



PLANNING BOARD AGENDA  
Monthly Meeting  
March 23, 2026  
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Approval of Agenda
5. Approval of Minutes from February 23, 2026
6. New Business
  - A. None
7. Regular Business
  - A. Planning Department Staff Report February 2026
  - B. Update on Projects
8. Old Business – None
9. Adjourn

**TOWN OF WILSON'S MILLS**

**PLANNING BOARD**

**REGULAR MEETING**

**MINUTES**

**February 23, 2026**

- Present:** Donald Byrd - Chair, Jim Uzzle, Benji Parrish, Lloyd Barnes, Tony Eason.
- Staff Present:** Wendy Oldham, Planning Director; Cynthia Paul, Planning Technician; Kleber Aguilar, Code Enforcement Officer & Permit Technician.
- Others Present:** Lina El Hasan, Hadeel Alhasan, Maha Hasan, and Amal Karkini (SUP-03-2025), Charlotte Cox (Planning Board Applicant).
- Absent** Marvin Dodd, Jay Moser.
- Convocation** D. Byrd called the meeting to order at 7:01 P.M.
- Pledge of Allegiance** The Pledge of Allegiance was led by D. Byrd.
- Invocation** The invocation was given by J. Uzzle.
- Approval of Agenda** W. Oldham, moved to add an agenda item regarding having a joint meeting with the Planning Board and the Town Council.  
  
A motion was made to approve the agenda by J. Uzzle and seconded by B. Parrish. The motion passed unanimously.
- Approval of Minutes** A motion was made by J. Uzzle to approve the minutes from November 24, 2025, J. Uzzle seconded it. The Planning Board approved unanimously.
- New Business** Chairman D. Byrd opened the quasi-judicial hearing for file number SUP-03-2025 at 7:06 P.M, a request for a licensed group home facility for children with disabilities. All speakers were sworn in by C. Paul., W. Oldham presented the case file.  
  
Maha Hasan provided folders to the five Planning Board members present and spoke on behalf of her mother, Lina Hasan. Maha addressed concerns previously raised by the Planning Board regarding the potential expansion of the proposed business. She stated that her mother no longer has the funds for the original goal

of opening an additional home in the future and that this would be the only home she intends to own and operate.

Maha further explained that when her mother first appeared before the Planning Board, she was not fully prepared regarding Town and State requirements. She stated that through the process they have learned more about the necessary regulations and procedures to proceed correctly.

Amal Karkini also spoke on Lina Hasan's behalf, providing insight into the type of care Lina has provided for her loved one.

The Planning Board expressed additional concerns, all of which were addressed by Maha Hasan.

The public hearing closed at 7:38 P.M. The Board voted, and the vote resulted in a tie, with Tony Eason and L. BARNED voting against the request and B. Parrish and J. UZZLE voting in favor. Chairman D. Byrd then cast the tie-breaking vote in favor, allowing the motion to pass and be forwarded to the Town Council in recommendation of approval.

#### **B. Planning Board Applications Review**

One Planning Board applicant was stricken from the vote due to knowledge of residency which made them ineligible; one applicant of the three left was present for the Board to ask questions too. Charlotte Cox gave a brief background to her experience and introduced herself. The board asked brief questions which Charlotte Cox answered confidently, and they expressed concerns which were also addressed B. Parrish immediately made a motion to vote for Charlotte Cox in the empty Planning Board seat and the motion was seconded by J Uzzle. The motion was passed unanimously.

#### **C. Additions to the Agenda**

W. Oldham reported that the Town Council has requested a joint meeting to discuss the location of the new Police Department building. Tentative meeting dates will be distributed by email, and once a date is agreed upon, the finalized meeting date will be communicated to the group.

#### **Regular Business:**

Planning Department Staff Reports (November 2025, December 2025, & January 2026).

W. Oldham answered questions regarding reports.

**Update On Projects**

**W. Oldham provided an update to the Planning Board on all projects that were included in the staff report.**

**Old Business**

**W. Oldham discussed the UDO Revisions that were included in the packet.**

**One change was made by the Board noted by W. Oldham.**

**A motion was made by J. Uzzle to approve UDO Revisions; the motion was seconded by B Parrish. The motion was passed unanimously, and revisions will be presented to Town Council in April, once the hearing has been called.**

**Adjourn:**

**B. Parrish made a motion to adjourn at 8:23 P.M, and J. Uzzle seconded it. Motion carried unanimously.**

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**Donald Byrd, Chair**

**Attest:**

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**Wendy Oldham, Planning Director**

