

**TOWN OF WILSON'S MILLS**

**PLANNING BOARD**

**REGULAR MEETING**

**MINUTES**

**May 28th, 2024**

**Present:** Marvin Dodd – Co-Chair, Lloyd Barnes, Jim Uzzle, Benji Parrish, Doris Riley.

**Others Present:** Brent West – Johnston Farms, Bob Winston – Johnston Farms – Jason Wenzel – Attorney for Johnston Farms, Zulit Ortega – Code Enforcement Officer & Permit Technician, Cynthia Paul – Planning Technician.

**Absent:** Wendy Oldham – Planning Director, Donald Byrd - Chair, Tony Eason, Jay Mouser.

**Convocation:** M. Dodd called the meeting to order at 7:00 P.M.

**Invocation:** The invocation was given by J. Uzzle.

**Approval of Agenda:** A motion was made to approve the agenda by J. Uzzle and seconded by B. Parrish. Motion passed unanimously.

**Approval of Minutes:** A motion was made by L. Barnes to approve the minutes from March 25<sup>th</sup>, 2024, D. Riley seconded it. The Planning Board approved unanimously. A motion was made by L. Barnes to approve the minutes from the work session on April 1<sup>st</sup>, 2024, D. Riley seconded it. The Planning Board approved unanimously. A motion was made by L. Barnes to approve the minutes from the work session on April 9<sup>th</sup>, 2024, D. Riley seconded it. The Planning Board approved unanimously.

**Regular Business:** 6.A – Planning department Staff Report (April 22, 2024) and

(May 28, 2024)

The Planning Board was updated on the increase in Residential Zoning Permits.

**6.B – Update On Projects**

The Planning Board had no additional questions on current projects.

**New Business:**

**7.A. – RZ-04-2024 – General Rezone on Parcel 17J07005H – Meta Drive.**

**J. Uzzle recused himself from this case due to a conflict of interest. The Planning Board asked questions about the original zoning of this property. J. Uzzle explained the current use and why the rezone is necessary for this parcel. A motion was made to approve the General Rezone as presented by L. Barnes and seconded by D Riley. The motion passed unanimously.**

**7.B. – CRZ-02-2023 - Conditional Rezone on Parcel 17K08026L – Johnston Farms Phase 3.**

**Bob Winston spoke on behalf of the Johnston Farms Conditional Rezone. The Planning Board asked questions about the future traffic impact and expressed their concerns about the upkeep of the anticipated new phase of Johnston Farms. The following conditions were approved by the Planning Board:**

- **Minimum 52-foot-wide lot width for single family homes.**
- **Minimum 20-foot-wide lot width for townhomes.**
- **A 20-foot front setback for townhomes to allow for more parking.**
- **One (1) additional parking space for every three townhomes to allow for more off-street parking.**
- **Adhere to all changes required by the Planning Department, Town’s Engineer, and the Fire Marshal’s Office.**
- **Construction plans go back before the Planning Board prior to CD approval by the Planning Director.**

**B. Parrish made a motion to approve the Conditional Rezone with the above conditions. D Riley seconded it. The motion passed unanimously.**

**Adjourn:**

**D. Riley made a motion to adjourn at 7:29 P.M, J. Uzzle seconded it.  
Motion carried unanimously.**



**Attest:**

*Wendy Oldham*  
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Wendy Oldham, Planning Director

**Donald Byrd, Chair**

*Donald Byrd*  
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