

TOWN OF WILSON'S MILLS
PLANNING BOARD REGULAR SESSION
December 30, 2019 – 7:00 PM

PRESENT: Chair Donald Byrd, Vice-Chair Marvin Dodd, Board members Ray Stevens, Lloyd Barnes, and Phyllis Hinnant

OTHERS Valerie Brookens-Planning/Zoning Administrator, Councilmember Carolyn Dobbin, and Mayor Jim Uzzle,

ABSENT: MaryBeth Whitmire, Ben Parrish, and Stephen Rice

CONVOCATION: Chairman Byrd called meeting to order at 7:00 p.m.

INVOCATION: Stevens gave the invocation.

APPROVAL OF AGENDA: Agenda was accepted as presented. Motion was made by Dodd to accept, seconded by Stevens. Motion passed unanimously.

APPROVAL OF MINUTES: After reviewing minutes from November 25, 2019, Dodd made a motion to accept minutes as presented and Barnes seconded. Motion passed unanimously.

INTRODUCTION OF NEW LIASON: V. Brookens introduced Councilmember Carolyn Dobbin, as the new Planning Board Liaison and new Councilmember as of December 16th.

OPEN FORUM: Vice Chairman Dodd opened Open Forum at 7:03 p.m. No one came forward. Open Forum was closed at 7:03 p.m.

REGULAR BUSINESS: **A. Planning & Code Enforcement November 2019 Monthly Report –**
V. Brookens presented November 2019 Staff Report and reported on the changes that were made to the Development Ordinance with adoption by Town Council at the December 16, 2019 public hearing. There was a discussion regarding the changes to Article 9 and Article 16 relating to the requirement that stormwater ponds had to be enclosed by a chain link fence. There was a discussion and Byrd expressed that he did not agree with Council making that decision and felt it should have had to come back to Planning Board. There was further discussion and Dodd made a motion to add it to the January Town Council agenda for further discussion. Barnes seconded the motion and passed unanimously.

V. Brookens also shared that Article 19: Watershed Protection, was not adopted as presented due to the uncertainty of the implications of the

proposed policies by staff. Further research and outreach with the State is necessary. The Town needs to ensure that there is staff to properly implement these policies. There was a discussion regarding putting out a request for qualifications for engineering services.

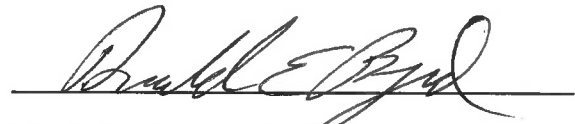
B. Planning Board 2020 Meeting Schedule V. Brookens presented the Planning Board Meeting schedule that was approved at the December 16th Town Council meeting. After a discussion the Board decided that they would like to move the Tuesday, December 29, 2020 meeting back to Monday December 28, 2020. Dodd made a motion to move the meeting and was seconded Hinnant. It passed unanimously.

C. SUP-07-2019: 275 Vinson Rd (Allow Solar Farm)

V. Brookens introduced SUP-07-2019, which would allow for a solar farm operation at 275 Vinson Road. There was little discussion. Stevens recused himself from the vote since he is the owner of the property. Barnes made a motion to recommend approval to Town Council. It was seconded by Dodd. Motion passed unanimously with no conditions.

ADJOURN:

Dodd made a motion to adjourn and seconded by Barnes. Meeting adjourned at 7:38 p.m.


DONALD BYRD, Chairman

ATTEST:


Wendy Oldham, Planning Technician