



PLANNING BOARD AGENDA
Monthly Meeting
February 27, 2023
7:00 PM

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes (January 23, 2023)
6. Regular Business
 - * Planning Department Staff Report (January 2023)
7. New Business
 - A. Planning Board – potential new member (Marlon Eason)
 - B. Planning Board – potential new member (Ryan Springer)
 - C. Planning Board – potential new member (Portia Springer)
 - D. Planning Board – potential new member (Doris Riley)
8. Adjourn

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

Present: Donald Byrd - Chairman, Marvin Dodd - Co-Chair, Lloyd Barnes, Jim Uzzle, Jay Mouser, Phyllis Hinnant

Others Present: Wendy Oldham – Development Compliance Officer, Leigh Hartley - Planning Technician, Cynthia Paul – Code Enforcement Officer/Permit Technician

Absent: Benji Parrish

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

Pledge of Allegiance: Chairman D. Byrd led the Pledge of Allegiance.

Invocation: Invocation was given by L. Barnes.

Approval of Agenda: W. Oldham requested an agenda amendment to add 7-C (Resignation) to New Business. A motion was made to accept the amended agenda by J. Uzzle and seconded by L. Barnes. The amended agenda was approved unanimously.

Approval of Minutes: Minutes from December 5, 2022 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 (December 2022)**
Staff Planning Reports for December 2022 were reviewed by Planning Board members. W. Oldham pointed out that Parrish Ridge has been built out and finalization should be completed next month once everything, including street take over by the Town, is finalized. She shared that C. Paul was doing a great job with enforcing the Town's Ordinances and actively working to get the abandoned vehicles off the streets. W. Oldham also mentioned to the Planning Board that she had a meeting concerning the next phase of Johnston Farms and how pleased she was with what she saw. It was preliminary and efforts would need to be put forth in order for them to move forward but she was excited and thought they would be too. J. Uzzle asked if he could address something during this time. D. Byrd and W. Oldham agreed. J. Uzzle stated that this was concerning Waterview Way/Marlin Lane rezone. He shared with the Planning Board that he attended the Town Council meeting the week prior and wanted to know why and how they

could remove their recommendations to move forward with this rezone. He stated that W. Oldham was there and wanted to know why she didn't argue with them. She stated that she cannot argue or disagree, she is there to present facts about the rezone. Even with the recommendations of the Planning Board, the Town Council makes the final decision. Even by removing a couple of the recommendations by the Planning Board, it doesn't change that there would be construction on these lots, whether through the rezone for townhomes or leaving the zoning as is and building duplexes. W. Oldham did state that the portion of Marlin Lane that is not within Town Limits must be brought up to DOT standards before the Town would take them over. The developer/owner is very much aware of this. J. Uzzle just wanted it to be known that he didn't believe that the rezone for Waterview Way/Marlin Lane was concluded for the betterment of the Town since recommendations were removed.

New Business:

7.A – 3181 US Hwy 70 W (RZ-12-2022)

W. Oldham presented this rezone to the Planning Board. It was asked what was going at this location and she stated that she couldn't ask or request what the plans were going to be at this address as this is a General Rezone, not Conditional Rezone. J. Uzzle spoke up and stated that he has heard it was going to be a used car lot and insurance sales office. Discussion was if it could be annexed into Town and W. Oldham confirmed that it could not be at this time because it is not contiguous. Motion was made by J. Uzzle to approve the rezoning request from AG to C-70 and seconded by Lloyd Barnes. Motion passed unanimously.

7.B – Street take over at Parrish Ridge

W. Oldham reviewed the proposal for street takeover that the developer requested. The Developer requested that the Town assume maintenance and upkeep of the streets in Parrish Ridge on Rivercamp Street, Haymaker Drive, Benjamin Court and Norris Creek Drive. 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. J. Uzzle inquired with W. Oldham about all the original issues that they had with this subdivision and if everything was satisfactory to her, the Town's Engineer, County and State. She did confirm that all has been completed and everyone was satisfied. There was no further discussion and Motion was made by J. Uzzle

and seconded by J. Mouser for the Town to take over the streets at Parrish Ridge. The motion passed unanimously.

7.C – Resignation

W. Oldham stated that she had accepted a letter of resignation from P. Hinnant. This letter stated that she was resigning due to health reasons. All members of the Planning Board made comments and wished her well. W. Oldham stated that she would pull applications, review and try to find potential replacement. This person would need to be in Town and not the ETJ. Hopefully a potential replacement would be at the next meeting and asked if anyone had in suggestions, please contact her. D. Byrd stated that she had been an asset to the board and would be missed. He would lift her in his prayers.

