



TOWN OF MOUNT GILEAD PLANNING BOARD AGENDA

110 West Allenton Street, Mount Gilead, North Carolina, 27306
September 28, 2023

The Mount Gilead Planning Board met Thursday, September 28, 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, Jim Sharpe, Sam Everhart, Town Manager Dylan Haman, and Planning Board Secretary Mollie lee. Others present were Stephanie Welland.

Vice Chairman Mitchell Lucas called the meeting to order at 5:35pm followed with everyone introducing themselves to our new member Sam Everhart.

ITEM I. ADOPTION OF AGENDA

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

ITEM II. APPROVAL OF MINUTES

A. July 27, 2023 Meeting Minutes- Lynn Smith made a motion to approve the meeting minutes as amended with a second by Jessica Ingram. Motion carried unanimously.

ITEM III. PUBLIC COMMENT

Stephanie Welland- 126 N Main Street- Stephanie Welland told the planning board that she was coming to explain the troubles they have faced with renting out spaces in the Antique Mall. The Town Manager at the time by the name is Hiram Marziano told Stephanie Welland when they asked if they needed a permit to do so he told them that their prior zoning application already allowed for them to do so. For the past 3 years there has been many ads posted toward people renting out their spaces. They never tried to hide the fact that they rented out spaces. Everything was fine up until their neighbor brought one of the ads to the Town Manager Dylan Haman's attention. This ended up getting turned over to code enforcement. Stephanie Welland states that the neighbor was using this to be weaponized against them. Stephanie Welland on behalf of their business Antique Mall is requesting for the Planning Board to correct their records that were previously approved by the prior Town Manager Hiram Marziano. Stephanie Welland also asked the Planning Board to let them know if there is anything they can do to help this from happening again.

ITEM IV. OLD BUSINESS

A. Washington Park Rezoning to R15-M- Town Manager Dylan Haman goes to explain that Interim Town Manager Ray Allen at the time and himself road all the way down Washington Park Road. Town Manager Dylan Haman and Interim Town Manager Ray Allen thought this would be a good potential spot for the R-15M due to there being so many manufactured homes already out there. Town Manager Dylan Haman states this is a similar situation that we have had with Forest Hill Village Road. A lady has moved in a manufactured home on Washington Park Road which was not

zoned for manufactured homes. Town Manager Dylan Haman stated that on the Zoning Permit they applied for under the Interim Town Manager Bill Zell; they didn't put that they were going to move in a manufactured home. The permit clearly stated they just needed electricity and water for their application. Town Manager Dylan Haman told the Planning Board that they told him in the prior meeting they would like to see the proposed area of Washington Park Road that will be changed to R-15M if decided by the Planning Board. With a lot of discussion about the area, Mitchel Lucas made a motion to have Town Manager Dylan Haman look into making Washington Park Road zoned R-15M with a second from Lynn Smith. Motion carried unanimously. Jim Sharpe made a comment stating that he would like the Town Board to enforce the Zoning Ordinance.

ITEM V. NEW BUSINESS.

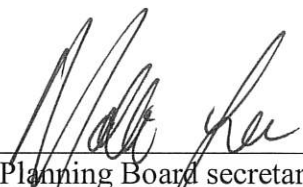
A. Mixed Use in Central Business District- Town Manager Dylan Haman explains that in the packet Michal Harvey (N-Focus) put together some language to allow a live work unit (2/3 for business and the other for a living area) and allow upstairs to be used as a residence if brought up to code. In section 9.71 (f) it states that you will have to get a permit from the Zoning Administrator and they must agree to bring the building into compliance with the Building Code. If they do not bring the building into compliance they will then be in violation of the permit that they received. Mitchel Lucas asked the question how do we handle the situation of the ones already living in their buildings prior to the ordinance being approved. Town Manager Dylan Haman answered and stated that they are covered under out non-conforming part of the ordinance. Lynn Smith made a motion to direct the Town Manager Dylan Haman to being the advertising process for the Legislative Hearing with a second from Sam Everhart. Motion Carried unanimously.

ITEM VI. ADJOURNMENT

Jim Sharpe made a comment saying that we should have a meeting on one of our off days where we do not have any business and go over the Zoning Ordinance. Without any other business Lynn Smith made a motion to adjourn the meeting with a second from Jim Sharpe. Motion carried unanimously, meeting ended at 6:30pm.


Vice Chairman, Mitchell Lucas




Planning Board secretary, Mollie Lee