

**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 May 21, 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, and Rocky Crenshaw.

Andrew Whitman was absent.

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

Those also present were representatives of DLG Design Group, and Jeff Smith of Terwilliger Pappas.

Many members of the community also attended to voice their opinion(s).

Call to order and recognition of quorum

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

1. Agenda and Minutes Approval

Chairman Hudson entertained a motion to approve the minutes of April 16, 2019. The motion was made by Mr. Koehler, seconded by Mr. Wiley, and approved unanimously. Chairman Hudson next entertained a motion to approve the agenda for this meeting. This motion was made by Mr. Crenshaw, was seconded by Mr. Koehler, and approved unanimously.

2. Nomination and Election of Officers

- a) Chairman Hudson entertained a motion to elect a new Chairman of the Planning Board. Jack Hudson was re-elected as Chairman unanimously.
- b) Chairman Hudson next entertained a motion to elect a new Vice Chairman of the Planning Board. Rocky Crenshaw was elected the new Vice Chairman unanimously.

3. New Business

- a) DA19.03.02 – Development Agreement review and approval for Solis at Chestnut Farm located at 3024 Matthews-Weddington Road in PID#06087001.

Mrs. Hair gave a brief presentation to the Board and explained exactly what a Development Agreement is, how they're used, and what the process is. She gave a brief introduction to the project and turned it over to the developers.

Jeff Smith then presented the project to the Board in detail.

Steve Lineberger, a representative of the DRG Design Group next presents the elevations materials to the Board.

Michael Whitline, another representative of DRG Design Group answered a few questions from the Board regarding the Traffic Impact Analysis conducted on the area.

Next, the microphone was turned over to members of the community that wished to voice their opinion(s).

Greg Cochran, a community member, expressed his concerns about the development project.

Tim Smith, a community member, expressed his concerns.

Amelie Shoal, a community member, expressed her concerns.

David Marcelli, a community member, expressed his concerns.

Many of these concerns involved traffic and overcrowding of schools.

Chairman Hudson entertained a motion to approve the development agreement. A motion to approve was made by Mr. Wiley, seconded by Mr. Koehler, and approved.

Mr. Crenshaw was the only Board member to oppose.

3. Adjournment

Chairman Hudson entertained a motion to adjourn the meeting. Mr. Koehler made the motion to adjourn, seconded by Mrs. Wilson, and passed unanimously.

The meeting was adjourned at 8:12 p.m.

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Jack Hudson, Chairman

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David Furr, Planning Tech

