

**TOWN OF WILSON'S MILLS  
PLANNING BOARD REGULAR SESSION  
September 23, 2019 – 7:00 PM**

- PRESENT:** Vice Chair- Marvin Dodd, Board members Ray Stevens, Ben Parrish, Stephen Rice, Phyllis Hinnant
- OTHERS PRESENT:** Mayor Jim Uzzle, Valerie Brookens-Planning/Zoning Administrator, Wendy Oldham-Planning Technician
- ABSENT:** Chairman Donald Byrd and Board Member MaryBeth Whitmire
- CONVOCATION:** Vice Chairman Marvin Dodd called meeting to order at 7:00 p.m.
- INVOCATION:** Vice Chairman Dodd gave invocation.
- APPROVAL OF AGENDA:** Agenda was accepted as presented. Motion was made by R. Stevens to accept, seconded by B. Parrish. Motion passed unanimously.
- APPROVAL OF MINUTES:** After reviewing minutes from August 26, 2019, B. Parrish made a motion to accept minutes as presented and S. Rice seconded. Motion passed unanimously.
- OPEN FORUM:** Vice Chairman Dodd opened Open Forum at 7:02p.m. No one came forward. Open Forum was closed at 7:03p.m.
- REGULAR BUSINESS:**
- A. Planning & Code Enforcement Monthly Report – August**  
V. Brookens presented August 2019 Staff Report. Board had no questions.
  - B. Final Plat – Mill Creek at Wilson's Mills Subdivision- Phase 1**  
V. Brookens presented the Final Plat for Mill Creek. After some discussion regarding the Guarantee Bond, R. Stevens made a motion to approve once the performance guarantee is in place. Motion was seconded by B. Parrish and passed unanimously.
  - C. SUP-09-2019: 5684 Wilson's Mills Rd. (Auto Storage)**  
V. Brookens presented Special Use Permit SUP-09-2019. It allows auto storage at 5684 Wilson's Mills Road by Barbour's Towing. There were no questions by board members. S. Rice made a motion to recommend

approval to Town Council. It was seconded by P. Hinnant. Motion passed unanimously with no conditions.

**D. SUP-04-2019: 106 Endridge Ln. (Manufactured Home)**

V. Brookens presented SUP-04-2019 requesting a Manufactured Home be placed at 106 Endridge. There was some discussion regarding this since it had previously been before the Board. Staff assured them all issues had been taken care of and procedures are being done correctly by property owner this time. S. Rice made a motion to recommend approval to Town Council. P. Hinnant seconded the motion. Motion passed unanimously.

**PRESENTATION:**

**McAdams & Greenfield Communities Presentation.**

Charlie Yokley from McAdams and Matt Brubaker from Greenfield Communities addressed the Board in response to some of the changes coming in the new Unified Development Ordinance. They would like to see the cul-de-sacs lengthened to at least 500 feet. They would also like to see an alternative to back alleys and to offsetting the garage. There was much positive discussion between Mr. Yokley and the Board. The Board agreed to think about the requests and to address at future meeting.

**RECESS:**

Vice Chairman M. Dodd asked for motions to recess the meeting until October 9, 2019 at 6:30 p.m. Motion was made by R. Stevens and seconded by B. Parrish. Meeting recessed at 7:30 p.m.



DONALD BYRD, Chairman

ATTEST:



VALERIE BROOKENS, Zoning/Planning Administrator

Original minutes could not be found but scanned signed copy had been saved.

Wendy Oldham  
Planning Technician