

TOWN OF WILSON'S MILLS
PLANNING BOARD REGULAR SESSION
November 25, 2019-7:00 P.M.

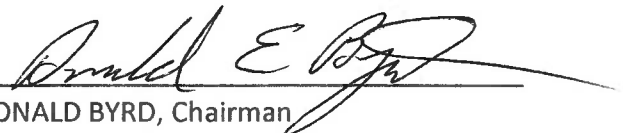
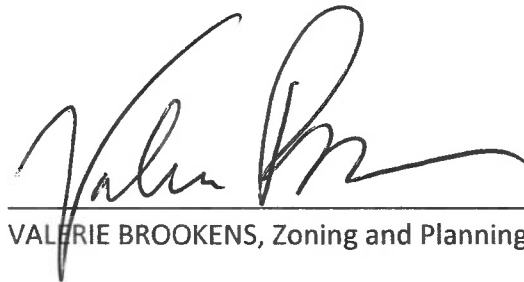
- PRESENT:** Chairman Donald Byrd, Board Members Stephen Rice, Ray Stevens, Marvin Dodd, Ben Parrish
- OTHERS PRESENT:** Mayor Jim Uzzle, Jr, Valerie Brookens-Planning/Zoning Administrator, Wendy Oldham-Planning Technician, Rick Flowe-N-Focus, Leighanna Worley-Town Administrator
- ABSENT:** Board Members MaryBeth Whitmire, Phyllis Hinnant, Lloyd Barnes
- CONVOCATION:** Chairman Donald Byrd called the meeting to order at 7:12 p.m.
- INVOCATION:** Board Chairman Donald Byrd gave the invocation.
- APPROVAL OF AGENDA:** Agenda was accepted as presented. Motion was made by M. Dodd to accept, seconded by S. Rice. Motion passed unanimously.
- APPROVAL OF MINUTES:** Board members reviewed the minutes and had no changes or questions. M. Dodd made a motion to accept the minutes. It was seconded by R. Stevens. The motion passed unanimously.
- OPEN FORUM:** Chairman Byrd opened Open Forum at 7:13 p.m. No one came forward to speak. Open Forum was closed at 7:14 p.m.
- REGULAR BUSINESS:** **A. Planning & Code Enforcement Monthly Report- October**
V. Brookens presented the Staff Report for October 2019. Board had no questions. M. Dodd made a motion to accept and S. Rice seconded. Passed unanimously.
- OTHER BUSINESS:** **A. Article 19-Watershed Protection**
R. Flowe presented Article 19 to Planning Board. There was little discussion, as this is a state mandated action.
B. Discussion on final revisions
Mike Sanchez, engineer, and Matt Brubaker, developer, addressed the Board regarding the cul-de-sac lengths, back alleys, and recessed garages. They stated it would create very limited development if these stay as proposed. They answered questions from the board and gave a few options they felt could be a compromise. The board agreed to lengthen cul-de-sac length to 500 feet. They also agreed that back alleys would be an option, not a requirement and that instead of recessing the garage, they would have a paved walkway from the street to the front entrance

of the house. If there is no back alley and the garage is not recessed, the set back changes to 25 feet. All board members were in agreement.

C. Recommendation of Approval of UDO & CLUP

S. Rice made a motion to approve the UDO & CLUP with changes discussed tonight and send it to the Town Council for final approval. M. Dodd seconded the motion. It passed unanimously.

ADJOURNMENT: M. Dodd made a motion to adjourn the meeting and B. Parrish seconded it. Passed unanimously. Chairman Byrd adjourned the meeting at 8:24p.m. The next meeting will be Monday, December 30, 2019 at 7:00 p.m.


DONALD BYRD, Chairman
VALERIE BROOKENS, Zoning and Planning Administrator