that have been through multiple reviews.

Ms. Wojtowicz asks if the interior roads are to be Town owned or private.

Mr. Bushon answers that the roads will be public, but the alleys will be private.

Ms. Wojtowicz notes that there is a proposed road parallel to Idlewild Road that goes off site, and asks if that road is planned as a future connection.

Mr. Bushon answers that the road was planned as an off-site connection, and that it could potential connect all the way to Stevens Mills Road.

Ms. Wojtowicz inquires about an HOA, and if the HOA would be for the whole site, or if there would be separate HOAs for the different residential uses. She also asks if an HOA would be responsible for maintaining the site.

Elam Hall, with , answers that there would be an HOA for the entire site.

Ms. Wojtowicz asks if the commercial will need approval from the Planning Board for architecture.

Ms. Hair responds that they would not need approval for the architecture.

Ms. Wojtowicz asks for further clarification.

Ms. Hair explains that once zoning is approved, the architecture approvals will be administrative. Architectural elevations would be reviewed by staff for zoning ordinance requirements and DA requirements.

Chairman Hudson asks for confirmation that the developer will spend \$3 million for road improvements.

Mr. Carmichael confirms that the budget for roadway improvements is \$3 million.

Chairman Hudson states that he has never known NCDOT to be fast, but if NCDOT did construct roadway improvements to Idlewild Road before developer did, what happens to the developer's investment?

Mr. Carmichael confesses that he is unsure of what the NCDOT road improvements would entail. He states that if NCDOT did construct roadway improvements before the developer did theirs, then developer would not be responsible for any roadway improvements. He explains that the NCDOT improvements would satisfy TIA requirements, but added that the developer would be disappointed if NCDOT did the improvements first because that would imply the developer's project was significantly behind schedule.

Chairman Hudson expresses concerns with traffic flow, and asks if there is any study on how much improvement this will make to traffic flow? He is concerned that the

improvements are only being installed in front of the project, and that any traffic flow issues will still be present, but at the two ends of the improvements.

Mr. Robinson explains that, in general, TIAs are paid for by the developer to the Town to hire an engineer to do study. The purpose is that a local engineer can determine what is required, and that the engineer hired to do the study works on behalf of the town and not the developer. The developer is also constructing improvements from I-485 to Steven's Mill Road. The TIA study should include all impacts and the mitigation. He also adds that the original TIA was for the original proposal. The current proposal has a reduced intensity, but the TIA was not re-done at the lower density. Therefore, the roadway improvements required by the TIA should more than satisfy any traffic generated by the development.

Ms. Steele agrees with Mr. Robinson's personification of the TIA and the improvements from her perspective as a former council member.

Ms. Hair also adds that a TIA has always been required, but town has not always overseen it. Now the Town hires the engineer that does the TIA, not the developer. There was a concern that if the developer hires the engineer, they could skew the numbers. She confirms that the engineer that performed this TIA study was hired by the Town of Stallings.

Chairman Hudson asks for clarification that the worst-case scenario for traffic flow should be status-quo, if not an improvement to the traffic flow.

Ms. Steele confirms that the worst-case scenario is equivalent traffic flow. She adds that the Small Area Plans were developed around the concept of connections to spread out impacts of traffic. Ms. Steele feels that the improvements will improve the traffic. She expresses the opinion that the NCDOT plan is not appropriate for the road. She expresses support for the developer's proposed improvements because, if constructed, she feels NCDOT will be forced to use the Town's design. The Town wants a standard intersection, while NCDOT's plan will make the intersection complicated and difficult to navigate.

Ms. Hair adds that Town Council has gone on record supporting a 4 lane cross-section for Idlewild Road, and has opposed NCDOT's proposal of 6 lane cross-section.

Chairman Hudson challenges the board to consider putting a condition in that the \$3 million for improvements, if not used for these road improvements, are put towards the rest of the town's infrastructure.

Chairman Hudson considers motion to approve or deny. He asks if the board needs to vote of the DAs separately or together.

Ms. Hair answers that the board can take one vote, but they must mention both DAs.

Chairman Hudson consider motions to approve or deny jointly DA19.01.06 and DA19.11.02.



