

TOWN OF WILSON'S MILLS
PLANNING BOARD - REGULAR MEETING
JANUARY 23, 2023

Present: Donald Byrd - Chairman, Marvin Dodd - Co-Chair, Lloyd Barnes, Jim Uzzle, Jay Mouser, Phyllis Hinnant

Others Present: Wendy Oldham – Development Compliance Officer, Leigh Hartley - Planning Technician, Cynthia Paul – Code Enforcement Officer/Permit Technician

Absent: Benji Parrish

Convocation: Chairman D. Byrd called the meeting to order at 7:00 P.M.

Pledge of Allegiance: Chairman D. Byrd led the Pledge of Allegiance.

Invocation: Invocation was given by L. Barnes.

Approval of Agenda: W. Oldham requested an agenda amendment to add 7-C (Resignation) to New Business. A motion was made to accept the amended agenda by J. Uzzle and seconded by L. Barnes. The amended agenda was approved unanimously.

Approval of Minutes: Minutes from December 5, 2022 were presented. Motion was made by J. Uzzle and seconded by J. Mouser to accept minutes as presented. Acceptance passed unanimously.

Regular Business: **Planning Department Staff Report (December 2022)**
Staff Planning Reports for December 2022 were reviewed by Planning Board members. W. Oldham pointed out that Parrish Ridge has been built out and finalization should be completed next month once everything, including street take over by the Town, is finalized. She shared that C. Paul was doing a great job with enforcing the Town's Ordinances and actively working to get the abandoned vehicles off the streets. W. Oldham also mentioned to the Planning Board that she had a meeting concerning the next phase of Johnston Farms and how pleased she was with what she saw. It was preliminary and efforts would need to be put forth in order for them to move forward but she was excited and thought they would be too. J. Uzzle asked if he could address something during this time. D. Byrd and W. Oldham agreed. J. Uzzle stated that this was concerning Waterview Way/Marlin Lane rezone. He shared with the Planning Board that he attended the Town Council meeting the week prior and wanted to know why and how they

could remove their recommendations to move forward with this rezone. He stated that W. Oldham was there and wanted to know why she didn't argue with them. She stated that she cannot argue or disagree, she is there to present facts about the rezone. Even with the recommendations of the Planning Board, the Town Council makes the final decision. Even by removing a couple of the recommendations by the Planning Board, it doesn't change that there would be construction on these lots, whether through the rezone for townhomes or leaving the zoning as is and building duplexes. W. Oldham did state that the portion of Marlin Lane that is not within Town Limits must be brought up to DOT standards before the Town would take them over. The developer/owner is very much aware of this. J. Uzzle just wanted it to be known that he didn't believe that the rezone for Waterview Way/Marlin Lane was concluded for the betterment of the Town since recommendations were removed.

New Business:

7.A – 3181 US Hwy 70 W (RZ-12-2022)

W. Oldham presented this rezone to the Planning Board. It was asked what was going at this location and she stated that she couldn't ask or request what the plans were going to be at this address as this is a General Rezone, not Conditional Rezone. J. Uzzle spoke up and stated that he has heard it was going to be a used car lot and insurance sales office. Discussion was if it could be annexed into Town and W. Oldham confirmed that it could not be at this time because it is not contiguous. Motion was made by J. Uzzle to approve the rezoning request from AG to C-70 and seconded by Lloyd Barnes. Motion passed unanimously.

7.B – Street take over at Parrish Ridge

W. Oldham reviewed the proposal for street takeover that the developer requested. The Developer requested that the Town assume maintenance and upkeep of the streets in Parrish Ridge on Rivercamp Street, Haymaker Drive, Benjamin Court and Norris Creek Drive. Developer did submit all necessary paperwork for streets and stormwater facilities proving they were built to Town specifications. These areas have been verified and are correct per W. Oldham. J. Uzzle inquired with W. Oldham about all the original issues that they had with this subdivision and if everything was satisfactory to her, the Town's Engineer, County and State. She did confirm that all has been completed and everyone was satisfied. There was no further discussion and Motion was made by J. Uzzle

and seconded by J. Mouser for the Town to take over the streets at Parrish Ridge. The motion passed unanimously.

7.C – Resignation

W. Oldham stated that she had accepted a letter of resignation from P. Hinnant. This letter stated that she was resigning due to health reasons. All members of the Planning Board made comments and wished her well. W. Oldham stated that she would pull applications, review and try to find potential replacement. This person would need to be in Town and not the ETJ. Hopefully a potential replacement would be at the next meeting and asked if anyone had in suggestions, please contact her. D. Byrd stated that she had been an asset to the board and would be missed. He would lift her in his prayers.

Adjournment:

A motion was made by J. Uzzle and seconded by L. Barnes to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 7:31 P.M. The next meeting is scheduled for February 27, 2023, at 7:00 P.M. at Wilson's Mills Elementary School Cafeteria.



Donald Byrd, Planning Board Chairman

ATTEST:



Wendy Oldham, Development Compliance Officer