

## PLANNING BOARD AGENDA Monthly Meeting May 28, 2024 7:00 PM

- 1. Call to Order
- 2. Invocation
- 3. Pledge of Allegiance
- 4. Approval of Agenda
- 5. Approval of Minutes:
  - Regular Meeting (March 25, 2024)
  - Work Session (April 1, 2024)
  - Work Session (April 9, 2024)
- 6. Regular Business
  - A. Planning Department Staff Report (April 22, 2024) and (May 28, 2024)
  - B. Update on Projects
- 7. New Business
  - A. RZ-04-2024- General Rezone on Parcel 17J07005H (Meta Drive)
  - B. CRZ-02-2024 Conditional Rezone on Parcel 17K08026L (Johnston Farms)
- 8. Adjourn

#### TOWN OF WILSON'S MILLS

#### PLANNING BOARD

#### REGULAR MEETING

#### **MINUTES**

#### March 25, 2024

Present:

Donald Byrd - Chairman, Marvin Dodd - Co-Chair, Lloyd Barnes,

Jim Uzzle, Benji Parrish, Doris Riley.

Others Present:

Rick Walker, Gaby Lawlor, Southeast Area Study - Wendy Oldham -

Planning Director, Zulit Ortega - Code Enforcement Officer &

Permit Technician, Cynthia Paul - Planning Technician.

Absent:

Marvin Dodd - Co-Chairman, Tony Eason.

Convocation:

D. Byrd called the meeting to order at 7:00 P.M.

Invocation:

The invocation was given by J. Uzzle.

Approval of Agenda:

A motion was made to approve the agenda by J. Uzzle and seconded

by J Mouser. Motion passed unanimously.

Approval of Minutes:

A motion was made to approve the minutes from January 22, 2024,

and February 26, 2024, by J Uzzle and seconded by B Parrish. The

Planning Board approved unanimously.

Regular Business:

6.A - Planning department Staff Report (March 25, 2024)

Wendy Oldham advised the Planning Board of lowered violations due to previous short staffing and training in the newly filled Code

Enforcement-Permit Technician position.

6.B - Update On Projects

Wendy Oldham updated Planning Board Members on ongoing

project.

**New Business:** 

 $7.A.-RZ \textbf{-02-2024}-General\ Rezone\ on\ Parcel\ 17K08043I-Walker\ Property$ 

W. Oldham updated the Planning Board on the annexation application that was submitted for this parcel. The Planning Board asked questions, Rick Walker answered questions on behalf of Reba Walker, the property owner, such as possible uses of the parcel after the rezoning takes place. Some inquiries Rick Walker shared were about a possible restaurant or gas station to be out on the parcel. A motion was made to approve the General Rezone as presented by L. Barnes and seconded by D Riley. The motion passed unanimously.

7.B. – Southeast Area Study Update – Recommendations – Gaby Lawlor presented the S.E.A.S study and answered questions from the planning board. L. Barnes recommended to send to Town Council, D Riley seconded it, motion passed unanimously.

7.C. - UDO Revisions - Tabled until April 1, 2024, at 4:30 P.M in the conference room at Wilson's Mills Town Hall.

Adjourn:

D. Riley made a motion to go into recess at 8:17 P.M until April 1, 2024, at 4:40 P.M, J. Uzzle seconded it. Motion carried unanimously.

Donald Byrd, Chairman

Attest:

Wendy Oldham, Planning Director

#### TOWN OF WILSON'S MILLS

#### PLANNING BOARD

#### WORK SESSION

#### **MINUTES**

April 1, 2024

Present:	Donald Byrd – Chairman, Marvin Dodd – Co-Chair, Jim Mouser, Doris Riley.	U <b>zz</b> le, Jay
Others Present:	Wendy Oldham - Planning Director, Zulit Ortega - Code Enforcement Officer & Permit Technician, Cynthia Paul - Technician.	- Planning
Absent:	Tony Eason, Benji Parrish, Lloyd Barnes.	
Convocation:	D. Byrd called the work session to order at 4:30 P.M.	
Regular Business:		
	Work Sessions for UDO Revisions (April 1, 2024)	
	J Uzzle made a motion to come out of recess and continue session, J Mouser seconded it. The Planning board made for Article 8.	
Adjourn:	J Uzzle made a motion to go into recess at 7:35 P.M until 2024, at 4:30 P.M, M Dodd seconded it. Motion carried un	
Attest:	Donald Byrd, Chairman	
Wendy Oldham, Planning I	Director	