Ms. Steele makes a motion to approve DA19.01.06 and DA19.11.02.

Mr. Koehler seconds the motion.

Steele – yes

Koehler – yes

Ms. Wojtowicz asks if the motion incorporates staff's suggestion of conditions.

Ms. Hair confirms that staff's suggested conditions are written into the DAs.

Wojtowicz – yes

Craver – no

DA19.01.06 and DA19.11.02 are APPROVED.

Chairman Hudson asks if they will hear CZ 21.02.01 now or is there a Statement of Reasonableness and Consistency for the DAs.

Ms. Hair answers that there is no Statement of Reasonableness and Consistency for the DAs.

4. CZ 21.02.01

Chairman Hudson asks to hear information on CZ 21.02.01

Ms. Hair presents staff report on the CZ. The request is to allow for 24 multi-family dwelling units, any non-residential uses by right, convenience store with gas pump OR fast-food restaurant with drive-thru, 5 year vested right. If the convenience store is built, that will be the only commercial use. If the fast-food restaurant is built, there is room for a second commercial building. Access to the site is from Stinson Farms or Marshall Hooks Road. Staff suggestions are as follows:

Open space is as shown on the plans is to remain as open space

24' Idlewood buffer, consistent with rest of Stinson Farms

Include language to ensure Idlewood medians, if or when installed, are landscaped

Limit 1 multifamily building

All DA conditions for Stinson Farms apply to this CZ

Chairman Hudson asks for questions to staff. Hearing no questions, Chairman Hudson asks the applicant if they would like to present or take questions.

Mr. Carmichael begins a brief presentation. He points out the open space between multifamily and commercial, and dog park for rest of multifamily community. He asks for clarification on the staff recommendation that all DA conditions apply. He states that they have applied the relevant conditions to the CZ.

Chairman Hudson asks Ms. Hair to clarify the staff recommendation for Mr. Carmichael.

Ms. Hair explains that there are conditions attached to DA that may not apply to this CZ, but the staff recommendation is just to be sure that all relevant conditions are applied.

Chairman Hudson asks for questions from board for applicant.

Ms. Craver asks if the developer has considered office buildings as permitted in MU-2.

Mr. Carmichael answers that the option to build office space is left available. He asks if her question is specific to the CZ, or if she was asking regarding the entire Stinson Farms site.

Ms. Craver answers that she was referring to the entire development, and that office space on the site could provide employment for the residential component of the project.

Terry Williams, with Withrow Capital, notes that there is the CP485 district nearby. He adds that the Stinson Farms development can support the future development of the office building complex, but the pandemic has slowed development down for the office complex.

Ms. Wojtowicz likes the idea of an office building because it would better integrate with the site and would provide employment. She adds that office space would not have to be an office park, but smaller offices.

Mr. Williams agrees that offices can go anywhere, and the developer has considered that. They have the larger corporate park in mind, so have not proposed office space for the Stinson Farms development specifically.

Ms. Hair asks if it would be helpful to show zoning map.

Chairman Hudson asks Ms. Hair to show the zoning map to give the board a sense of how close to the office complex zoning this project is.

Ms. Wojtowicz asks for confirmation that commercial will be either gas station or restaurant.

Mr. Carmichael states that the CZ would allow that, or any other non-residential use. The language of the CZ limits development of both on the site.

Ms. Hair presents the zoning map.

Mr. Williams adds that the 35 acres in Mecklenburg County is mostly zoned in the CP485 district, but is zoned as the MU-2 district as well.

Chairman Hudson asks for any further questions from the board.

Chairman Hudson accepts motion to approve or deny the CZ 21.02.01.

Ms. Steele makes a motion to approve CZ 21.02.01.

Mr. Koehler seconds

Steele – yes

Koehler – yes

Wojtowicz – yes

Craver – no

CZ 21.02.01 is APPROVED.

Chairman Hudson accepts motions to approve or deny the Statement of Reasonableness and Consistency for CZ 21.02.01.

Mr. Koehler makes a motion to approve the Statement of Reasonableness and Consistency for CZ 21.02.01.

