



TOWN OF MOUNT GILEAD PLANNING BOARD MEETING MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306
October 26, 2023

The Mount Gilead Planning Board met Thursday, October 26, 2023 at 6:00 p.m. at Mount Gilead Library, 119 West Allenton Street, Mount Gilead, North Carolina. Present were members Mitchell Lucas, Jessica Ingram, Jim Sharpe, Sam Everhart, Edwina Martin, Town Manager Dylan Haman, and Planning Board Secretary Mollie Lee. Others Present were Michael Harvey (N-Focus), Brenda Hinson, Julius Steele, Lela Harris, Vickie Whatley, Curtis Whatley, Carlos Dumas, and Dilton Gibb.

Vice Chairman Mitchell Lucas called the meeting to order at 6:02pm.

ITEM I. ADOPTION OF AGENDA

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

ITEM II. APPROVAL OF MINUTES

A. September 28, 2023 – Jessica Ingram made a motion to approve the minutes from September 28th with a second from Jim Sharpe. Motion carried unanimously.

ITEM III. PUBLIC COMMENT

Town Manager Dylan Haman read the rules of public comment.

1. Brenda Hinson- 332 Washington Park Rd- Brenda Hinson received a letter about the rezoning of Washington Park Road. Brenda Hinson had a few questions such as who are the builders?, What kind of homes or how many homes will be going on the rezoned areas?, Brenda Hinson also wanted to know if there will be another street going through Washington Park Rd.

Town Manager Dylan Haman asked if it was okay if we let Michael Harvey with N-Focus explain how we got here and what is going on. Everyone agreed to hear the information about the rezoning. Michael Harvey then introduced himself and began explaining how we got to where we are today with rezoning 94 parcels on Washington Park Road.

2. Julius Steele- 317 Washington Park Rd- Julius Steele stated that if nothing is broke why fix it. There has been people over on Washington Park Rd for years and years. No one has complained and there is no crime there or anything. Julius Steele stated that he has noticed over the years that when people get comfortable that's when people want to come in and mess it up. Julius Steele told the Planning Board to go to the places where the police officers need to be.

3. Lela Harris- 325 Washington Park Road- Lela Harris stated that it would've been a little bit better if the Planning Board would've explained it a little better. Lela Harris told the Planning Board that her main concern is that someone is going to put in a trailer park over there. When you bring in a trailer park you bring in all sorts of people in. This brings in crime. Lela Harris agrees with Julius Steele that right now there is no crime on Washington Park Road. The ones that are over there now Lela Harris states they wouldn't want them to lose their homes.
4. Vickie Whatley- PO Box 159 Pleasant Garden- Vickie Whatley goes to say that her concerns are exactly like Lela Harris's. Vickie Whatley states that the people on Washington Park Rd are comfortable with their current zoning; they are opposed to the R-15M. Vickie Whatley stated that even though she does not live in Mount Gilead she is committed to Mount Gilead. Vickie Whatley also stated that they do not want a trailer park to come in and make their property value go down.
5. Curtis Whatley- PO Box 159 Pleasant Garden- Curtis Whatley stated that he has a problem with the Planning Board deciding to put the R-15M on Washington Park Rd. Curtis Whatley also stated that if the Planning Board is trying to help Washington Park Rd that they should police what is already there. Curtis Whatley found it strange that is the only place you found to put the R-15M.

Michael Harvey clarified that we were asked by the elected officials to look at this area and other areas as potential for R-15M rezoning. Michael Harvey stated that we are looking at Mount Gilead as a community not just Washington Park Rd. We are handling it community at a time so that we can have meetings like this. That way you can confront the town face to face. Jim Sharpe also encouraged everyone to not stop with the Planning Board. They need to also go to the Town Board meeting as well.

6. Carlos Dumas- 164 Washington Park Road- Carlos Dumas asked the Planning Board if they have been down Washington Park. He goes to say that it is nice there. Carlos Dumas then asked if they went down Pleasant Valley and look there first. Carlos Dumas stated that the only time that the police comes down Washington Park Road is when they are going to Parkertown. Carlos Dumas stated he has been living there for 25 years and has not had any problems with anyone on that road.
7. Dilton Gibb- 2839 Julius Chambers Avenue- Dilton Gibb was concerned with the idea of the property value either dropping or going up if the Planning Board allows for these manufactured homes to move in. Dilton Gibb also had trailer park concerns. We need to diversify the town. Dilton Gibb also had a concern about maintaining the streets if we allow for this rezoning to happen.

