

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

The Planning Board of the Town of Stallings met for its regular meeting on April 16, 2019, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

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

None were absent.

Staff present were: Planning and Zoning Administrator Lynne Hair, Code Enforcement Officer Kolleen Dickinson and Planning Technician David Furr.

Those also present were Rusty and Aaron Arant to represent Northeast Tool, and representatives of the Boehler Group.

Call to order and recognition of quorum

Chairman Hudson recognized a quorum and called the meeting to order.

1. Agenda and Minutes Approval

Chairman Hudson entertained a motion to approve the minutes of March 19, 2019. The motion was made by Mr. Wiley, seconded by Mrs. Wilson, and approved unanimously. Chairman Hudson next entertained a motion to approve the agenda for this meeting. This motion was made by Mr. Koehler, was seconded by Mr. Wiley, and approved unanimously.

2. New Business

- a) CZ19.03.01 – Northeast Tool. A request to conditionally rezone 10.36 acres of property located at 15200 Idlewild Road from MU-2 to CZ-IND to allow for the expansion of an existing light industrial use. The subject property is located on a portion of tax parcel #70705014.

Mrs. Hair presented the case to the Board and explained the conditions set forth. Then Rusty and Aaron Arant gave a brief presentation to the Board and opened up for questions and comments.

Chairman Hudson entertained a motion to approve the requested conditional zoning. A motion to approve was made by Vice Chairman Craver, seconded by Mr. Crenshaw, Mr. Whitman and Mr. Wiley.

Those opposed were Mr. Taylor, Mr. Barnes, Mr. Koehler and Mrs. Wilson.

Chairman Hudson then voting to approve broke the tie, making it a 5-4 vote to approve with conditions of zoning.

- b) DA18.09.01 – Review and approval of the development agreement for a mixed-use development containing 150 townhome units, 270 multifamily units and 3.41 acres of retail/commercial development. The subject property is located at Idlewild Road and I-485, behind the Idlewild Market shopping center in tax parcels #07075011, #07075013B, #07075011B, #07075291, and #07075013.

Lynne Hair first presented the development agreement to the Planning Board. Then representatives of the Bohler group opened up the discussion to questions from the board.

Chairman Hudson entertained a motion for approval of elevation. The motion for approval was made by Mr. Wiley, seconded by Mr. Koehler, and approved by the Board.

Mr. Whitman was the only member opposed.

3. Adjournment

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

The meeting was adjourned at 8:40 p.m.

Jack Hudson, Chairman

David Furr, Planning Tech