Ms. Steele seconds the motion.

Steele – yes

Koehler – yes

Wojtowicz – yes

Craver – yes

The Statement of Reasonableness and Consistency for CZ 21.02.01 is APPROVED.

#### 5. DA 19.11.03

Chairman Hudson introduces the next item, DA 19.11.03 - Stallings Farms.

Ms. Hair begins staff's presentation.

The project is a 222 lot, walkable neighborhood. There are 3 lot sizes, all meet ordinance requirements. The Town of Stallings Parks and Recreation department reviewed the proposal, and have asked to include greenway trails and Carolina thread trail connections. The developer has included trails and land for Sweet Birch park, as well as stream crossings. A TIA was required and has been completed. NCDOT has approved the roadway improvements required by the TIA.

Chairman Hudson asks for questions for staff. Hearing no questions, he asks the applicant to present.

John Ross - Eagle Engineering

2013A Van Buran avenue, Indian Trail

Mr. Ross adds information. The project is in the Stallings Elementary Small Area Plan. He presents a new site plan. More trails and crossings have been provided per the subcommittee's request. There are only 221 units now. The Linear park along Stallings Road and Stevens Mill Road is the focal point of the development. The developer is striving

to save existing trees. Mr. Ross introduces Gary Fankhauser, the landscape architect, to provide details about the linear park.

Mr. Fankhauser begins by stating that he has worked on several projects in Stallings, so he knows what the town desires. The linear park has several canopy trees in addition to flowering trees. Flowering shrubs will be planted around provided seating. The vegetation has been chosen to be some-what uniform, but broken up by flowering trees or unique trees. There are no plantings in the right of way.

Mr. Ross introduces Bob Bennett, who represents the builder, Stanley Martin homes. Mr. Bennett describes the housing designs. The houses are mostly move-up houses, not entry level. Mr. Bennett provides details on the houses, such as architectural features, materials, and sizes.

Mr. Ross begins to describe the developer commitments that have been written into the DA. The TIA is all approved, and the developer has agreed to the roadway improvements. In addition to the required roadway improvements, the DA specifies that the developer will install a decorative mast arm at the intersection of Stallings Road and Stevens Mill Road. The developer will be dedicating 19 acres to Sweet Birch park. The developer will develop the Carolina Thread trail portion in the park, as well as connections to the neighborhood. Stream crossings are provided on Stallings Road and one in the park constructed as boardwalks. The boardwalks are to be constructed similar to Matthew's greenway boardwalk, with the exception that walking surface and handrails will be a composite material to reduce maintenance. One open space will be included as a playground where most appropriate. A decorative fountain is anticipated to be installed in the linear park, or where most appropriate.

Chairman Hudson asks for questions from the board.

Ms. Steele notes that along Stevens Mill Road there is currently a sidewalk. She asks if this sidewalk is to be replaced with the linear path in the park.

Mr. Ross responds that the existing sidewalk is not planned to be removed, but that it may have to be removed because it is in the right of way, and may interfere with the roadway improvements. He states that the developer plans to keep the sidewalk, which means there will be parallel sidewalks.

Ms. Steele notes that the area along creek is low-lying, floods frequently, and the ground stays wet after rain. She asks if the area be compacted.

Mr. Ross displays the site plan again, and emphasizes that all lots are outside both the 100 year and 500 year floodplains.

Ms. Steele states that she loves the Carolina Thread trail along creek, and asks if there will there be parking provided.

Mr. Ross answers that parking will not be provided as part of this development. Parking for the park was discussed with the Parks and Recreation department as well as the subcommittee. There were concerns about security. Additionally, there is on-street parking in neighborhood, and there are connections to the neighborhood provided.

Ms. Hair asks about on-street parking along Sweet Birch Road.

Mr. Ross responds that they considered parking along Sweet Birch Road, but found parking there to not be feasible.

Ms. Craver asks for Mr. Ross to elaborate on what the west side of the development looks like.

Mr. Ross answers that the west side homes front on Stallings Road and a sidewalk will be provided along that road.

Ms. Craver asks if a community meeting was held for this development.

Ms. Hair answers that a community meeting is not required for development agreements.

