

**TOWN OF WILSON'S MILLS
PLANNING BOARD - REGULAR MEETING
FEBRUARY 27, 2023**

- Present:** Donald Byrd - Chairman, Marvin Dodd - Co-Chair, Lloyd Barnes, Jim Uzzle, Jay Mouser, Benji Parrish
- Others Present:** Wendy Oldham – Development Compliance Officer, Leigh Hartley - Planning Technician, Cynthia Paul – Code Enforcement Officer/Permit Technician
- Absent:** None
- Convocation:** Chairman D. Byrd called the meeting to order at 6:55 P.M.
- Pledge of Allegiance:** Chairman D. Byrd led the Pledge of Allegiance.
- Invocation:** Invocation was given by L. Barnes.
- Approval of Agenda:** There were no changes to the agenda. A motion was made to accept the agenda by J. Uzzle and seconded by B. Parrish. Agenda was approved unanimously.
- Approval of Minutes:** Minutes from January 23, 2023 were presented. Motion was made by M. Dodd and seconded by L. Barnes to accept minutes as presented. Acceptance passed unanimously.
- Regular Business:** **Planning Department Staff Report (January 2023)**
Staff Planning Reports for January 2023 were reviewed by Planning Board members. W. Oldham shared with the Planning Board that she has received several telephone calls regarding potential commercial development within the Town Limits. Details are very preliminary and are not sharable; however, she is excited about what is to come. W. Oldham also pointed out a few facts regarding some of the subdivisions and development phases. She shared that C. Paul was doing a great job with enforcing the Town's Ordinances and has been successful in getting the abandoned vehicles off the streets. J. Uzzle asked if he could address something during this time. D. Byrd and W. Oldham agreed. J. Uzzle questioned the impact of the new school, future development and growth of the town – more specifically – traffic, sewer and impact. W. Oldham and D. Byrd shared their thoughts as well as facts. W. Oldham shared that she has been in communication with B. Moore, who is with the Johnston County Board of Education, and that things are moving along at a slower pace than what they originally thought. There are things that have come up now that they have purchased the property. They still plan to annex in. Traffic analysis will have to be completed. Growth and impact will come in time. The Planning Board's concerns are the Town's concerns as well. W. Oldham shared that she is trying to stay on top of all the new development and always has in mind

what is best for the Town. She may not agree with what other Town's do or how things are handled with the County, but we can only do what is best for the Town of Wilson's Mills. The Town will in the future have to have a Public Utilities department or contract out for the work as the lines will become the Town's responsibility instead of the County's. D. Byrd chimed in stating that future development comes with a cost. W. Oldham appreciated the Planning Board's attention to our small Town and the future of same.

New Business:

- 7.A – Planning Board – potential new member (Marlon Eason)**
- 7.B – Planning Board – potential new member (Ryan Springer)**
- 7.C – Planning Board – potential new member (Portia Springer)**
- 7.D – Planning Board – potential new member (Doris Riley)**

D. Byrd stated that there are two vacant seats on the Planning Board. There were four applications submitted for the vacancies. Three of the four applicants were present at the meeting. One had a prior family commitment. D. Byrd asked each applicant to introduce themselves and if they had anything they would like to say, please do so. M. Eason, R. Springer and P. Springer introduced themselves and shared a little about themselves. Other Planning Board members asked some questions to each of them and then J. Uzzle requested if it would be okay to have the applicants leave in order for the Planning Board to have time to discuss before voting. D. Byrd and W. Oldham agreed that if that is how they wanted to proceed, that was their choice. Applicants left and the Planning Board discussed their thoughts and voiced their opinions. M. Dodd made a motion to approve the application of M. Eason and D. Riley fill the vacant seats on the Planning Board. L. Barnes seconded the motion and motion carried unanimously.

Adjournment:

A motion was made by J. Uzzle and seconded by M. Dodd to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 7:42 P.M. The next meeting is scheduled for March 27, 2023, at 7:00 P.M. at Wilson's Mills Elementary School Cafeteria.



ATTEST:

Wendy Oldham
Wendy Oldham, Development Compliance Officer

Donald E Byrd
Donald Byrd, Planning Board Chairman