

TOWN OF WILSON'S MILLS

PLANNING BOARD

REGULAR MEETING

MINUTES

June 23, 2025

Present: Donald Byrd - Chair, Jay Mouser, Jim Uzzle, Doris Riley, Benji Parrish, Marvin Dodd.

Others Present: Wendy Oldham, Planning Director; Cynthia Paul, Planning Technician; Kleber Aguilar, Code Enforcement Officer & Permit Technician.

Absent: Tony Eason.

Convocation: D. Byrd called the meeting to order at 6:51 P.M.

Pledge of Allegiance: The Pledge of Allegiance was led by D. Byrd.

Invocation: The invocation was given by D. Byrd.

Approval of Agenda: A motion was made to approve the agenda by J. Mouser and seconded by L. Barnes. The motion passed unanimously.

Approval of Minutes: A motion was made by M. Dodd to approve the minutes from May 27, 2025, L. Barnes seconded it. The Planning Board approved unanimously.

New Business:

A. RFA – RZ-02-2025 (Race Trac) – W. Oldham presented the rezoning request to the Planning Board and explained that the public hearing has already been called before the Town Council for June 2025. If the Planning Board votes to recommend approval, the Council vote will take place in July—one month earlier than the typical third-month timeline, which would usually be August.

W. Oldham confirmed that she consulted with the Town Attorney, who verified that this process is within the Town's legal authority. All legal notice requirements are being met, including timely notification to adjoining property owners, publication of the notice in the local newspaper, and posting signage on the property.

The Planning Board also asked whether Johnston County has available sewer capacity for the parcel proposed for rezoning.

Additionally, members inquired about RaceTrac's services they intend to provide.

After the discussion, D. Riley made a motion to approve, and L. Barnes seconded the motion. The Planning Board voted unanimously to approve the request.

Regular Business:

7. A – Planning Department Staff Report (May 2025)

W. Oldham reviewed the staff departmental reports in detail with the Planning Board Members; she also explained that the Permit technician/ code enforcement position has been filled by Kleber Aguilar who was present in attendance at his first planning board meeting and that permits and violations should start to increase again now that we are fully staffed again.

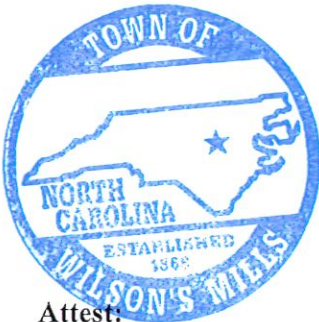
7.B – Update On Projects

W. Oldham provided an update to the Planning Board on all projects included in the staff report, W. Oldham read aloud the staff report for May 2025, noting that there were not many updates. She explained that Eason Creek is nearly complete, while Cobalt Townes is still pursuing sewer allocations. WM Storage remains under construction, and Waterview Way is currently on hold for reasons that are unknown. Both Mill Creek and The Cottages have passed their final inspections and are now considered complete, awaiting street takeover application. Clayton Glass is actively working on development plans, JD's Country Store has a new owner, and the Sign and addition project have recently been approved.

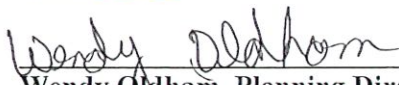
J. Mouser made a motion to approve the staff report, which was seconded by L. Barnes, the motion passed unanimously.


Adjourn:

L. Barnes made a motion to adjourn at 7:33 P.M, D. Riley seconded it. Motion carried unanimously.



Attest:


Wendy Oldham, Planning Director


Donald Byrd, Chair