#### TOWN OF WILSON'S MILLS

#### PLANNING BOARD

#### WORK SESSION

#### **MINUTES**

April 9, 2024

Present:	Donald Byrd – Chairman, Jim Uzzle, Lloyd Barnes, Tony Eason, Doris Riley.
Others Present:	Wendy Oldham - Planning Director, Zulit Ortega - Code Enforcement Officer & Permit Technician, Cynthia Paul - Planning Technician.
Absent:	Marvin Dodd – Co-Chairman, Benji Parrish, Jay Mouser.
Convocation:	D. Byrd called the work session to order at 4:30 P.M.
Regular Business:	
	Work Sessions for UDO Revisions (April 9, 2024)
	J Uzzle made a motion to come out of recess and continue the work session, L Barnes seconded it. The Planning board made revisions for Articles 1-7.
Adjourn:	J Uzzle made a motion at 5:41 P.M to adjourn the work session and D Riley seconded it. Motion carried unanimously.
Attest:	Donald Byrd, Chairman
Attest: Wendy Oldham, Plans	

#### STAFF REPORT

TO:

Mayor Byrd and Town Council Members

DATE:

April 4, 2024

FROM:

Wendy Oldham, Planning Director

SUBJECT:

Planning Report – March 2024



	SUBDIVISIONS		
SUBDIVISION	TYPE OF REVIEW	STATUS	
Millcreek Phase 2	Final Inspection Awaiting	Developer working on items	
Powhatan Road-Beside Park		from Punch List	
Wilson's Walk	Construction Plans Phase 1 & 2	Approved Final Plat Phase 1	
Cole Road	approved	and 2	
Olive Branch	Construction Plans Phase 2	Reviewing Plans	
West Olive Road	Submitted		
Midtown Village	Sketch Plan Submitted	Developer submitting all	
Swift Creek Road and Strickland		needed permits, local/state	
Road-Along 70		for Infrastructure	
Cottages at Wilson's Mills	Final Inspection Awaiting	New contact for company	
Adjacent to Ives Landing		assured items will be	
		addressed promptly	
Eason Creek	Final Plat Phase 1 approved	Construction began	
Powhatan Rd-across from Pricket Ln			
Crescent Mills	Construction Plans for Phases 7	Final Plat Submitted Phases 1	
Both Sides of Strickland Road	& 8 and submitted	and 2	
Willis Crossing	Construction Plans Approved	Grading and infrastructure in	
Wilson's Mills Road and Main St	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	progress	
Southerland Mills	Preliminary Plans	Construction Plans	
Across from Ives Landing/End of	, , , , , , , ,	Approved	
Hazel Street	•	7.55.0400	
Johnston Farms Phase 2B	Preliminary Plans	Approved with Conditions	
Marlin Lane/ Waterview Way	· ·		
Johnston Farms Phase 3	Waiting on preliminary plans	Rezone to be resubmitted in	
Behind Johnston Farms and end of		April	
Jones Road			
Wilson's Ridge	Construction Plans Approved	Final Plat Phases 1,2, 4, & 5	
Wilson's Mills Road beside Town		approved	
Hall and Kids Country Childcare			
Wilson's Mills Storage	Construction Plans Approved	Construction Plans approved	
WM Road across from Poplar Ck			
Cobalt Townes	Preliminary Plans Approved with	Sewer denied by County	
Hwy 70 Bus beside East Hampton	Condition of Sewer		
	STREET TAKEOVER		
Street Name	Subdivision	Linear Feet	
N/A	N/A	N/A	
RECO	OMBINATION/SUBDIVIDES	the state of the s	
The state of the s			

