

**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 January 21, 2020, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Chairman Jack Hudson; Vice Chairman Rocky Crenshaw; Planning Board Members David Barnes, Misty Craver and Jacqueline Wilson.

Planning Board Members Robert Koehler and Allen Taylor were absent.

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

Also present was Dave Ransenburg of Gateway Communities, Maggie Watts of Urban Design Partners, John Carmichael of Kimley Horn, and Todd Akers.

Call to order and recognition of quorum

Chairman Hudson recognized a quorum and called the meeting to order. The meeting commenced at 7:01 pm.

1. Agenda and Minutes Approval

Chairman Hudson entertains a motion to approve the minutes of December 16, 2019.

The motion to approve was made by Mrs. Craver, seconded by Mr. Barnes, and approved unanimously.

Next, Chairman Hudson entertained a motion to approve the agenda for the meeting. The motion to approve was made by Mr. Crenshaw, seconded by Mrs. Wilson, and approved unanimously.

2. New Business

- a) DA19.04.02 – Willows at Stallings. Review and recommendation of a Development Agreement for 22.79-acres located off Stevens Mill Road in PID 07099010 and PID 07099010B. Gateway Communities is developing the property for a 315-unit apartment complex that will be called Willows at Stallings. The property is located within the Monroe Bypass Small Area Plan and is zoned MU-2, requiring approval of a Development Agreement.

Mrs. Hair gives a brief presentation explaining again to the Board what a Development Agreement is, and its intention and purpose. She continues by describing the location of the site and site details such as density, unit count, elevations, amenities and streetscape. She mentions that the developer has agreed to fund all improvements identified as necessary by the TIA. The developer has agreed to fund the traffic signal at the intersection of Stallings Road and Stevens Mill Road, but did not agree to funding of the Mast Arm. Developer is also providing connectivity to neighboring parcels for future

development. She goes on to note the amenities the developer will be providing such as two pocket parks within the site, an outdoor classroom, and required greenway section with appropriate signage. Lynne concludes her part of the presentation and turns over the podium to Maggie Watts of Urban Design Partners located at 1318 Central Avenue, Charlotte, NC 28205.

Ms. Watts continues the presentation with relevant site data pertaining to the project. She briefly presents the history and evolution of the site plan for the project, mainly noting how the streetscape has changed. She then presents the elevations and floor plans for the project.

At this time Chairman Hudson asks the question of if it will be an age-restricted community, in which she replied that it would not be.

Next to take the podium is Dave Ransenburg of Gateway Communities located at 6701 Carmel Road, Charlotte, NC 28226. He proceeds to go into further details regarding the amenities that will be constructed. He describes details of the outdoor classroom, and mentions that over half the site is open space and will provide for a vast buffer for neighboring communities. He also states that they would be burying the powerlines that are currently running across the site, and fund all improvements called for by the TIA.

Mr. Crenshaw mentions that the site plan and elevations depict a product that will be “pleasing.” He asks the question of the location of Hill, Sand and Gravel, a material yard located nearby in the neighboring town of Matthews.

Lynne points out the location of Hill, Sand and Gravel to Mr. Crenshaw on the map.

Again, Mr. Crenshaw asks the location of McGee’s, an industrial metal manufacturing business located nearby in Matthews.

Again, Lynne points the location of McGee’s out to Mr. Crenshaw.

Mr. Ransenburg adds that the buildings in the complex will be 3-story with elevators.

Kathy Stogner, the current owner of the site, takes the podium to tell the Planning Board that her family has been trying to sell the property for quite some time and she hopes that the Development Agreement will be approved.

At this time Chairman Hudson entertains a motion for the DA19.04.02.

Mr. Barnes made the motion to approve, which was seconded by Mrs. Wilson, and approved unanimously.

- b) TX19.12.01 – Todd Akers. A request to amend the Stallings Development Ordinance Article 9.4-3(A) (4) to increase the permitted height of multifamily buildings from 41’ to 45.5’ to allow development of 4-story buildings as approved by the Development Agreement for the project.

Lynne briefly presents the text amendment to the Board. She explains that Mr. Akers had been denied previously for a similar text amendment regarding a height increase to 46’.

At this time Todd Akers takes the podium and explains to the Board that he understands why they wouldn’t want 45.5’ 4-story buildings blanketing the entire town, which is why he’s added some extra language to the amendment. He explains that this would only pertain to development sites that are 35 acres or more.

Mr. Crenshaw asks is he heard Mr. Akers correctly, that to have a 45.5’ building you would need a site area of 35 acres or more.

Mr. Akers answered Mr. Crenshaw by saying yes, this is correct.

Mr. Crenshaw asks the question of why he would need a 4-story building to have elevators.

Mr. Akers answers by saying that it's the opposite, in order to have 4-story buildings you need the elevators per building code.

Mr. Crenshaw states that during the council meeting there was a lot of pushback from the residents of the neighboring Vickery community about Mr. Akers project, and he is not in support of it.

Mr. Akers goes on to mention that he believes that there was some misinformation that the public believed about his project. He said that many believed that there was a walking trail directly behind some of the homes which he said was incorrect. He also said that many of the residents believed that the project was very close to the Vickery subdivision when, in fact, there is a substantial berm and buffer between Vickery and the project.

At this time Chairman Hudson entertains a motion for TX19.12.01.

The motion to approve was made by Mrs. Craver, seconded by Mrs. Wilson, and approved. The only one opposed was Vice Chairman Crenshaw.

At this time Chairman Hudson entertains a motion to approve the Statement of Reasonableness and Consistency.

The motion to approve is made by Mrs. Craver, seconded by Mrs. Wilson, and approved. Vice Chairman Crenshaw was the only one opposed.

- b) TX20.01.01 – Town of Stallings. A request to amend Article 5 of the Stallings Development Ordinance by adding Article 5.5 Comprehensive Land Use Plan and Small Area Plan Amendment Procedures.

Lynne briefly presents the text amendment, which is intended to implement a procedure by which to amend the Small Area Plans when rezonings are approved, as the Town Council sees fit. She then proceeds to outline this process by which to implement this amendment.

Chairman Hudson comments that he wants to be sure that if there's a deviance from the Small Area Plans that these steps would be followed consistently from project to project.

Lynne says that she understands Chairman Hudson's concern, and further comments that any change to the Small Area Plans would be fully vetted first by staff, then by the community, then by the Planning Board, and the final authority would be the Town Council.

At this time Chairman Hudson entertains a motion to approve TX20.01.01.

The motion to approve was made by Mrs. Wilson, seconded by Mr. Crenshaw, and approved unanimously.

Chairman Hudson entertains a motion to approve the Statement of Reasonableness and Consistency.

The motion to approve was made by Mrs. Wilson, seconded by Mr. Crenshaw, and approved unanimously.

Mrs. Wilson asks the question of why we are making this provision to amend the Small Area Plans now.

Lynne answers by saying that we, as a town, have never seen this much conflict with the Small Area Plans, and that we want to be specific about what we change and what gets built.

3. Adjournment

Chairman Hudson entertains a motion to adjourn the meeting.

The motion to adjourn was made by Mrs. Wilson, seconded by Mrs. Craver, and unanimously adjourned.

The meeting was adjourned at 7:45 pm.

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Jack Hudson, Chairman

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David Furr, Planning Tech