

TOWN OF WILSON'S MILLS

PLANNING BOARD

REGULAR MEETING

JANUARY 22, 2024

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

Others Present: Tony Tate- TMTLA Associates, Rob Bailey - R&R Development Group of NC, LLC, Wendy Oldham – Planning Director, Cynthia Paul – Code Enforcement Officer & Permit Technician.

Absent: Donald Byrd – Chairman, Tony Eason.

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

Invocation: The invocation was given by L. Barnes.

Approval of Agenda: A Motion was made to accept the agenda by J. Uzzle and seconded by J. Mouser. Motion passed unanimously.

Approval of Minutes: Minutes from October 23, 2023, were presented. The motion was made by J. Uzzle to accept the minutes as presented and seconded by B. Parrish. The Planning Board approved unanimously.

Regular Business:

6.A – Planning department Staff Report (December 2023)

Wendy Oldham advised the Planning Board of lowered violations due to short staffing and an upcoming opening that will be posted soon to fill the empty position.

6.B – Update On Projects

Wendy Oldham updated Planning Board Members on ongoing projects.

New Business:

7.A. – CRZ-01-2024 – Conditional Rezone - Lee Property - Parcel 17J07022A

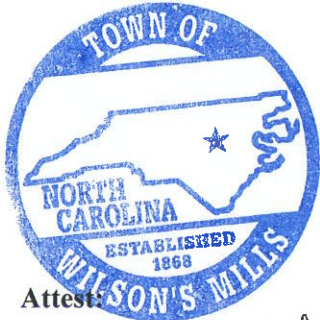
W. Oldham presented the facts for this conditional rezone, Rob Bailey explained NCDOT is requiring turning lanes for the LEE PROPERTY project, and that Johnston County is giving two options for sewer lines. Rob Bailey also did a presentation and Q & A for the Planning Board. The Planning Board had concerns about the side setbacks between townhomes, building separation, and hammerhead length. Applicant requested to table this conditional rezone until the specifics of the concerns are addressed.

7.B – RZ-02-2024 – General Rezone – Walker Property - Parcel 17K080431

W. Oldham presented the facts of this general rezone, the planning board suggested a condition being annexation, being that this was a general rezone and not a conditional rezone, W. Oldham is reaching out to the Town attorney for advice. The Planning Board has agreed to approve this rezone with the condition of annexation. The motion was made by J. Uzzle, and seconded by L. Barnes, there were no rebuttals.

Adjourn:

J. Uzzle made a motion to adjourn the meeting at 8:29 P.M, Co-Chairman M. Dodd seconded it. Motion carried unanimously.



Attest:

Wendy Oldham
Wendy Oldham, Planning Director

Donald Byrd
Donald Byrd, Chairman