

TOWN OF WILSON'S MILLS

PLANNING BOARD

REGULAR MEETING

MINUTES

May 27, 2025

Present: Donald Byrd - Chair, Jay Mouser, Jim Uzzle, Doris Riley, Lloyd Barnes, Benji Parrish, Marvin Dodd.

Others Present: Wendy Oldham, Planning Director; Cynthia Paul, Planning Technician; Lina L Hasan - (Applicant for SUP-02-2025).

Absent: Tony Eason, Lloyd Barnes.

Convocation: D. Byrd called the meeting to order at 6:55 P.M.

Pledge of Allegiance: The Pledge of Allegiance was led by D. Byrd.

Invocation: The invocation was given by D. Byrd.

Approval of Agenda: A motion was made to approve the agenda by J. Uzzle and seconded by D. Riley. The motion passed unanimously.

Approval of Minutes: A motion was made by J. Uzzle to approve the minutes from March 24, 2025, Jay Mouser seconded it. The meeting for April was canceled due to lack of items on the agenda so there were no Minutes to approve for April 28, 2025. The Planning Board approved unanimously.

New Business: A. SUP-02-2025 (Lina L. Hasan) – Lina L. Hasan provided a brief overview of her proposal to establish a Group Home for children with special needs, ranging in age from infancy to 18 or 21 years old. During the meeting, the Planning Board asked several questions and advised the applicant that additional specific information was required, including:

- Letters of acknowledgment or support from adjoining property owners, particularly those closing on newly constructed homes nearby.
- A letter of approval from the Homeowners Association (HOA).
- Clarification on whether Ms. Hasan would reside at the home permanently.

- The number of children to be housed, along with specific age ranges and types of disabilities to be served.
- Staffing details, including caregiver-to-child ratios and oversight procedures.
- State documentation showing that the licensure process for the group home had been initiated.

Planning Director W. Oldham also spoke, noting that the State of North Carolina requires documentation from the Town of Wilson's Mills before any licensure can be granted. The Planning Board emphasized the importance of submitting at least preliminary or pending approval documentation to show progress toward compliance.

After discussion, J Uzzle made a motion to deny, and M. Dodd seconded the motion. The Planning Board concluded that the application did not meet the criteria set forth by the Town of Wilson's Mills for a Special Use Permit. The Board voted unanimously to deny the request.

Regular Business:

7. A – Planning Department Staff Report (March 2025), (April 2025). W. Oldham reviewed the staff departmental reports in detail with the Planning Board Members; she addressed a decrease in violations due to staff shortage and shared information on a new hire joining the team ensuring that the numbers will likely increase once training is completed. There were no questions raised.

7.B – Update On Projects

W. Oldham provided an update to the Planning Board on all projects included in the staff report, she gave an update on the number of build out homes and subdivisions and how many are left to be built as well as all that currently had approval for sewer from Johnston County. The Planning Board asked W. Oldham about possibilities of Commercial projects coming to Wilson's Mills, and she explained that the Town had a recent inquiry for a large Commercial project that would possibly be coming at the end of Gordon Road and US Business 70 as well as other inquiries that had been made that may potentially bring Commercial to our Town.

Adjourn:

J. Mouser made a motion to adjourn at 7:40 P.M, J. Uzzle seconded it. Motion carried unanimously.



Attest:

Wendy Oldham
Wendy Oldham, Planning Director

Donald Byrd
Donald Byrd, Chair