

**Town of Mills River**  
**Minutes of the Planning Board**  
**Thursday, May 20, 2021**

The Town of Mills River Planning Board met on Thursday, May 20, 2021, at 6:30 PM in the Mills River Town Hall. Board members present were: Jim Foster, Cheryl Janoski, Sherri Hill, Wayne Carland, and Jeff Moore. Heath Wiggins and Ryan Perry were absent (excused). Staff present were Town Manager Daniel Cobb and Tax Collector/Deputy Town Clerk Aurelie Taylor; Zoning Administrator Mike Malecek attended via Zoom.

Chairperson Sherri Hill called the meeting to order and led the Pledge of Allegiance.

There were no additions or adjustments to the agenda.

**Approval of the Minutes**

Jim Foster a motion to accept the minutes of May 4, 2021. Jeff Moore seconded the motion and the motion passed by unanimous verbal assent.

**Public Comment:**

There was no Public Comment for non-agenda items.

**Old Business:**

**A. Rezoning Request R-21-01 Anointed Word Church**

Mr. Ellis gave some background on why the Church was selling the property and why they needed the rezoning. Mr. Crook, the proposed buyer, spoke to the advantages of having the zoning changed for his business. William Knudsen, a neighbor, spoke as public comment that he supported the rezoning. All three gave the opinion that no one would want to build a home on that property due to traffic and noise. No electronic forms of Public Comment have been received and no other neighbors contacted the Town staff.

Chairperson Sherri Hill reiterated that the Planning Board only makes a recommendation to Town Council, not a final decision. There was some discussion, focusing on future use and what could occur if Mr. Crook's plans changed, other zoning designations, and how this business appears to fit the area. Town Manager Daniel Cobb explained that a statement of consistency with the comprehensive plan is required by the NCGS 160D changes and should be included in any motion made on this item.

Jeff Moore made a motion to recommend to Town Council to approve the rezoning request made by Anointed Word Church, even though it is inconsistent with both the existing comprehensive plan adopted by the Town and the proposed comprehensive plan. Cheryl Janoski seconded the motion and the motion passed by majority. Sherri Hill and Jim Foster voted against the motion.

**New Business: No New Business**

**Additional Items**

Chairperson Sherri Hill requested that in the future Planning Board members receive supporting documents with the agenda at least 48 hours before the meeting, preferably by Thursday for the Tuesday meeting. Staff made note of the request. Jim Foster suggested that we use a larger notification sign for Zoning changes. Town Manager Daniel Cobb asked if, now that the comprehensive plan groundwork was done and the 160D changes complete, the Planning Board would consider going back to one meeting a month.

Sherri Hill made a motion that beginning in June, 2021, the Planning Board meet on their first meeting date of the month only, unless there is pressing business. Jim Foster seconded the motion and the motion passed by unanimous verbal assent.

Daniel Cobb introduced Mike Malecek, Zoning Administrator, who gave a short bio of himself.

As there was no further business to discuss, Wayne Carland made a motion to adjourn the meeting. Jim Foster seconded the motion and the motion passed by unanimous verbal assent.

Respectfully submitted,

Aurelie Taylor  
Tax Collector/Deputy Town Clerk