ADDRESS	ACTION	STATUS
N/A	N/A	N/A
	REZONES	
ADDRESS	ACTION	STATUS
17K08028A	I-2 to Civic	RFTCA - April 15
17J07022A	AG to MU	RFTCA - April 15
CC	DMMERCIAL/BUSINESSES	
ADDRESS/PROJECT	USE REQUEST	STAŢUS
1737 Swift Creek Road	Automobile Restoration	CO issued; minor zoning
		items being completed now
	SIGN PERMITS	
ADDRESS	BUSINESS/PROJECT	STATUS
1492 Cole Rd	Wilson's Walk	Completed
Management with the control of the c	RESIDENTIAL ZONING PER	
N/A		
	N/A	N/A
RES	IDENTIAL ZONING PERMI	TS
US		#
Single Family Home – New Construc		5
Porch/Deck/Pool/Driveway Extension	on/Ramp/Additions	5
Accessory Structure	55-111000000	6
Fence		1
Doublewide Mobile Home		0
Rooftop Solar Panels		5
TOTAL		22
FLOOD	PLAIN DEVELOPMENT PER	RMITS
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZON	ING INSPECTIONS/LETTE	
Completed and Passed-Single Famil		5
Completed and Passed-Other	y tionies	
Zoning Verification Letters		
Total Control College		2
	ENEODOS INSTITUTO A SE	2 1
CODE	ENFORCEMENT VIOLATION	2 1
VIOLATIONS	ENFORCEMENT VIOLATION	2 1 DNS #
VIOLATIONS TOTAL	ENFORCEMENT VIOLATION	2 1 DNS # 0
VIOLATIONS TOTAL Undue Growth	ENFORCEMENT VIOLATION	2 1 DNS # 0 0
VIOLATIONS TOTAL Undue Growth Debris/Garbage Clean-Up		2 1 DNS # 0 0
VIOLATIONS TOTAL Undue Growth Debris/Garbage Clean-Up Nuisance/Junk/Abandoned Vehicles		2 1 DNS # 0 0 0
VIOLATIONS TOTAL Undue Growth Debris/Garbage Clean-Up Nuisance/Junk/Abandoned Vehicles	;	2 1 DNS # 0 0
VIOLATIONS  TOTAL  Undue Growth  Debris/Garbage Clean-Up  Nuisance/Junk/Abandoned Vehicles  Chickens/Roosters		2 1 DNS # 0 0 0 0
VIOLATIONS TOTAL Undue Growth Debris/Garbage Clean-Up Nuisance/Junk/Abandoned Vehicles Chickens/Roosters VIOLATIONS	;	2 1 DNS # 0 0 0
VIOLATIONS TOTAL Undue Growth Debris/Garbage Clean-Up Nuisance/Junk/Abandoned Vehicles Chickens/Roosters  VIOLATIONS TOTAL	;	2 1 DNS # 0 0 0 0
VIOLATIONS  TOTAL  Undue Growth  Debris/Garbage Clean-Up  Nuisance/Junk/Abandoned Vehicles  Chickens/Roosters  VIOLATIONS  TOTAL  Building without Permit	;	2 1 DNS # 0 0 0 0 1
VIOLATIONS TOTAL Undue Growth Debris/Garbage Clean-Up Nuisance/Junk/Abandoned Vehicles Chickens/Roosters  VIOLATIONS TOTAL Building without Permit Fence without Permit	;	2 1 DNS # 0 0 0 0 1
VIOLATIONS  TOTAL  Undue Growth  Debris/Garbage Clean-Up  Nuisance/Junk/Abandoned Vehicles  Chickens/Roosters  VIOLATIONS  TOTAL  Building without Permit	;	2 1 DNS # 0 0 0 0 0 1

OUTCOMES	#
Abated	4
Final Letter Sent	0
Citations/Fines Issued	0
TOWN ABAT	EMENTS

#### STAFF REPORT

TO:

Mayor Byrd and Town Council Members

DATE:

May 3, 2024

FROM:

Wendy Oldham, Planning Director

SUBJECT:

