



TOWN OF MOUNT GILEAD PLANNING BOARD MEETING MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306
May 24, 2023

The Mount Gilead Planning Board met Wednesday, May 24, 2023 at 5:30 p.m. at Mount Gilead Town Hall, 110 West Allenton Street, Mount Gilead, North Carolina. Present were members Devon Little, Mitchel Lucas, Jessica Ingram, Jim Sharpe, Town Manager Dylan Haman, and Secretary Mollie Lee. Michael Harvey with N-Focus came to help explain what needed to be done now to take the next step. Citizens Richard Leak, Larry Leake, Jonathan Robinson, Maranda Robinson, Philip Jones, and Max Joyce were also present.

Chairman Devon Little called the meeting to order as amended with adding Philip Jones to the Agenda at 5:30 p.m.

ITEM I. ADOPTION OF AGENDA

ITEM II. PUBLIC COMMENT-

Richard Leak – Richard Leak had a problem with how the residents of Forest Hill Village Road found out about the rezoning. They never knew that they were not zoned for manufactured homes due to almost everyone on that road living in a manufactured home. Michael Harvey goes into explaining how we got to where we are now. Michael also states that all homes that are there now even if they are not in compliance with the R-15M will be grandfathered in. If the house was to catch on fire and or something happen to the house then you would have to make sure the new home is in compliance with the R-15M. Jim Sharpe explains that The Planning Board is just there to gather information to make a recommendation to the Town Board for them to approve. What the Planning Board votes on tonight is not set in stone. Jim Sharpe also explains that you need to be at the Town Board Meeting when they have the public hearing to make sure that you are heard before the Board makes their decision.

Max Joyce- Max has lived in Mount Gilead for 56 years. He has also served on the Planning Board for about 24 years. He explains that the citizens of the town started demanding the town to do something about the mobile homes that were popping up around town. The Town created the Planning Board at this time. Sending the Board into a training program and after wards they went and wrote the ordinances word by word. Then another Town Manager came in and threw all the ordinances out. So they had to recreate the Planning Board and had to rewrite the ordinances. Max goes to explains that you cannot break a rule for one person because if you do it once you will have to do it for all.

Jonathan Richardson/ Maranda Richardson- Maranda Richardson and her husband Jonathan asked that under the current zoning as is, if his house was to catch on fire would he be able to put in a manufactured home. Michael Harvey states that you wouldn't be able to under the current zoning. With the R-15M that he would be able to put in a

manufactured home, but it would have to follow all the requirements that are stated in the Zoning Ordinance.

ITEM III. OLD BUSINESS- None

ITEM IV. NEW BUSINESS-

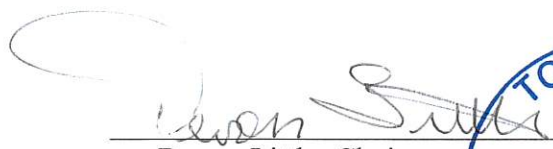
A. Philip Jones has a lot that is zoned for Industrial, but he is wanting to get that land rezoned too Residential. This lot is located on Hydro Road. Town Manager Dylan Haman states that the majority of this road is considered residential. Lynn Smith made a motion to make a recommendation to the Board of Commissioners to rezone the property to R-15 due to the property not being appropriate for industrial use that is in compliance with our Comprehensive Plan. With a second from Mitchel Lucas. Motion Carried Unanimously.

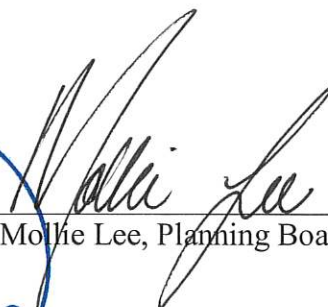
B. As of right now the Town is not in compliance with the state by excluding manufacture homes. With bringing in R-15M will fix that by allowing manufactured homes as well as single family homes. Mitchel Lucas made a motion to make a recommendation to amend the zoning ordinance to create the zoning district R-15M. Lynn Smith seconded the motion. The motion carried unanimously. Mitchel Lucas made a motion to recommend to the Board that the parcels of Forest Hill Village Road be zoned R-15M with a prior neighborhood meeting to be held before the meeting of the public hearing. Lynn Smith seconded the motion. Motion carried unanimously.

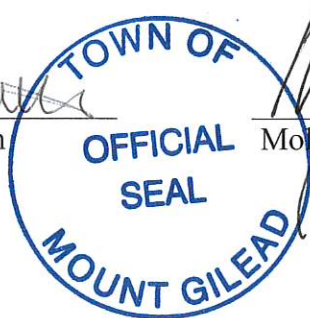
C. Town Manager Dylan Haman explains to the Planning Board that Tammy Privett is wanting to move her business of doing hair into her home. There will be minimal clients. She hasn't made any formal action yet but asked Michael to give his input on it. Michael Harvey said that there are many ways to approach this. This is known as home occupation. Home occupation is supposed to be low in traffic with limitations with the amount of traffic of day. With Salons a lot of impact is made to septic systems. This relates to treatments for hair going into the sewer system. Michael Harvey wanted to know what the Planning Board thinks of becoming more accommodating in permitting home occupations in certain residential districts. If you end up making regulations like considering how many people can be seen a day staff would have to monitor that. Town Manager Dylan Haman states that we have no language right now to deal with this today. This is all to get a feeling for this topic. Michael Harvey said that he could get a report so that we could study this for our next meeting. Lynn Smith made a motion that we get examples/report on this topic first before we vote on this. Jessica Ingram seconded the motion. Motion carried unanimously.

ITEM V. ADJOURNMENT

With no further business Devon Little made a motion to adjourn the meeting. Jessica Ingram seconded. Motion carried unanimously. The meeting adjourned at 7:00p.m.


Devon Little, Chairman


Mollie Lee, Planning Board Secretary

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