

**TOWN OF WILSON'S MILLS**  
**PLANNING BOARD - REGULAR MEETING**  
**OCTOBER 23, 2023**

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- Present:** Donald Byrd - Chairman, Marvin Dodd – Co-Chair, Lloyd Barnes, Jim Uzzle, Jay Mouser, Benji Parrish, Doris Riley
- Others Present:** Wendy Oldham – Planning Director, Leigh Hartley – Planning Technician, Cynthia Paul – Code Enforcement Officer/Permit Technician, Brent West-Developer and Beth Blackmon-Engineer
- Absent:** Tony Eason
- Convocation:** Chairman D. Byrd called the meeting to order at 6:58 P.M.
- Pledge of Allegiance:** Chairman Byrd led the Pledge of Allegiance
- Invocation:** Invocation was given by J. Uzzle
- Approval of Agenda:** There were no changes to the agenda. A motion was made to accept the agenda by D. Riley and seconded by J. Mouser. Agenda was approved unanimously.
- Approval of Minutes:** Minutes from September 25, 2023 were presented. Motion was made by J. Uzzle and seconded by J. Mouser to accept minutes as presented. Acceptance passed unanimously.
- Regular Business:** **Planning Department Staff Report (September 2023)**  
Staff Planning Report for September 2023 was inadvertently left out of the monthly packets. W. Oldham advised the Planning Board that this report would be in their email the following morning.
- New Business:** **7.A – Rezone – 149.984 acres, end of Jones Road and Johnston Farms Drive (CRZ-02-2023)**  
W. Oldham advised the Planning Board that this rezone was a conditional rezone from Agriculture (AG) to MU-CZ (Mixed Use - Conditional). With this conditional rezone, this would allow for single family homes and townhomes, front and rear loading. B. West and B. Blackmon were present to answer questions from the Planning Board members. After much discussion, D. Riley made the motion to recommend approval of this conditional rezone from Agricultural (AG) to Mixed Use – Conditional (MU-CZ) to Town Council and adoption of the foregoing Statement of Consistency WITH the following conditions:
1. Minimum 52 foot wide lot width for single family homes.
  2. Minimum 22 foot wide lot width for townhomes.
  3. A 20 foot front setback for townhomes.

4. One (1) additional parking space for every three townhomes.
5. Adhere to all changes required by the Town's Engineer and the Fire Marshal's office.
6. Construction plans go back before the Planning Board prior to CD approval by the Planning Director.

B. Parrish seconded the motion and motion carried with a 4 to 2 vote in favor of sending this conditional rezone for hearing before the Town Council.

**Adjournment:**

A motion was made by M. Dodd and seconded by J. Uzzle to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 8:00 P.M. The next meeting is scheduled for November 27, 2023, at 7:00 P.M. at Wilson's Mills Elementary School Cafeteria.



ATTEST:

*Wendy Oldham*

Wendy Oldham, Planning Director

*Donald E. Byrd*

Donald Byrd, Planning Board Chairman