

**TOWN OF WILSON'S MILLS  
PLANNING BOARD - REGULAR MEETING  
SEPTEMBER 26, 2022**

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- Present:** Donald Byrd - Chairman, Marvin Dodd - Co-Chair, Lloyd Barnes, Phyllis Hinnant, Jim Uzzle, Jay Mouser
- Others Present:** Ethan Averette – Stock Engineering, Brandon Parrish – PC Property, LLC, Wendy Oldham – Development Compliance Officer, Leigh Hartley – Planning Technician,
- Absent:** Benjamin Parrish
- Convocation:** Chairman D. Byrd called the meeting to order at 7:00 P.M.
- Invocation:** Invocation was given by D. Byrd.
- Approval of Agenda:** There were no changes to the agenda. A motion was made to accept the agenda by J. Uzzle and seconded by M. Dodd. Agenda was approved unanimously.
- Approval of Minutes:** Minutes from June 2, 2022 were presented. Motion was made by J. Uzzle and seconded by M. Dodd to accept minutes as presented. Acceptance passed unanimously.
- Regular Business:**
- 6.A – Personnel Changes**  
W. Oldham made comments and advised board of changes. B. Boyette had resigned, interviews were currently being conducted to fill this vacancy, and introduced new Planning Technician, Leigh Hartley.
- 6.B – Planning Department Staff Report (July 2022 & August 2022)**  
Staff Planning Reports for July 2022 and August 2022 were reviewed by Planning Board members. W. Oldham pointed out that locations were added to these reports at the Town Council's request from prior meetings. Board members had no questions regarding the reports provided.
- 6.C – Update on Projects**  
W. Oldham updated board members on certain projects – Town Center name to be determined and announced at a later date, Olive Branch and Wilson's Walk have submitted plats for review.
- New Business:**
- 7.A – File No. RZ-03-2022 (5300 Wilson's Mills Road)**  
W. Oldham presented the facts for this Rezone. Zoning Permit was issued by the Town of Wilson's Mills, property being 'as is', June of

2022. When W. Oldham meet with B. Parrish regarding the site plan, she realized that the Zoning Permit was issued in error. After reviewing property closely, along with the plans, she felt the best course of action would be to rezone from SFR-1 to SFR-2. This would be a conforming lot by doing so. The planning board members asked questions and was answered accordingly. The only recommendation made by the board was that B. Parrish obtain a 30-foot recorded easement for existing residents behind the property for ingress and egress. D. Byrd asked if there was a Motion to approve the rezone from SFR-1 to SFR-2 to Town Council. J. Mouser made the Motion, L. Barnes seconded, and Motion passed unanimously.

#### **7.B – File No. CRZ04-2022 (200 Powhatan Road)**

W. Oldham presented the request for Conditional Rezone for property at 200 Powhatan Road. The applicant is asking for a rezone from SFR-2 (Medium Density) to MU(CZ) (Mixed Use with Conditions) to support new construction of Town Homes. This will be sold as dwellings and not be rental property. E. Averette with Stocks Engineering explained the stated that setbacks can met the rezone and explained some items as viewed on the site plan. Five townhomes would be constructed, colors are not locked in, reviewed the impervious area and that they met the percentage at 24% and that there would be a garage and driveway that would hold two cars per unit. Board members asked questions to W. Oldham and E. Averette. Their requirements are to be: 1) HOA to be established for maintenance open area and stormwater, 2) water and sewer to be supplied by County, 3) left turning lane approval from NCDOT and meets engineering guidelines, and 4) add 'NO PARKING' signs next to road and between driveways. Motion was made by J. Mouser to recommend rezoning of this area from SFR-2 to MU(CZ) to Town Council and seconded by L. Barnes. Motion passed unanimously.

#### **7.B – File No. CRZ04-2022 (366 Powhatan Road)**

W. Oldham presented the request for Conditional Rezone for property at 366 Powhatan Road. The applicant is asking for a rezone from SFR-2 (Medium Density) to MU(CZ) (Mixed Use with Conditions) to support new construction of Town Homes. This will be sold as dwellings and not be rental property. E. Averette with Stocks Engineering explained the stated that setbacks can met the rezone and explained some items as viewed on the site plan. Six

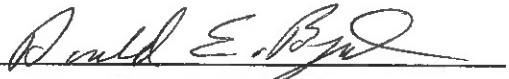
townhomes would be constructed, colors are not locked in, reviewed the impervious area and that they met the percentage at just under the 24% and that there would be a garage and driveway that would hold two cars per unit. Board members asked questions to W. Oldham and E. Averette. Their requirements are to be: 1) HOA to be established for open area and stormwater, 2) water and sewer to be supplied by County, 3) townhomes to face Powhattan and driveway and parking to be in the rear, 4) no fence as referenced on site plan but instead do a buffer and reduce by 2.5 feet, 5) add 'NO PARKING' signs next to road and between driveways, and 6) check with adjacent property owner and get his/her input on buffer preference. Motion was made by J. Mouser to recommend conditional rezone of this area from SFR-2 to MU(CZ) to Town Council and seconded by L. Barnes. Motion passed unanimously.

**7.D – Street takeover by Town for Poplar Drive and Jasper Creek Court**

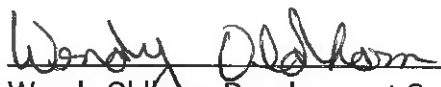
W. Oldham reviewed the proposal for street takeover that the developer requested. The Developer requested that the Town assume maintenance and upkeep of the new portion of Poplar Drive and all of Jasper Creek Court. Developer did submit all necessary paperwork for streets and stormwater facilities proving they were built to Town specifications. These areas have been verified and are correct per W. Oldham. There was no discussion and Motion was made by L. Barnes and seconded by P. Hinnant for the Town to takeover Poplar Drive and Jasper Creek Court. The motion passed unanimously.

**Adjournment:**

A motion was made by L. Barnes and seconded by P. Hinnant to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 7:52 P.M. The next meeting is scheduled for October 24, 2022 at 7:00 P.M. at Wilson's Mills Elementary School Cafeteria.

  
Donald Byrd, Chairman

ATTEST:

  
Wendy Oldham, Development Compliance Officer