ITEM IV. OLD BUSINESS

- A. Washington Park Rezoning- Michael Harvey starts with saying that we are here at the request of the elected officials. Michael Harvey started answering some questions that were asked during the public comment section. After answering many questions that the people of Washington Park had, Michael Harvey came to another option. Michael Harvey asked the Planning Board if they would like to keep the area R-6 and fix the Non-Conforming part of the Zoning Ordinance. Mitchell Lucas made a motion for the Planning Board to table action on the rezoning request at this point and time to direct

staff to begin the process of amending the non-conforming section of the Zoning Ordinance. To investigate the establishment of standards governing the placement of manufactured housing where there is existing manufactured housing which would include and increased time frame for manufactured housing to be replaced, includes standards by which that would have to occur, and deadlines for the board to review at their December regular meeting. Sam Everhart seconded the motion. Motion carried unanimously.

- B. Mixed Use In Central Business District- Michael Harvey tells the Planning Board that this will be only allowed in the central business district. This is also consistent with our current ordinance and consistent with reference in state building code. Sam Everhart suggested to up the percentage from 35% to 40% to give them flexibility for the first floor. Planning Board agreed on making it 45%. Jim Sharpe asked about the basement floor to be addressed in the ordinance. Michael Harvey said he will change in the ordinance to add Ground Floor/ Basement Unit to be reserved to the owner operator CANNOT be used for rental. Jim Sharpe made a motion to recommend approval subject to staff making the modifications as suggested. Jessica Ingram second the motion. Motion carried unanimously.

ITEM V. NEW BUSINESS

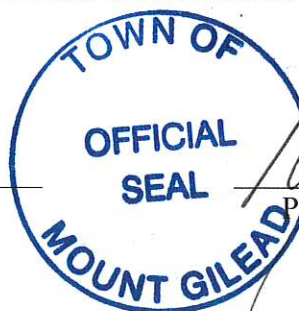
Town Manager Dylan Haman stated that he was approached about a potential development. Town Manager Dylan Haman also stated that they (Town Manager Dylan Haman and Michael Harvey) are not ready to present that to the Planning Board yet. Town Manager Dylan Haman tells the Planning Board that the actual language would be Short Term Rentals. This may be discussed at the next Planning Board Meeting.

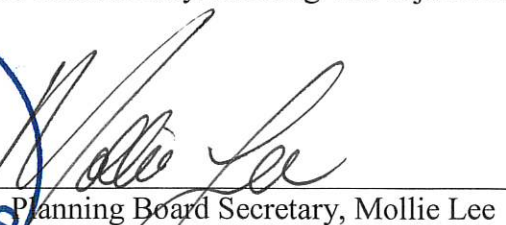
Jim Sharpe asked about the status of the RV Parks. Town Manager Dylan Haman goes to tell the Planning Board that Michael Harvey and himself has been working on this. Town Manager Dylan Haman stated that he has had a conversation with them recently and that there are a couple of things they are still having to work on. That parcel has been rezoned Residential Agricultural to his understanding. They would still be required to have a Special Use Permit to be able to actually do an RV Park. Michael Harvey explains that before all the Planning Board did was rezone the property and this gave them the right to develop the property consistent to the zoning district wish allows RV Parks. This is only approvable if you go through the Special Use Permitting Process. Michael Harvey tells the Planning Board that they (Michel Harvey and Town Manager Dylan Haman) were approached about the process they would have to go through to make this happen. They have yet to turn in a formal application.

ITEM VI. ADJOURNMENT

With no further business Jessica Ingram made a motion to adjourn the meeting. Sam Everhart seconded the motion. Motion carried unanimously. Meeting was adjourned at 7:30pm.


Vice Chairman Mitchell Lucas




Planning Board Secretary, Mollie Lee