Planning Report – April 2024



	SUBDIVISIONS	
SUBDIVISION	TYPE OF REVIEW	STATUS
Millcreek Phase 2 Powhatan Road-Beside Park	Final Inspection Awaiting	Developer working on items from Punch List
Wilson's Walk Cole Road	Construction Plans Phase 1 & 2 approved	Approved Phase 2
Olive Branch West Olive Road	Construction Plans Phase 2 Submitted	Waiting on response from County regarding Sewer
<b>Midtown Village</b> Swift Creek Road and Strickland Road-Along 70	Sketch Plan Submitted	Meeting scheduled regarding infrastructure and layout
Cottages at Wilson's Mills Adjacent to Ives Landing	Final Inspection Awaiting	Punch list items currently being taken care of
Eason Creek Powhatan Rd-across from Pricket L	Final Plat Phase 1 approved  Phase 2-Floodplain development  permit required	Phase 1-Building Phase 2-waiting on FP Permit
Crescent Mills Both Sides of Strickland Road	Construction Plans for Phases 1,2,3,4,5,6 Approved- Phases 7 & 8 under review	Phases 1A & 2A-Final Plat Approved; Phases 1B &2B Bond Received
Willis Crossing Wilson's Mills Road and Main St	Construction Plans Approved	Grading and infrastructure in progress
<b>Southerland Mills</b> Across from Ives Landing/End of Hazel Street	Preliminary Plans Approved	All State Permits Approved, Finishing sewer easements
Johnston Farms Phase 2B Marlin Lane/ Waterview Way	Preliminary Plans	Approved with Conditions
<b>Johnston Farms Phase 3</b> Behind Johnston Farms and end of Jones Road	Preliminary Plans Received	Rezone back to Planning Board in May
<b>Wilson's Ridge</b> Wilson's Mills Road beside Town Hall and Kids Country Childcare	Construction Plans Approved	Bonds for Phases 1, 2, 3, 4, & 5 approved
Wilson's Mills Storage WM Road across from Poplar Creel	Construction Plans Approved	Grading has begun
<b>Cobalt Townes</b> Hwy 70 Bus beside East Hampton	Preliminary Plans Approved with Condition of Sewer	Sewer denied by County- Working on new strategy
	STREET TAKEOVER	
Street Name	Subdivision	Linear Feet

ADDRESS	ECOMBINATION/SUBDIVID ACTION	STATUS
N/A	N/A	
Martin la Glescon Device	REZONES	N/A
ADDRESS	ACTION	CTATUS
Talton Farm Road-School Site	I-2 to Civic	STATUS
Strickland Road-RA Lee	AG to MU-CZ	Approved by Council 4/15/2
Jones Road/Johnston Farms Ln	AG to MU-CZ	Approved by Council 4/15/2
Johnston Farms Phase 3	AG to Mo-ez	Going to PB 5/28/24
Meta Drive/Uzzle Industrial	IND to C-70	Going to DR E/39/24
Company of the Contract of the		Going to PB 5/28/24
ADDRESS/PROJECT	COMMERCIAL/BUSINESSES	
1737 Swift Creek Road	USE REQUEST	STATUS
1737 SWIIT Creek Road	Automobile Restoration	Full Zoning Compliance M
	SIGN PERMITS	
ADDRESS	BUSINESS/PROJECT	STATUS
3174 Us Hwy 70	Raleigh Brewing Distro by Elite Signs	Completed
3174 Us Hwy 70	Raleigh Brewing Distro by Elite Signs	Completed
4530 Wilson's Mills Rd	Wilson's Mills Variety Store	Approved
NON	-RESIDENTIAL ZONING PER	
N/A	N/A	N/A
	ESIDENTIAL ZONING PERM	MANAGEM CONTRACTOR AND
Single Family Home – New Const	USE	#
Porch/Deck/Pool/Driveway Exter		34
Accessory Structure	ision/ Kamp/Additions	1
ence		1
Doublewide Mobile Home		4
Rooftop Solar Panels		0
TOTAL		2
The same of the sa	DPLAIN DEVELOPMENT PE	DAUTC 42
		MIVITS
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
	DNING INSPECTIONS/LETTE	RS
Completed and Passed-Single Fa	mily Homes	5
Completed and Passed-Other		3
Zoning Verification Letters		2
CO	DE ENFORCEMENT VIOLATI	ONS
VIOLATIONS		#
TOTAL		29
Jndue Growth		27
Debris/Garbage Clean-Up		2
Jebris/ Garbage Clean-OD		<u>~</u>
Nuisance/Junk/Abandoned Vehic	les	0