Hearing no further questions, Chairman Hudson accepts motions to approve or deny DA 19.11.03.

Ms. Craver makes a motion to approve DA 19.11.03 with staff recommendations.

Mr. Koehler seconds

Steele – yes

Koehler – yes

Wojtowicz – yes

Craver – Yes

DA 19.11.03 is APPROVED.

6. TX21.03.01 and TX21.03.02

Chairman Hudson moves to the next item, two text amendments, and asks Ms. Hair to present.

Ms. Hair explains that the first text amendment is regarding to floodplains. Town Council asked that language disallowing the platting of lots in floodplains. The second text amendment adds language requiring fences to face outwards.

Chairman Hudson asks for clarification that everything is under those two text amendments.

Ms. Hair responds that they are.

Ms. Craver asks if the fences that would be affected by the second amendment only pertain to the perimeter fences.

Ms. Hair explains that the intent is the ordinance would apply to perimeter fences, and especially privacy fence. However, the ordinance would apply to any fence.

Chairman Hudson accepts motions to approve or deny TX21.03.01 and TX21.03.02.

Ms. Wojtowicz makes a motion to approve both TX21.03.01 and TX21.03.02.

Ms. Craver seconds the motion.

Steele – yes

Koehler – yes

Wojtowicz – yes

Craver – yes

TX21.03.01 and TX21.03.02 are APPROVED.

Chairman Hudson accepts motions for the Statement of Reasonableness and Consistency for TX21.03.01 and TX21.03.02.

Ms. Craver makes a motion to approve the Statement of Reasonableness and Consistency for TX21.03.01 and TX21.03.02.

Mr. Koehler seconds the motion.

Steele – yes

Koehler – yes

Wojtowicz – yes

Craver – yes

The Statement of Reasonableness and Consistency for TX21.03.01 and TX21.03.02 is APPROVED.

#### 7. TX 21.03.03

Chairman Hudson asks for the final item to be read.

Ms. Hair states the last item is TX 21.03.03, the Open Space ordinance re-write, and will be presented by the Planning Technician, Matthew West.

Mr. West presents the key points of the open space rewrite. Buffer requirements between neighborhoods have been increased, both in size and opacity. Berms are now required along thoroughfares. Fences will no longer allow for a reduction in buffer width, but will reduce landscaping requirements. Open space has different requirements based on the

zoning districts, but requirements have been increased in every district. Half of the total open space is required to be improved open space. Unimproved open space has no minimum requirement, but has a maximum allowed to be counted. Improved open space has relaxed requirements to be counted as improved, which allows developers more freedom to create improved open space, but the increased improved open space balances the broader definition of what can be counted as improved open space.

Chairman Hudson asks for questions from the board.

Ms. Steele asks what roads are considered thoroughfares.

Mr. West responds that the ordinance references Article 2, which defines which roads specifically are thoroughfares.

Ms. Craver asks if berms will be required with front facing homes.

Mr. West responds that as the ordinance is written, berms are required for any project along a thoroughfare.

Chairman Hudson entertains motions to approve or deny TX 21.03.03.

Ms. Craver makes a motion to approve TX 21.03.03 with the condition that berms are not required where homes front on the thoroughfare.

Mr. Koehler seconds the motion with the condition stated.

Steele – No

Ms. Steele states that she votes no because she would like berms to be required along all thoroughfares.

Koehler – Yes

Wojtowicz – Yes

Craver – Yes

TX 21.03.03 is APPROVED.

Chairman Hudson entertains motions to adjourn the meeting.

Mr. Koehler motion to adjourn the meeting.

Ms. Steele seconds the motion.

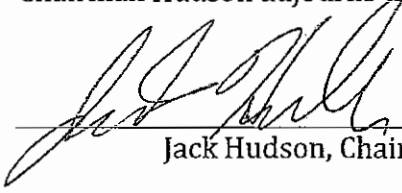
Steele – yes

Koehler – yes

Wojtowicz – yes

Craver – yes

Chairman Hudson adjourns the meeting at 9:30 p.m.



Jack Hudson, Chairman



Matthew West, Planning Technician