



TOWN OF MOUNT GILEAD PLANNING BOARD/BOARD OF COMMISSIONERS JOINT MEETING MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306
April 19, 2023

The Mount Gilead Planning Board/Board of Commissioners met Wednesday, April 19, 2023 at 5:30 p.m. at Mount Gilead at Highland Community Center, 131 Hoffman Drive, Mount Gilead, North Carolina. Present were Planning Board and Town Board Members Mitchell Lucas, Jim Sharpe, Devon Little, Jessica Ingram, Lynn Smith, and Edwina Martin, Mayor Beverly Harris, Mayor Pro Tem Tim McAuley, Commissioners Vera Richardson, Mary Lucas, and Paula Covington (via phone). Others present were Interim Town Manager Bill Zell, Town Clerk Amy Roberts, Clerk to the Planning Board Mollie Lee, and N-Focus Planner Michael Harvey (via phone) for questions.

CALL TO ORDER

Mayor Beverly Harris called the meeting to order at 5:35 pm.

ITEM I. ADOPTION OF AGENDA

Commissioner Richardson made a motion to adopt the agenda. Commissioner Lucas seconded the motion. Motion carried unanimously.

ITEM II. JOINT DISCUSSION CONCERNING PROPOSED OVERLAY ZONING DISTRICT (R15-M)

Interim Manager Zell stated that it all started when ETJ resident Mariella Leake got a Zoning permit that was issued by the previous Town Manager approving the location of a manufactured residence. Interim Manager Zell later received the zoning permit again and explained to her that manufactured homes (doublewides) are not permitted within the R-15 general use zoning district and that the former Town Manager, David Smith, gave her an illegal approval of a zoning permit. After many discussions over many months between Town Officials and Planning Board members, Ms. Leake began to get frustrated and requested the Planning Board and the Town Board address the matter together. Zell then goes on to tell that when the Planning Board met to discuss the possible outcomes with N-Focus Planner Michael Harvey, Mr. Harvey suggested creating an overlay district that would allow for manufactured homes within the current R15 zoning district. The Planning Board wasn't fond of the way the proposed Overlay District would be because the R15 zoning district covered such a large area. Mr. Harvey suggested creating a new zoning district (R15-M) that would overlay only in designated areas within the current R15 zoning district. The Planning Board felt more comfortable with a general use zoning district R-15M. Options for the proposed Zoning District are as follows:

Option one - Overlay District. This amendment creates an overlay district to allow for the possible location of manufactured housing in key areas through the community. The amendment doesn't pre-zone areas, or prohibit development of single-family residential. The overlay district will merely provide an option for property owners to move a

manufactured home onto a property in compliance with applicable development standards. The Planning Board became very concerned over this concept because of it being too broad and allowing too many parcels to be zoned.

Option Two - Manufactured Home General Use Zoning District (R-15M). This amendment allows for the location/development of manufactured housing on parcels if they are rezoned with the R-15M general use zoning designation. This amendment doesn't pre-zone areas, and it doesn't prohibit development of single-family residential. One of the areas of concern with R-15M is spot zoning. You cannot rezone one single parcel in a neighborhood, skipping or eliminating others allowing only a single parcel to develop a single manufactured home. Zell also tells us that we should pick an overall area (20 or more lots) and call it the R-15M.

A proposal was made by Zell to hold a Planning Board Meeting to try and come to an agreement on the preferred zoning and propose this zoning to the Town Board. This recommendation and Public Hearing will be held on June 6 during the regular Town Board meeting. Both Boards jointly agreed that they wouldn't have enough time to gather information and documents needed by the May Board Meeting so therefore the information will be on the June 6 agenda.

NOTE:

Although there was no official Public Comment period for this meeting, Mr. George Knight requested to speak, and he was permitted by members of the Planning Board and the Board of Commissioners. Mr. George Knight explained that Mariella Leake had a zoning permit that was approved by the last Town Manager. He stated that you cannot just change something that has already been approved. He wanted to be sure that the Boards were going to help Ms. Leake out. Interim Manager Zell tells Mr. Knight that we are trying to go about this the right way. Ms. Leake spoke as well stating that she has been going from other people's houses and staying in hotels, which she doesn't like to do. She wanted to know a timeline of when she would be able to get this whole situation taken care of. The company that she purchased the double wide/manufactured home from keeps bothering her wanting to know when she is going to pick it up. Interim Manager Zell told Ms. Leake and Mr. Knight that the Town is trying to make it right. It's just a long process.

ITEM IV. ADJOURNMENT

With no further discussion Commissioner Richardson made a motion to adjourn. Commissioner Covington seconded the motion. The meeting was unanimously adjourned at 7:00 pm.


Devon Little, Planning Board Chairman


Mayor Beverly A. Harris, Mayor


Mollie Lee, Clerk to the Planning Board


Amy C. Roberts, Town Clerk