VIOLATIONS	#
TOTAL	16
Building without Permit	0
Fence without Permit	10
Unsafe Structure	0
Other Zoning Violation	6
CODE ENFORCEMENT AND	ZONING ABATEMENT
OUTCOMES CODE ENFORCEMENT AND	ZONING ABATEMENT #
OUTCOMES	#
OUTCOMES Abated	# 14
	#
OUTCOMES Abated Final Letter Sent	# 14 3 0



#### REQUEST FOR PLANNING BOARD ACTION

TO: Chairman Donald Byrd and Planning Board Members

DATE: May 28, 2024 RE: Meta Drive

File No. RZ-4-2024

FROM: Wendy Oldham, Planning Director

#### **PROPOSAL**

The property owner is requesting a rezone of 107 Meta Drive from Industrial (IND) to Commercial (C-70).

(See below details from Article 8.6-E of the Town's Development Ordinance for details of current and proposed zoning criteria.)

#### **CURRENT SITE INFORMATION**

LOCATION:	107 Meta Drive	
TAX ID:	17J07005H	
ZONING:	Industrial (IND)	
CURRENT USE:	Vacant	

#### PROPOSED SITE INFORMATION

LOCATION:	107 Meta Drive
TAX ID:	17J07005H
SITE ACREAGE:	3.16
PROPOSED ZONING:	Commercial (C-70)
PROPOSED USE:	Auto Sales

Commercial (C-70). The US Highway 70 & I-42 Commercial District (C-70) was established to provide opportunities for compatible and sustainable development along the US Hwy 70 & I-42 corridor. Development standards in the US Highway 70 & I-42 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the US Highway 70 & I-42 Commercial District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods &

#### **ZONING CHART**

Zoning	C-70
Density:	N/A
Minimum Lot Size:	10,000 sf
Minimum Lot Width:	360' on US 70 & 1-42; 125' elsewhere
Primary Structure Building Height (max.):	45'
Accessory Structure Building Height (max.):	35'
Front	30°
Side	15'
Rear	12'
Side Street	0,
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.

# **ORTHOPHOTO**



#### FINDINGS OF FACT

Article 7.8 of the WMDO requires the compliance of specific findings of fact to grant a rezone. The applicant shall submit the following statements of justification, presenting information supporting each and all the required findings as they relate to the proposed rezone request:

- 1. That the use or development is located, designed, and proposed to be operated to maintain or promote public health, safety, and general welfare. Statement by applicant: "I will do all those things."
- 2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordnance and with all other applicable regulations. Statement by applicant: "To the best of my knowledge."
- 3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity. Statement by applicant: "Very true statement."
- 4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of the Town of Wilson's Mills and its environment. Statement by applicant: "It certainly is."

# STATEMENT OF CONSISTENCY AND REASONABLENESS

This action is consistent with the Town of Wilson's Mills Future Land Use Map, as this parcel is currently industrial, but Commercial would provide more opportunities to the occupant. This action is consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan. It is reasonable as it will promote the growth of the Town, provide job opportunities, and provide a service for citizens. It will retain the character of the community while supporting new development. Rezoning this parcel to Commercial (C-70) is reasonable for the following reasons:

#### 5.2.2 Goal 2: PLAN FOR GROWTH!

5.2.2.1 Objective 1: Harness the imminent southward expansion of the Triangle while managing growth within Wilson's Mills.

Strategy 1: Encourage development first in areas where existing infrastructure and convenient proximity to Town services are already provided. The first wave of the Triangle's expanding business market into Wilson's Mills will be directed, through application of the future land use plan and zoning map, to areas where utilities and services are already provided.

#### 5.2.3 Goal 3: RETAIN OUR CHARACTER!

5.2.3.1 Objective 1: Preserve the small-town appeal of Wilson's Mills while encouraging compatible business growth through development of revised development standards and specifications.

#### STAFF RECOMMENDATION

Staff recommendation is for approval of this rezone request. It is consistent with the Future Land Use Map; it is consistent with the Comprehensive Land Use Plan and meets all requirements.

