

TOWN OF WILSON'S MILLS
PLANNING BOARD - REGULAR MEETING
MAY 22, 2023

- Present:** Donald Byrd - Chairman, Marvin Dodd - Co-Chair, Jay Mouser, Benji Parrish, Doris Riley
- Others Present:** Wendy Oldham – Development Compliance Officer, Leigh Hartley - Planning Technician, Cynthia Paul – Code Enforcement Officer/Permit Technician; Timothy Hess – Timmons Group, Liz Ange – Timmons Group, and Brent West – Winston Hospitality Inc.
- Absent:** Lloyd Barnes, Jim Uzzle, Tony Eason
- Convocation:** Chairman D. Byrd called the meeting to order at 6:58 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. Mouser and seconded by M. Dodd. Agenda was approved unanimously.
- Approval of Minutes:** Minutes from March 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 (March 2023)**
Staff Planning Reports for March 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. W. Oldham also pointed out a few facts regarding some of the subdivisions and development phases.
- New Business:** **7.A – Rezone – 151 acres located at the end of Jones Road and Johnston Farms Drive (RZ-01-2023)**

W. Oldham advised the Planning Board that this rezone was a general rezone from Agriculture (AG) to MU (Mixed Use). With this rezone, there would be no commercial involved and it would all be residential. Residential being single family and multi family. W. Oldham informed the Planning Board that she has reviewed two preliminary plans and she is very pleased with what potential this would bring for growth. M. Dodd questioned the impact that this would have on the new school. W. Oldham shared that she has spoken with B. Moore with the school board, and he doesn't see a problem with the projected numbers. J. Mouser inquired

about sewer for this project. W. Oldham shared that there was a previous allocation, and that correspondence is being had with C. Farmer with the county on the remainder needed. The current owner of the project is very much aware of what will have to be done in order to complete the project. D. Byrd made a comment to the Planning Board that sewers is a huge deal among all towns in Johnston County. M. Dodd also mentioned if the Fire Marshal's office would have to review the plans before moving forward and W. Oldham did confirm that they would have to review and approve before the project could move forward. J. Mouser made the motion to rezone this parcel from Agriculture (AG) to MU (Mixed Use). B. Parrish seconded the motion and motion carried unanimously.

Adjournment:

A motion was made by D. Riley and seconded by M. Dodd to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 7:15 P.M. The next meeting is scheduled for June 26, 2023, at 7:00 P.M. at Wilson's Mills Elementary School Cafeteria.



Donald Byrd, Planning Board Chairman

ATTEST:



Wendy Oldham, Development Compliance Officer