

TOWN OF WILSON'S MILLS
PLANNING BOARD MEETING
January 28, 2019

PRESENT: Chairman Donald Byrd, members Ray Stevens, Ben Parrish & Mary Beth Whitmire

OTHERS PRESENT: Valerie Brookens, Planning and Zoning Administrator

ABSENT: Members Marvin Dodd and Lloyd Barnes

CONVOCATION: Chairman Byrd called the meeting to order at 7:02 p.m.

INVOCATION: Stevens gave the invocation.

APPROVAL OF AGENDA: Chairman Byrd asked for the approval of the agenda. A motion was made to approve the agenda by Parrish and seconded by Stevens. Motion carried unanimously.

OPEN FORUM: Chairman Byrd opened the public forum at 7:04 p.m. and with no one wishing to speak, closed it at 7:04 p.m.

REGULAR BUSINESS:
a. Review and Recommendation – Zoning Map Amendment – Cole Rd. Property

Valerie Brookens reviewed the Cole Rd. Property rezoning request staff report with the Board. Brookens explained that the applicants would return with the special use permit application and development plan that is required for planned unit developments (PUDs) at a later date and wanted to get input from the Boards before completing a development plan. The request was to rezone the property from County AR to Town R-10 conditional use district.

Applicant/Representatives Wade Corbett from Graywolf Development and Steven Carson and Tom Speight from Bateman Civil Survey were present to provide information and answer questions. A site plan was provided to the Board by the applicant. There was a discussion regarding the reduced lot sizes. Corbett explained that the overall density for the entire site would still be met and approximately 30% of the site would remain as open space. He further explained that by reducing the lot sizes it allowed them to provide more affordable rates when the homes are sold.

Corbett addressed impact concerns and stated that they are working with Johnston County Utilities and that Greywolf Development would be investing in approximately 4 miles of sewer line to connect near the airport. Additionally, Corbett stated that a traffic study would be completed to assess the transportation impacts.

Corbett also committed that Greywolf development would pay \$100/lot to contribute to the Town for any park needs.

A motion was made to recommend approval to Town Council and forward it on by Whitmire and was seconded by Parrish. Motion carried unanimously.

b. Planning and Zoning Report

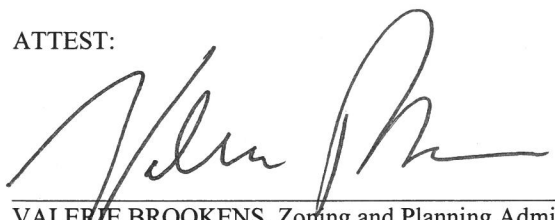
Valerie Brookens reviewed the Planning and Zoning report for the month of January.

ADJOURN:

With there being no further business, a motion to adjourn was made by member Parrish and seconded by Whitmere. Motion carried unanimously. The meeting was adjourned at 7:38 pm


DONALD BYRD, Chairman

ATTEST:


VALERIE BROOKENS, Zoning and Planning Administrator