

**MINUTES OF BOARD OF ADJUSTMENTS OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Board of Adjustments of the Town of Stallings met for its regular meeting on June 18, 2019, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Vice Chairman Rocky Crenshaw; Planning Board Members Bob Wiley, Robert Koehler, David Barnes, Jacqueline Wilson, Allen Taylor, and Andrew Whitman.

Chairman Jack Hudson and Misti Craver were absent.

Staff present were: Planning and Zoning Administrator Lynne Hair and Planning Technician David Furr.

Also present was Cory Clark, representative of Pulte Homes, presenting a variance to use additional signage at the entrance of the developing Southstone subdivision. Sign quantity varies from standards set forth in table 17.1 in Article 17 of the Town of Stallings Unified Development Ordinance.

Call to order and recognition of quorum

Vice Chairman Crenshaw recognized a quorum and called the meeting to order.

Vice Chairman Crenshaw started the meeting with a brief prayer, followed by The Pledge of Allegiance.

1. Agenda and Minutes Approval

Vice Chairman Crenshaw entertained a motion to approve the minutes of May 21, 2019. The motion was made by Mr. Koehler, seconded by Mr. Wiley, and approved unanimously. Vice Chairman Crenshaw next entertained a motion to approve the agenda for this meeting. This motion was made by Mr. Wiley, was seconded by Ms. Wilson, and approved unanimously.

2. New Business

- a) V19.05.02 – A variance request to allow the following property to use additional signage: PID# portion of 07054003F, 07054003E, 07033007B, 07033011, 07033002A, and 07033007F. Proposed is two monument signs, one for each side of the entrance. This varies from monument signage standards set forth in Table 17.1 in Article 17 of the Town of Stallings Unified Development Ordinance.

Planning Technician David Furr swore in the applicant, Cory Clark.

Lynne Hair briefly presented the variance case and then turns it over to the applicant.

Applicant then presented his case for variance.

1. Why can there be no reasonable use of the property without this variance? **Not applicable.**

The Board voted in favor of this unanimously.

2. How do hardships result from the application of the terms of the ordinance itself? **The current ordinance allows only one sign face per entrance. Stevens Mill crossing roadway is a busy road with traffic equally dispersed from both directions. Traffic will approach this property from Lawyers Road, and Idlewild Road, and there is a need to identify the community for traffic from both directions.**

Four members of the Board voted in favor of this. Robert Koehler opposed.

3. Does the hardship relate to the physical property, not the condition of the applicant? **The hardship relates to the physical property. With the location of the property and the ordinance language there is a good chance the community cannot be identified from one direction.**

The Board voted in favor of this unanimously.

4. Was the hardship created from the applicants own making? **No**

The Board voted in favor of this unanimously.

5. Is the hardship peculiar to the specific property involved? **The hardship is not peculiar however almost all residential developments along Stevens Mill Road already have 2 sign faces per entrance. Our project would be peculiar on that it would be one of very few to not have signs for approaching traffic from both directions.**

The Board voted in favor of this unanimously.

Vice Chairman Crenshaw entertained a motion to approve the variance request. Mr. Koehler made the motion to approve, seconded by Mr. Wiley, and approved unanimously.

3. Adjournment

Vice Chairman Crenshaw entertained a motion to adjourn the meeting. Mr. Wiley made the motion to adjourn, seconded by Ms. Wilson, and passed unanimously.

The meeting was adjourned at 7:20 p.m.

Rocky Crenshaw, Vice Chairman

David Furr, Planning Tech