

TOWN OF WILSON'S MILLS
PLANNING BOARD - REGULAR MEETING
MARCH 27, 2023

- Present:** Donald Byrd - Chairman, Marvin Dodd - Co-Chair, Jim Uzzle, Jay Mouser, Benji Parrish, Doris Riley, Tony Eason
- Others Present:** Wendy Oldham – Development Compliance Officer, Leigh Hartley - Planning Technician, Cynthia Paul – Code Enforcement Officer/Permit Technician
- Absent:** Lloyd Barnes
- Convocation:** Chairman D. Byrd called the meeting to order at 6:49 P.M.
- Pledge of Allegiance:** Chairman D. Byrd led the Pledge of Allegiance.
- Invocation:** Invocation was given by D. Byrd.
- Approval of Agenda:** There were no changes to the agenda. A motion was made to accept the agenda by J. Uzzle and seconded by M. Dodd. Agenda was approved unanimously.
- Approval of Minutes:** Minutes from February 27, 2023 were presented. Motion was made by M. Dodd and seconded by J. Mouser to accept minutes as presented. Acceptance passed unanimously.
- Regular Business:** **Planning Department Staff Report (February 2023)**
Staff Planning Reports for February 2023 were reviewed by Planning Board members. W. Oldham shared with the Planning Board that she has received several telephone calls regarding potential commercial development within the Town Limits. Details are very preliminary and are not sharable; however, she is excited about what is to come. W. Oldham also pointed out a few facts regarding some of the subdivisions and development phases.
- New Business:** **7.A – Rezone – 3181 US Hwy 70 West (RZ-12-2022)**

W. Oldham advised the Planning Board that there was an error in our Request for Action from January 23, 2023, and per the Town’s Attorney, it should go back before the Planning Board for clarification. In fact, the Future Land Use Map has an error for the property along Hwy 70 and needs to be updated. As it appears, instead of reviewing the map at the time, taking for granted that it was correct for the area but in fact being wrong, this rezone is not consistent with the Future Land Use Map. J. Uzzle stated that it was a no brainer and that for that area, it should be zoned commercial. W. Oldham stated that from her perspective, she would still recommend the approval of this rezone. J. Uzzle made the motion to rezone this parcel from Agriculture (AG) to C-70 (Commercial), even being

inconsistent with the current Future Land Use Map because it is reasonable based on the wants of the Town's people and past planning board members. J. Mouser seconded the motion and motion carried unanimously.

Adjournment:

A motion was made by J. Uzzle and seconded by M. Dodd to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 7:21 P.M. The next meeting is scheduled for April 24, 2023, at 7:00 P.M. at Wilson's Mills Elementary School Cafeteria.



Donald Byrd, Planning Board Chairman

ATTEST:



Wendy Oldham, Development Compliance Officer