Adjournment:

A motion was made by J. Uzzle and seconded by L. Barnes to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 7:31 P.M. The next meeting is scheduled for February 27, 2023, at 7:00 P.M. at Wilson’s Mills Elementary School Cafeteria.

Donald Byrd, Planning Board Chairman

ATTEST:

Wendy Oldham, Development Compliance Officer



REQUEST FOR PLANNING BOARD ACTION

TO: Chairman Donald Byrd and Planning Board Members
DATE: February 27, 2023
RE: Planning Board – potential new member to fill one of two vacant seats
FROM: Wendy Oldham, Development Compliance Officer

BACKGROUND

There are currently two vacancies (Seat No. 2 and Seat No. 5) for the Town's Planning Board. Both seats that are currently vacant are in Town seats. We have received another application and copy of the application is attached hereto.

Marlon A. Eason (Tony) has lived in Wilson's Mills his entire life. In talking with him at the time he dropped off his application, he knows a lot about the Town's history, he'd like to see it grow, all while maintaining the small-town feel. He feels as if he would be an asset to the Planning Board.

ACTION REQUESTED

1. Recommend approval of the application for Mr. Marlon A. Eason to the Town Council for one of the vacant seats on Wilson's Mills Planning Board; or
2. Recommend denial of the application for Mr. Marlon A. Eason for one of the vacant Seats on Wilson's Mills Planning Board

ATTACHMENT(S)

1. Application for Committee Appointment

Town of Wilson's Mills

P. O. Box 448
Wilson's Mills, N.C. 27593
919-938-3885 - Office 919-938-1121 - Fax

Application for Committee Appointment

(Please Print When completing the application)

Please indicate below which committee(s) or board(s) you are interested in serving on.

Planning Board

Historic Preservation Committee

Events Committee

Board of Adjustment

1st Time Appointment

Reappointment

Full Name: MARION A EASON (TONY)

Address: 214 MITCHNER DRIVE

Phone Number (Home) N/A (Mobile) 919-606-3679

Employer: GRIFOLS Occupation: MAINT MECH 3

Do you live in the Wilson's Mills Corporate Limits? Yes How long? 45 yrs

Are you a citizen of the United States? Yes How Long? 50 yrs

Have you ever served on any committees or any of the above listed committees or Boards? If so, please list.
NO

What do you feel are your qualifications for serving on the committee and why do you think you would be an asset to this committee? 16 plus years AS A commercial construction SUPERINTENDENT AND PROJECT MGR IN RALEIGH, CARY, APEX AREA. I Agree with growth but feel there needs to be control and that long term Residents should HAVE A voice.
NOT REALLY sure that I do "qualify"

What areas of concern would you like to see the committee address? LOSS OF SMALL TOWN feel - ENCROACHMENT - OVER CROWDING - NOISE POLLUTION - CRIME - RENTAL PROPERTY OWNERS AND OBLIGATIONS - PRIVACY - etc.

Signature Tony Eason Date 1-30-2023

Any comments can be written on the back of this page if you need more room to do so.

Appointed to _____ Committee on _____



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FROM: Wendy Oldham, Development Compliance Officer

BACKGROUND

There are currently two vacancies (Seat No. 2 and Seat No. 5) for the Town's Planning Board. Both seats that are currently vacant are in Town seats. We have received another application and copy of the application is attached hereto.

Ryan Springer has lived in Wilson's Mills for seven (7) years. His application was sent in via email after seeing the Town's post online regarding the vacancy on the Planning Board. As you can see on his application, he has an interest in the community, lack of infrastructure, and the rate of which the Town is growing.

ACTION REQUESTED

1. Recommend approval of the application for Mr. Ryan Springer to the Town Council for one of the vacant seats on Wilson's Mills Planning Board; or
2. Recommend denial of the application for Mr. Ryan Springer for one of the vacant Seats on Wilson's Mills Planning Board

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Planning Board _____ Historic Preservation Committee
_____ Events Committee _____ Board of Adjustment

1st Time Appointment _____ Reappointment

Full Name: Ryan Springer

Address: 45 Imperial Dr. Clayton, NC 27527

Phone Number (Home) _____ (Mobile) (301) 794-0639

Employer: Grifols Occupation: Manufacturing

Do you live in the Wilson's Mills Corporate Limits? Yes How long? 7 years

Are you a citizen of the United States? Yes How Long? Born Here

Have you ever served on any committees or any of the above listed committees or Boards? If so, please list.

