

**TOWN OF WILSON'S MILLS
PLANNING BOARD
REGULAR MEETING
DECEMBER 29, 2020**

- Present:** Donald Byrd-Chairman, Marvin Dodd-co-chair, Ben Parrish, Lloyd Barnes, Stephen Rice, Phyllis Hinnant
- Others Present:** Mayor Jim Uzzle, Councilwoman-Carolyn Dobbin, Wendy Oldham-Development Compliance Officer, Chad Sary-Planning Consultant, Ben Taylor-Greenfield Communities, Dan Simmons-McGill Associates, Tom Nelson-TJ's Auto
- Absent:** MaryBeth Whitmire
- Convocation:** Chairman D. Byrd called the meeting to order at 7:00 P.M.
- Invocation:** Invocation was given by M Dodd.
- Approval of Agenda:** There were no changes to the agenda. A motion was made to accept the agenda by M. Dodd and seconded by B. Parrish. Agenda was approved unanimously.
- Approval of Minutes:** Minutes from November 2, 2020 were presented. Motion was made by L. Barnes and seconded by M. Dodd to accept minutes as presented. Acceptance passed unanimously.
- Regular Business:** **5.A.** Staff Planning Report for November 2020 was reviewed by Planning Board members. There were no questions.
- New Business:** **6.A. RZ-04-2020**
W. Oldham presented the request for Conditional Rezone for property at 1737 Swift Creek Road. The applicant is asking for a rezone from SFR-2 (Single Family Residential) to VSR(Vehicle Service Repair) to support a classic car restoration business on the parcel. T. Nelson and D. Simmons explained the project and the actions they are proposing to protect the residents around the property. T. Nelson states there will be no "hot rodding or burnouts", as these are classic cars, not hot rods. S. Rice questioned the future use of the remainder of the property and D. Simmons and T. Nelson explained the wetlands on the property and that they could not expand or build on the remainder of the property without state approval. With no more questions, a motion was made by M. Dodd and seconded by L. Barnes to

recommend the Conditional Rezone to Town Council, accepting the conditions set forth by the applicant.

6.B. Crescent Mills Preliminary Plat Review

Per attorney recommendation, W. Oldham requested the Planning Board strike through the statement "with the condition of continuing to work with both County and Town Staff regarding the sewer upgrades" under Standards for Approval. W. Oldham then presented the Preliminary Plat for Crescent Mills. This is a 790 Unit Subdivision on each side of Strickland Road consisting of both detached homes and townhomes that will be built in multiple phases. The developer is currently working with the Town and County to possibly upsize the sewer line along Strickland Road for future development in that area, however, that has no impact on the Consistency of the Preliminary Plat with the Town's Comprehensive Use Plan and Development Ordinances. M. Dodd asked about the stub out streets to potential new development. B. Taylor stated that they are leaving them as stub outs so future developments can tie into them and make access easier for Emergency and Law Enforcement Personnel. After some discussion, M. Dodd requested that they put stone down at the stub outs. B. Taylor stated they had already planned to do so. M. Dodd made a motion to approve the Preliminary Plat of Crescent Mills and L. Barnes seconded it. The motion passed unanimously.

Adjournment:

A motion was made by M. Dodd and seconded by L. Barnes to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 7:42 P.M. The next meeting is scheduled for January 25, 2021 at Wilson's Mills Elementary School Cafeteria.



Donald Byrd, Chairman

ATTEST:



Wendy Oldham, Development
Compliance Officer