

**TOWN OF WILSON'S MILLS
PLANNING BOARD TELE-MEETING
APRIL 6, 2020**

Present Via Video: Carolyn Dobbin, Marvin Dodd, Steven Rice, Ben Parrish, Mary Beth Whitmire, Phyllis Hinnant

Present via Audio: Chairman Donald Byrd

Others Present via Video: Mayor Jim Uzzle, Wendy Oldham-Planning Technician, Leighanna Worley-Town Administrator/Clerk, Matt Brubaker-Greenfield Communities, Mike Sanchez-McAdams & Company, Jessica Hardesty-McAdams & Company, Chris Ackerman-Greenfield Communities and Ben Taylor-Greenfield Communities

Absent: Ray Stevens and Lloyd Barnes

Convocation: Chairman Byrd called the meeting to order at 7:13 P.M.

Approval of Agenda: Agenda was approved unanimously as presented. Motion was made by Marvin Dodd and seconded by Ben Parrish.

Approval of Minutes: Minutes were presented for December 30, 2019. No request for changes. Motion made by Ben Parrish and seconded by Marvin Dodd. Passed unanimously.

Regular Business: **5.A. RZO-01-2020-Mobile Home Overlay at 240 Harrison Road**
W. Oldham presented RZO-01-2020 asking for a recommendation of approval for a Mobile Home Overlay on a Single Wide Mobile Home Park at 240 Harrison Road. This was discussed as not being addressed and carried over when the Town wide Rezoning was completed in December 2019. Stephen Rice made a motion to recommend approval and Ben Parrish seconded it. Motion carried unanimously.

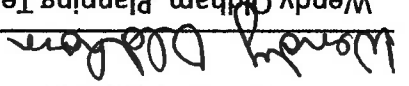
5.B. RZ-01-2020- Rezone of Partial Parcel on Strickland Road
W. Oldham presented RZ-01-2020. Greenfield Communities is asking for a rezone of a partial parcel on the West side of Strickland Road to RMST due to a potential subdivision being built. After discussion between board members and Greenfield Communities and McAdams & Company, Stephen Rice made a motion to recommend sending the rezone to Town Council. Ben Parrish seconded the motion, which passed unanimously.

5.C. RZ-02-2020 Rezoning of parcel on Wilson's Mills Road
W. Oldham presented the recommendation of rezoning of a small parcel on Wilson's Mills Road. This parcel is currently zoned Industrial, but due to Duke Energy's Access Easement for power lines and the shape of the parcel, it can only be used for agriculture. This piece was inadvertently overlooked when the Future Land Use Rezoning was completed in December 2019 and it should have stayed Agricultural. Marvin Dodd made a motion to recommend the rezoning to Town Council. Phyllis Hinnant seconded the motion. It passes unanimously.

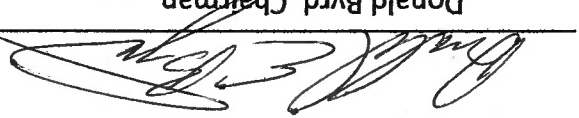
Adjournment:

A motion was made by Marvin Dodd and seconded by Ben Parrish to adjourn the meeting. Chairman Byrd adjourned the meeting at 7:32 P.M.

ATTEST:



Wendy Oldham, Planning Technician



Donald Byrd, Chairman