

**TOWN OF WILSON'S MILLS
PLANNING BOARD MEETING
March 25, 2019**

PRESENT: Chairman Donald Byrd, members Ray Stevens, Ben Parrish & Marvin Dodd

OTHERS PRESENT: Valerie Brookens, Planning and Zoning Administrator & Mayor Jim Uzzle

ABSENT: Members Mary Beth Whitmere and Lloyd Barnes

CONVOCATION: Chairman Byrd called the meeting to order at 7:01 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 Dodd and seconded by Parrish. Motion carried unanimously.

OPEN FORUM: Chairman Byrd opened the public forum at 7:02 p.m. and with no one wishing to speak, closed it at 7:02 p.m.

REGULAR BUSINESS:

a. Review and Approval – Minor SD 03-2019 - Sketch Plat for 795 Powhatan Rd. Brookens reviewed the minor subdivision sketch plat staff report for 795 Powhatan Road with the Board. There was a brief discussion. A motion was made to approve by Dodd and seconded by Parrish. Motion carried unanimously.

b. Review and Approval – Minor SD 04-2019 - Final Plat for 795 Powhatan Rd. Brookens reviewed the minor subdivision final plat staff report for 795 Powhatan Road with the Board. A motion was made to approve by Stevens and seconded by Parrish. Motion carried unanimously.

c. Review and Recommendation – RZ 03-2019 - 795 Powhatan Rd. Brookens reviewed the rezoning request staff report for 795 Powhatan Road with the Board. The request is to rezone from RA-40 to R-20 with the intent to develop into 3 single family lots. There was a brief discussion. A motion was made to forward the Rezoning Request to Town Council by Dodd and seconded by Parrish. Motion carried unanimously.

d. Review and Approval – Minor SD 02-2019 - Sketch Plat for Duke Energy Brookens reviewed the minor subdivision sketch plat staff report for the Duke Energy Project off Gordon Road with the Board. The applicant's representative from Duke Energy, Kevin Lee was present to answer questions. Lee explained that the intent for this property is be used for a Duke Energy capacitor bank, which will help stabilize and maintain the current to be able to provide better service. A motion was made to approve by Dodd and seconded by Parrish. Motion carried unanimously.

e. Review and Approval – Minor SD 05-2019 - Final Plat for Duke Energy. Brookens reviewed the minor subdivision final plat staff report for the Duke Energy Project off Gordon Road with the Board. A motion was made to approve by Parrish and seconded by Dodd. Motion carried unanimously.

f. Review and Recommendation – SUP 01-2019 – Wellons Property Solar Farm. Brookens reviewed the special use permit (SUP) request staff report for the permitting of a 2nd phase to a solar farm located at 1425 A Powhatan Road with the Board. There was a brief discussion. A motion was made to forward the SUP to Town Council by Stevens and seconded by Parrish. Motion carried unanimously.

g. Planning and Zoning Report Valerie Brookens reviewed the Planning and Zoning report for the month of February.

**PRESENTATION –
Land Use Plan and UDO –
N-Focus Planning**

Rick Flowe, of N-Focus Planning presented information to the Planning Board regarding the upcoming Land Use Plan and Unified Development Ordinance (UDO) work that N-Focus was will be undertaking with the Town. This work was approved by Town Council on March 18, 2019. Flowe explained the importance of these plans and how they will work together to help guide the Town's future growth. Further he discussed the timeline, process and expectations for the Board. This work will be a standing agenda item on Planning Board's meetings and will commence with the next Board meeting April 22nd.

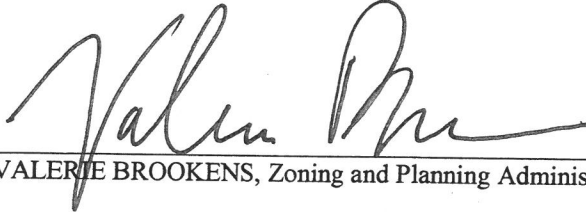
ADJOURN:

With there being no further business, a motion to adjourn was made by member Dodd and seconded by Parrish. Motion carried unanimously. The meeting was adjourned at 8:13 pm.



DONALD BYRD, Chairman

ATTEST:



VALERIE BROOKENS, Zoning and Planning Administrator