



TOWN OF MOUNT GILEAD PLANNING BOARD MEETING MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306
July 27, 2023

The Mount Gilead Planning Board met Wednesday, July 27, 2023 at 5:30 p.m. at Mount Gilead Town Hall, 110 West Allenton Street, Mount Gilead, North Carolina. Present were members Mitchell Lucas, Lynn Smith, Jessica Ingram, Town Manager Dylan Haman, and Planning Board Secretary Mollie lee.

Vice Chairman Mitchell Lucas called the meeting to order at 6:16 p.m.

ITEM I. ADOPTION OF AGENDA

Lynn Smith made the motion to adopt the agenda with a second from Jessica Ingram.
Motion carried unanimously.

ITEM II. PUBLIC COMMENT- None

ITEM III. OLD BUSINESS- None

ITEM IV. NEW BUSINESS-

A. Washington Park Road Issue: Attached to the agenda packet were pictures of manufactured homes located on Washington Park Road. Town Manager Dylan Haman explains a lady named Sivia Espenoza filled out a zoning application and on the application, it did not say anything about a manufactured home. All the application said was that they needed water and electricity. Haman continues to explain that there is a language barrier there and that during the time they were talking they had to use a translation app. This is a very similar incident that we have already tackled with Forest Hill Village Road. Haman states this would be a good area to consider for the R-15M District. Mitchel Lucas makes a motion to direct Town Manager Dylan Haman to investigate changing Washington Park into the R-15M District. Lynn Smith Seconded the motion. Motion carried unanimously.

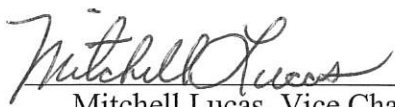
B. 107 Circle Drive Zoning Issue: Town Manager Dylan Haman explains that a zoning application has been brought to the Town Hall but has not been processed yet. This would have to be another area that would have to be rezoned. Majority of the houses on Circle Drive are stick built homes. With the board being unanimous they agreed they were not interested in looking into changing this area to R-15M. The permit is denied.

C. Reports from Planning Board members: On 731 a house burnt down a while ago and the guy started living in a camper. Due to our ordinances the board doesn't think they are in compliance. They asked for Code Enforcement to investigate the situation. Town Manager Dylan Haman explains that in a time of hardship there is a 2-year allowance for manufactured homes. The allowance doesn't say anything about recreational vehicles. This would be up to the board to be generous about this situation or take the ordinance as written. This would be discussed in the next planning board meeting. The trailer that Gayle Thompson has across from the post office. Jim Sharpe is trying to purchase the trailer. Gayle Thompson uses the trailer as a hunting club in the winter. Mitchel explains that this is one of the trailers that were supposed to be moved when the last family moved out. Town Manager Dylan Haman tells the planning board he will talk to Michael Harvey


about the situation, but he believes this trailer would be grandfathered in. Jim Sharpe was wanting to purchase it so he can expand his business and move the trailer out. Town Manager Dylan Haman was okay with this if he was to be able to purchase the property.

ITEM V. ADJOURNMENT

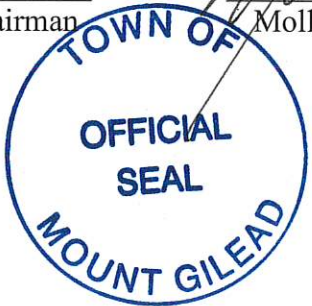
With no further business Lynn Smith made a motion to adjourn the meeting. Jessica Ingram seconded. Motion carried unanimously. The meeting adjourned at 6:38 p.m.



Mitchell Lucas, Vice Chairman



Mollie Lee, Planning Board Secretary



The official seal is circular with a blue border. The text "TOWN OF" is at the top, "OFFICIAL SEAL" is in the center, and "MOUNT GILEAD" is at the bottom.