NO

What do you feel are your qualifications for serving on the committee and why do you think you would be an asset to this committee? Have a Bachelor's Degree in Psychology, I have worked in Customer Service & Management my whole career. Which means I am good at connecting the needs of the community with opportunities to facilitate the growth of the town. I have extensive Real Estate experience.

What areas of concern would you like to see the committee address? A lack of infrastructure for the current rate of growth. We should be able to meet the needs of our community before growth without adding taxes to our community after the growth has happened.

Signature  _____ Date 2/4/2023

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REQUEST FOR PLANNING BOARD ACTION

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DATE: February 27, 2023
RE: Planning Board – potential new member to fill one of two vacant seats
FROM: Wendy Oldham, Development Compliance Officer

BACKGROUND

There are currently two vacancies (Seat No. 2 and Seat No. 5) for the Town's Planning Board. Both seats that are currently vacant are in Town seats. We have received another application and copy of the application is attached hereto.

Portia Springer has lived in Wilson's Mills for seven (7) years. Her application was sent in via email after seeing the Town's post online regarding the vacancy on the Planning Board. As you can see on her application, she has an interest in the land use, land preservation, education and traffic for the Town.

ACTION REQUESTED

1. Recommend approval of the application for Mrs. Portia Springer to the Town Council for one of the vacant seats on Wilson's Mills Planning Board; or
2. Recommend denial of the application for Mrs. Portia Springer for one of the vacant Seats on Wilson's Mills Planning Board

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Application for Committee Appointment

(Please Print When completing the application)

Please indicate below which committee(s) or board(s) you are interested in serving on.

Planning Board

Historic Preservation Committee

Events Committee

Board of Adjustment

1st Time Appointment

Reappointment

Full Name: Portia Springer

Address: 45 Imperial Dr. Clayton NC 27527

Phone Number (Home) (321) 298-9960 (Mobile) _____

Employer: Boldly Occupation: Remote Executive Assistant

Do you live in the Wilson's Mills Corporate Limits? Yes How long? 7 years

Are you a citizen of the United States? Yes How Long? Born Here

Have you ever served on any committees or any of the above listed committees or Boards? If so, please list.
NO

What do you feel are your qualifications for serving on the committee and why do you think you would be an asset to this committee? I am very organized live in the community with my family and want to help shape the future of our town.

What areas of concern would you like to see the committee address? Land use / preservation, education, Traffic

Signature Portia A. Springer

Date 2/4/2024

Any comments can be written on the back of this page if you need more room to do so.

Appointed to _____ Committee on _____



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FROM: Wendy Oldham, Development Compliance Officer

BACKGROUND

There are currently two vacancies (Seat No. 2 and Seat No. 5) for the Town's Planning Board. Both seats that are currently vacant are in Town seats. We have received another application and copy of the application is attached hereto.

Doris D. Riley has lived in Wilson's Mills for eight (8) months; however, she has lived in other small areas prior to moving to the Town of Wilson's Mills. She has children and grandchildren in the Town. When she dropped off her application, I enjoyed talking with her and feel as though she would bring great insight and thoughts to the table. Her interest in the community is its appearance – which is so wide range.

ACTION REQUESTED

1. Recommend approval of the application for Mrs. Doris D. Riley to the Town Council for one of the vacant seats on Wilson's Mills Planning Board; or
2. Recommend denial of the application for Mrs. Doris D. Riley for one of the vacant Seats on Wilson's Mills Planning Board

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Wilson's Mills, N.C. 27593

919-938-3885 - Office 919-938-1121 - Fax

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(Please Print When completing the application)

Please indicate below which committee(s) or board(s) you are interested in serving on.

Planning Board
 Events Committee

Historic Preservation Committee
 Board of Adjustment

1st Time Appointment

Reappointment

Full Name: DORIS D. RILEY bestmemal234@yahoo.com

Address: 234 Willow Branch Ln. Clayton, N.C. 27520

Phone Number (Home) — (Mobile) 919-631-2411

Employer: SELF EMPLOYED Occupation: HOUSE CLEANING

Do you live in the Wilson's Mills Corporate Limits? YES How long? 8 months

Are you a citizen of the United States? YES How Long? All my Life

Have you ever served on any committees or any of the above listed committees or Boards? If so, please list.
NO

What do you feel are your qualifications for serving on the committee and why do you think you would be an asset to this committee? I am community oriented, all about family and helping others. As our town is growing and changing, each individual can bring a different outlook of the needs and wants of our community.

What areas of concern would you like to see the committee address? We need to focus on the appearance of our town.

Signature: Doris D. Riley

Date: 2-14-23

Any comments can be written on the back of this page if you need more room to do so.

Appointed to _____ Committee on _____