

TOWN OF WILSON'S MILLS

PLANNING BOARD

REGULAR MEETING

MINUTES

August 26, 2024

- Present:** Marvin Dodd – Co-Chair, Jim Uzzle, Benji Parrish, Jay Mouser, Doris Riley.
- Others Present:** Wendy Oldham- Planning Director, Cynthia Paul – Planning Technician.
- Absent:** Zulit Ortega – Code Enforcement Officer & Permit Technician, Donald Byrd – Chair, Lloyd Barnes, Tony Eason.
- Convocation:** M. Dodd called the meeting to order at 7:01 P.M.
- Pledge of Allegiance:** M. Dodd led the Pledge of Allegiance.
- 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 J. Mouser. The motion passed unanimously.
- Approval of Minutes:** A motion was made by J. Uzzle to approve the minutes from June 24th, 2024, D. Riley seconded it. The Planning Board approved unanimously.
- New Business:** 6. A RZ-05-2024 – General Rezone on Pacel 05I06028 (R. Jones property).
W. Oldham presented the General Rezone of 5691 US Highway 70 Business from Commercial (C-70) and SFR-3 to Mixed Use (MU). Randy Jones spoke to the Planning Board and answered questions. J. Uzzle made a motion to approve, and J. Mouser seconded it. The Planning Board approved unanimously.

6. B CRZ-04-2024 – Conditional Rezone on Parcel 17K08051V (Catawba Road).

W. Oldham presented the Conditional rezone of Catawba Road from Single Family Residential (SFR) to Mixed Use (MU). Andrew Stocks with Stocks Engineering spoke to the planning boards about the project and answered questions. B. Parrish made a motion to approve, and D. Riley seconded it, the Planning Board approved unanimously with the following conditions:

- **Front setback of 20' to allow ample parking.**
- **One extra parking space per three units.**
- **No businesses.**

6. C Wilson's Mills Bicycle and Pedestrian Acceleration Plan.

W. Oldham Presented the Plan went over the descriptions, statistics, and how to implement this plan. D Riley made a motion to approve and J Uzzle seconded it. The Planning Board approved unanimously.

Regular Business:

7.A – Planning department Staff Report (June 2024) and (July 2024)

W. Oldham updated the Planning Board of the increasing number of residential zoning permits, Code Enforcement Violations, Zoning violations, and Abatements.

7.B – Update On Projects

W. Oldham gave an update on current Residential and Commercial projects.

7.C – Work Session (Articles 10-15).

The Planning Board did not address any of the UDO Revisions during the August 26th meeting, the revisions will be discussed during the September 23rd meeting.

J. Uzzle made a motion to adjourn at 8:00 P.M, D. Riley seconded it. Motion carried unanimously.



Attest:

Wendy Oldham
Wendy Oldham, Planning Director

Donald Byrd, Chair