STAFF REPORT

TO: Mayor Byrd and Town Council Members  
 DATE: March 13, 2026  
 FROM: Wendy Oldham, Planning Director  
 SUBJECT: Planning Report – February 2026



<b>RESIDENTIAL PROJECTS</b>		
<b>WORKING ON INFRASTRUCTURE</b>		
Willis Crossing	Construction Plans Approved	Waiting on Developer
Southerland Mills	Construction Plans Ph. 1	Waiting on Engineer
<b>CURRENTLY BUILDING IN PHASES</b>		
Wilson's Walk	Phase 3 Plat Recorded	Pulling Permits for Phase 3
Olive Branch	Working on Phase 3	Building in Phase 2B
Eason Creek	Building Out	Punch Items
Crescent Mills	Phase 6 Plat Recorded	First Phase on East Side
Wilson's Ridge	Building in Phase 3	Waiting on Phase 4 Plans
<b>PLANNING STAGES</b>		
Cobalt Hwy 70 Bus beside East Hampton	Re-designing project	Will submit late April
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Construction Plans approved; waiting on outside approvals
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Developer
Lee Property Swift Creek End of Strickland Road	Construction Plans being reviewed by JCPU	Waiting on state permits as well as JC Approvals
Wellons Property Connecting to Wilson's Ridge	Reviewing construction plans- JC resumed reviews	Reviewing 2 <sup>nd</sup> submittal
<b>AWAITING FINAL INSPECTION</b>		
Cottages at Wilson's Mills	Passed final inspection	Waiting on street takeover
<b>STREET TAKEOVER</b>		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
<b>RECOMBINATION/SUBDIVIDES</b>		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A
<b>REZONES</b>		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A

<b>NON-RESIDENTIAL PROJECTS</b>		
<b>ADDRESS/PROJECT</b>	<b>USE REQUEST</b>	<b>STATUS</b>
Clayton Glass & Mirror	New Building for expansion	Waiting on Johnston County PU reviews
Wilson's Mills High School	Construction Plans Approved	Building out
<b>SPECIAL USE PERMIT</b>		
N/A	N/A	N/A
<b>EXCAVATION PERMITS</b>		
<b>ADDRESS/PROJECT</b>	<b>COMPANY</b>	<b>STATUS</b>
N/A	N/A	N/A
<b>SIGN PERMITS</b>		
<b>ADDRESS</b>	<b>BUSINESS/PROJECT</b>	<b>STATUS</b>
5117 Wilson's Mills Rd	Wilson's Mills Boat & RV Storage	Approved- Wall Sign
<b>NON-RESIDENTIAL PERMITS</b>		
N/A	N/A	N/A
<b>RESIDENTIAL ZONING PERMITS</b>		
<b>USE</b>	<b>#</b>	
Single Family Home/Town Home – New Construction	14	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	1	
Accessory Structure	3	
Fence	5	
Manufactured Home	2	
Rooftop Solar Panels	0	
Chickens	0	
MUAHS (Multi Unit Assisted Housing with Services)	0	
Home Occupation	0	
Change of Use	0	
<b>TOTAL</b>	<b>25</b>	
<b>FLOODPLAIN DEVELOPMENT PERMITS</b>		
<b>ADDRESS/PROJECT</b>	<b>ACTION</b>	<b>STATUS</b>
N/A	N/A	N/A
<b>ZONING INSPECTIONS/LETTERS</b>		
Completed and Passed- Single Family Homes		17
Completed and Passed-Other		4
Zoning Verification Letters		2
<b>CODE ENFORCEMENT VIOLATIONS</b>		
<b>VIOLATIONS</b>	<b>#</b>	
<b>TOTAL</b>	<b>9</b>	
Undue Growth	3	
Debris/Garbage Clean-Up	2	
Nuisance/Junk/Abandoned Vehicles	4	
Chickens/Roosters	0	

<b>ZONING VIOLATIONS</b>	
<b>VIOLATIONS</b>	<b>#</b>
<b>TOTAL</b>	<b>3</b>
Building without Permit	2
Fence without Permit	0
Unsafe Structure	1
Other Zoning Violation	0
<b>CODE ENFORCEMENT AND ZONING ABATEMENT</b>	
<b>OUTCOMES</b>	<b>#</b>
<b>TOTAL</b>	<b>6</b>
Abated	4
Final Letter Sent	2
Citations/Fines Issued	0
<b>TOWN ABATEMENTS</b>	
Paid Town AbateMENTS	0