

**TOWN OF WILSON'S MILLS**

**PLANNING BOARD**

**REGULAR MEETING**

**MINUTES**

**November 25<sup>th</sup>, 2024**

**Present:** Donald Byrd - Chair, Marvin Dodd, Jim Uzzle, Doris Riley, Jay Mouser.

**Others Present:** Wendy Oldham, Planning Director; Cynthia Paul, Planning Technician; Zulit Ortega, Code Enforcement Officer & Permit Technician; Consuelo Valdez and Maria Armende, residents from 330 Twin Creek Drive who applied for a special use permit; and David McGowan, Town Council Member requesting a burn ban, were present. Note: David McGowan did not sign the guest sheet, although he did speak.

**Absent:** Lloyd Barnes, Tony Eason, Benji Parrish.

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

**Pledge of Allegiance:** The Pledge of Allegiance was led by D. Byrd.

**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 M. Dodd. The motion passed unanimously.

**Approval of Minutes:** A motion was made by J. Uzzle to approve the minutes from September 23, 2024, J. Mouser seconded it. The Planning Board approved unanimously.

**New Business:** A. Discussion of Burn Ban

W. Oldham began the discussion on the proposed burn ban and burn box, presenting her findings regarding the overall costs for equipment, employee salaries, and benefits required for implementing the ordinance in the future. She highlighted that placing an advertisement for this proposal is quite costly, and it would be more economical for the Town of Wilson's Mills to run the ad only once, for the adoption of all UDO updates.

Chairman Byrd continued the discussion, noting additional costs associated with the proposal, such as the purchase of a leaf truck, which could range from \$100,000 to \$200,000, in addition to the other costs. He also shared that he has spoken with many residents of Wilson's Mills who oppose the burn ban. These residents expressed concern over the prospect of being unable to burn yard debris, a practice they have followed for generations.

Chairman Byrd reiterated some of Wendy's points about the costs and mentioned that the Planning Board is currently working on revisions to the Unified Development Ordinance (UDO). The Planning Board is currently reviewing Articles 10-15, which precedes the article on open burning. He explained that bypassing articles to accommodate a single council member's request could lead to errors, comparing the process to reading a book where chapters should not be skipped. The UDO should be approached in a similar manner, with no steps skipped.

Chairman Byrd and Wendy Oldham both emphasized that the UDO revisions are expected to be completed by April 2025, barring any unforeseen issues.

Mr. McGowan stated that he understands the rationale for tabling the matter until the UDO revisions are reached. He also noted that he was present on behalf of residents who have expressed their concerns to him.

The matter was tabled until December, with plans to revisit the discussion in January 2025.

**Regular Business:**

**7. A – Planning Department Staff Report (September 3, 2024)**

W. Oldham reviewed the staff departmental report, and the response received from Tralee regarding violations. She explained that she informed the HOA that they are within our Extraterritorial Jurisdiction (ETJ) and emphasized that the goal is not to burden any residents, but to ensure compliance. She also expressed the desire to align everyone on the same page so that residents are clearly informed about the steps they need to take for zoning compliance, in addition to obtaining HOA approval.

**7.B – Update On Projects**

**W. Oldham updated the Planning Board on all projects included in that staff report.**

**7.C – Work Session (Article 10)**

**The Planning Board scheduled a work session for December 11<sup>th</sup>, 2024, at 4:00 P.M. to continue the revisions of the Town of Wilson's Mills Unified Development Code.**

**Adjourn:**

**M. Dodd made a motion to adjourn at 7:45 P.M, J. Uzzle seconded it. Motion carried unanimously.**



  
Donald Byrd, Chair

**Attest:**

  
Wendy Oldham, Planning Director