



## TOWN OF MOUNT GILEAD PLANNING BOARD MEETING MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306  
March 15, 2023

The Mount Gilead Planning Board met Wednesday, March 15, 2023 at 5:30 p.m. at Mount Gilead Town Hall, 110 West Allenton Street, Mount Gilead, North Carolina.

### CALL TO ORDER

Present were members Mitchell Lucas Vice-Chairman, Jim Sharpe, Lynn Smith, Edwina Martin, Joyce Robinson, Jessica Ingram, and Interim Town Manager Bill Zell. Others present were Michael Harvey, Planner with N-Focus, and Mollie Lee. Citizens George Knight and Richard Leake were also present.

Vice-Chairman Lucas called the meeting to order at 5:30 pm.

### ITEM I. ADOPTION OF AGENDA

Mrs. Edwina Martin made a motion to adopt the agenda. Mrs. Joyce Robinson seconded the motion. The motion carried unanimously.

ITEM II. PUBLIC COMMENT- Mr. George Knight wanted the board to think about more than just individuals, start thinking about the city. Richard Leake came to the meeting wondering why Mrs. Leake had to come through the town rather than the county. 16-17 years ago he had gone through the county to get his home. During that time his home was not part of the ETJ. Now that the ETJ is in place Mrs. Leake has to go through the town first.

ITEM III. OLD BUSINESS- None

### ITEM IV. NEW BUSINESS.

A. Consider a proposed Zoning Ordinance amendment to Zone R15 establish a manufactured home overlay district for the Town of Mt. Gilead (Action)

Members of the Board discussed the idea of a manufactured home overlay. Michael Harvey with N-Focus (the towns contracted planner) explains that the overlay district grants additional development of manufactured housing in key areas in the community where the Board would believe it is most suitable. We wouldn't be pre-zoning areas of the town. The Town Board on a case-to-case basis, could allow neighborhoods to be rezoned to the manufactured overlay as petitions are received. Mr. Harvey also stated that once an area is rezoned it will continue to stay rezoned and it will not eliminate someone's to put a single family residence there. The only way the overlay would go away is if the board initiated an action to eliminate the overlay. Another option that was discussed was the R-15 M. This zoning district would be designated to a specific area and would be similar to an overlay but would be specified for certain lots rather than an entire

zoning area. In this case, an overlaid area of the R15 zoning district would be sectioned off and renamed R-15M zoning district.


Jessica Ingram mad a motion to create the R-15 M Zoning District overlay. Jim Sharpe seconded. The motion passed with a vote of 5 yays and 1 nay.

Mitchell Lucas mad a motion recommending the Board of Commissioners ask Town staff do a comprehensive study of our zoning ordinance. Jessica Ingram seconded the motion. Motion carried unanimously.

A meeting will be held April 19<sup>th</sup> at 5:30pm both the Planning Board and the Town Board will meet at the Fire Department. This is to discuss more about creating an overlay district within the R15 zoning district.

ITEM V. ADJOURNMENT

With no further business Lynn Smith mad a motion to adjourn the meeting. Jessica Ingram seconded the motion. The meeting was unanimously adjourned at 7:20 pm.

  
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Mitchell Lucas, Vice Chairman

  
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Mollie Lee, Planning Board Secretary

