

**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 September 20, 2022, 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, David Barnes, Jacqueline Wilson, and Ryan Awaldt.

No Planning Board members were absent.

Staff members present: Max Hsiang, Planning Director; Patrick Blaszyk, Planning Technician; and Mary McCall, Deputy Town Clerk.

David Scholl, Liaison to Council, was present.

Chairman Koehler recognized a quorum.

Invocation and Call to Order

Chairman Koehler led the Pledge of Allegiance and called the meeting to order at 7:00 pm

1. Approval of Agenda

Board Member Wilson made the motion to approve the agenda. The motion was approved unanimously after a second from Board Member Awaldt.

2. Approval of Minutes - August 16, 2022

Board Member Awaldt made the motion to approve the Planning Board Minutes from August 16, 2022. The motion was approved unanimously after a second from Board Member Wilson.

3. RZ22.05.01

A. Epcon Communities proposes to rezone 53.59 acres, parcels, 07033004, 07033005, and 07033003 from Union County Zoning Residential R-20 to Stallings Zoning Multi-Family Transitional (MFT) and rezone 07033008B-01 from Single-Family Residential 1 (SFR-1) to MFT.

B. Statement of Consistency and Reasonableness

Chairman Koehler opened the public hearing

Planning Director Hsiang presented RZ22.05.01 of the parcels identified for a general rezoning to Multi-Family Traditional from Union County Single Family Residential 1. Planning Director Hsiang verified there was no small area plan for this property and identified a greenway, which is a twelve-to-fourteen-foot path, that would be required under the Stallings Development Ordinance. He advised that the applicant held a community meeting to address any concerns with their request which was not required and noted there was no requirement for a sub-committee meeting. Planning Director Hsiang stated that staff recommends approval of this general rezoning as it is consistent with the Town's Comprehensive Land Use Plan. Planning Director Hsiang answered questions from the Board.

John Ross, the consulting Engineer for the applicant, addressed the Board identifying two other members of Epcon, Mr. Andy Gibbon and Mr. John Shamp, along with Mr. Wes Hinson with Hinson Faulk Attorneys of Indian Trail. Mr. Ross presented the intended development project for the property, Courtyards on the Greenway, to support their general rezoning request. Mr. Ross gave a breakdown of the Volunteer Community meeting held on September 4, 2022, noting 169 invitations were sent to those properties located within a five-hundred-foot radius of the parcels for the rezoning request and twenty-seven residents signed up in attendance of the three-hour meeting. He underscored the topics discussed to include existing traffic conditions, traffic impact and mitigation, product type of project, and buffering. Mr. Ross answered questions from the Board.

Planning Director Hsiang reiterated to the Board that this was not a hearing on the site plan, but rather a general rezoning.

Chairman Koehler gave an invitation for public comment.

Donald Belcher of 1940 Links Lane in Stallings addressed the Board. Mr. Belcher raised concerns to include past Epcon Community buffers, wildlife displacement, water/sewer capacity, and the affects of the development to the water runoff coming into the stream.

Mr. Ross gave response to Mr. Belcher's concerns.

John Zmuda of 6185 Four Wood Dr in Stallings spoke his concerns for stormwater control, road conditions in his low-lying area, and the stormwater issues that continue to rise with development.

Lisa Ford of 2215 Redwood Dr in Country Woods East voiced concerns regarding notification, traffic, development, and sewer, including problems associated with private sewer system, Aqua, required by her development.

Planning Director Hsiang gave response to Ms. Ford's concerns.

Ken Wotton of 4432 Derbyshire Ln in Stallings questioned Planning Director Hsiang with concerns of overdevelopment.

Planning Director Hsiang gave response to Mr. Wotton's concerns.

Donna Lallmang of 808 Quince Ct in Country Woods East conveyed her concerns regarding notices, Aqua water issues, road connectivity, traffic study, wildlife and creek runoff.

During open discussion, Chairman Koehler brought the meeting to order and explained the purpose of this agenda item was for a general rezoning only and recommended that commentors express their concerns with the Town Council, who is the governing body for the Town.

After Board discussion, Chairman Koehler closed the public hearing.

Board Member Barnes made the motion to approve the recommendation of RZ22.05.01. The motion was approved after a second from Board Member Awaldt with Vice Chairwoman Wojtowicz dissenting.

Board Member Wilson made the motion to approve the recommendation of RZ22.05.01 as reasonable and consistent with the Comprehensive Land Use Plan. The motion was approved after a second from Board Member Awaldt with Vice Chairwoman Wojtowicz dissenting.

4. TX22.08.01

- A. Epcon Communities has submitted a text amendment to amend the Stallings Development Ordinance to replace Article 9, Section 9.2- 2(A)(7).
- B. Statement of Consistency and Reasonableness

Chairman Koehler opened the public hearing

Planning Director Hsiang presented the text amendment requesting a change of the maximum building coverage for primary structure to include an optional tier of 50% maximum building coverage for primary structure for age restricted communities of occupants ages fifty-five and older.

Wes Hinson, Attorney for the applicant and Stallings resident, addressed the Board and explained that the request to enhance the ordinance and give more appealing options to the aging communities.

After Board discussion, Chairman Koehler closed the public hearing.

- C. Board Member Wilson made the motion to approve the recommendation of TX22.08.01 along with a statement that TX22.08.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Awaldt.

5. CZ22.08.01

- A. East Coast Granite of Charlotte has submitted a conditional zoning request CZ22.08.01 for parcels #07105006A and #07105006E at 13606 East Independence Blvd to allow granite manufacturing, and cabinetry production/painting.
- B. Statement of Consistency and Reasonableness

Chairman Koehler opened the public hearing

Planning Director Hsiang presented conditional zoning request from the applicant, East Coast Granite. Planning Director Hsiang stated purpose of the request was to extend the granite manufacturing along with cabinetry to the adjacent parcels next to their current location of 13606 East Independence Blvd. Planning Director stated they were also requesting reduced buffers with additional plantings among other requests as shown in the site plan. The Site Plan is attached to these minutes and therefore incorporated herein. A community meeting was held on September 9, 2022, with one person from the community present and looks forward to a Sub-Committee meeting prior to presentation to Council. Staff finds it is inconsistent but reasonable with the Comprehensive Land Use Plan and recommends approval.

Phillip Yevchik, developer for the applicant, addressed the Board and explained the details of the plan for developing the property and for continued growth of the business.

Jim Cherry, the owner of Carolina Made and the adjacent property to the East Coast Granite parcel expressed his concerns with the proposed conditional zoning.

After Board discussion, Chairman Koehler closed the public hearing.

Board Member Awaldt made the motion to approve the recommendation of CZ22.08.01 along with a statement that CZ22.08.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Vice Chairwoman Wojtowicz.

6. Fee Schedule Update

- A. The Town of Stallings Planning Department has proposed to update and revise its Fee Schedule to become more consistent and competitive with the surrounding municipalities. This update also intends to better represent the language and procedures within the Stallings Development Ordinance on the fee schedule than the previous Fee Schedule.

Planning Technician Blaszyk presented the proposed changes to the Town's Fee Schedule with comparable information and quantifying data.

After Board discussion, Vice Chairwoman Wojtowicz made the motion to approve the recommendation of the updated Fee Schedule as written. The motion was approved unanimously after a second from Board Member Barnes.

7. Adjournment

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

The meeting adjourned at 8:34 pm.



Robert Koehler, Chairman



Mary McCall, Deputy Town Clerk