#### **ACTION REQUESTED**

1.	Acknowledging the consistency and reasonableness with the Future Land Use Map and the e Comprehensive Land Use Plan, the Planning Board recommends the approval for rezone of Parcel 17K07005H to Town Council from Industrial (IND) to Commercial (C-70).
2.	Table the application for rezone of Parcels 17J07005H for receipt of the following information:
3.	Recommendation for denial of rezone for Parcels 17J07005H from Industrial (IND) to Commercial (C-70) to Town Council for following reason(s):

#### ATTACHMENT(S)

- 1. Copy of Rezone Application
- 2. Copy of Future Land Use Map
- 3. Copy of Map
- 4. Copy of Permitted Use Table



# REZONING/MAP AMENDMENT APPLICATION

Planning Department PO Box 448, Wilson's Mills, NC 27593 Phone: (919) 938-3885 Fax: (919) 938-1121

RZ-4-2024

#### PROCESS INFORMATION:

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Development Compliance Officer. Such petition shall contain all the information required on this form and must be determined to be complete by the Development Compliance Officer prior to advancing it through the review process.

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Development Compliance Officer and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be permitted.

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)" (e.g. "IND(CZ)").

(e.g. "IND(CZ)").	
FILING INSTRUCTIONS:	
application conference prior to the submittal of	to meet with the Development Compliance Officer in a pre- a formal application. The purposes of this conference are to review process and assistance in the preparation of the
A petitioner must complete this application in ful requested is provided.	l. This application will not be processed unless all information
Remittance of associated fee(s)* to accompany	this application. (*See Town of Wilson's Mills fee schedule)
GENERAL PROJECT INFORMATION:	
Project Address / Location: Meta	Orive
Zoning District: TVD	Size of Property (in acres):
Johnston Co. Tax PIN #: 1750005H	Proposed Building Square Footage: \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Town Jurisdiction: In-Town Limits	ETJ

Existing land use/zoning on adjoining properties:
North: Acquilture South: Acquilture East: Industrial-Businesses West: Agriculture
APPLICANT INFORMATION:
Applicant: Jim Uzzle
Address: 138-C Uzzle Industrial Drive
City: Clay ton State: N Zip: 27520
Phone: 919-291-0762 Email: jimuzzle@amail.com
Property Owner (Owner Consent Form is required if different from applicant):
Address: 1755 Buffalo Rd
City: Smithfield State: NC Zip: 27577
Phone: Email:
REZONING REQUEST:
General Use Conditional Zoning
Existing Zoning Classification: TNO
Proposed Zoning Classification:
If the request is to a Conditional Zoning District, this application should be accompanied by a site-specific development plan that includes land use, existing conditions, buildings, lots, etc. per the WMDO. In addition, pleat provide a narrative of the proposed use and list any proposed conditions:
Proposed Land Use:
Proposed Conditions Offered by Applicant:
ACKNOWLEDGEMENT:  The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief, with the understanding that any incorrect information submitted may result in the delay or rescheduling of the required public hearing and may result in the revocation of this application. I hereby authorize the Town of Wilson's Mills to review this request, visit the site, and contact any appropriate design
in relation to questions generated as a result of the review.
Applicant Printed Name Applicant Signature  Applicant Signature  Date

#### FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezone. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezone request:

1.	That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.
	Statement by applicant:  "I Will do all those things".
2.	That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordinance and with all other applicable regulations.  Statement by applicant:  "To the best of my knowledge",
	- The best of my Mowitage.
3.	That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.  Statement by applicant:  Yery +rue Statement ".
4.	That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of the Town of Wilson's Mills and its environs.  Statement by applicant:  " It Certainly is".
	J

For Town Use Only	
Date Received: 4-15-24 Case #: \$2-4-2024	
Payment Amount: <u>530.00</u> Date Paid: <u>4-17-2024</u>	
Application Received by: Werdy Oldham	
PB Date: 5-28-24 (ecommended Denied	
Site Posted Date: Ad Run Dates:	
Letters Mailed Date: Hearing Called by TC on:	
TC Date: Approved Denied	

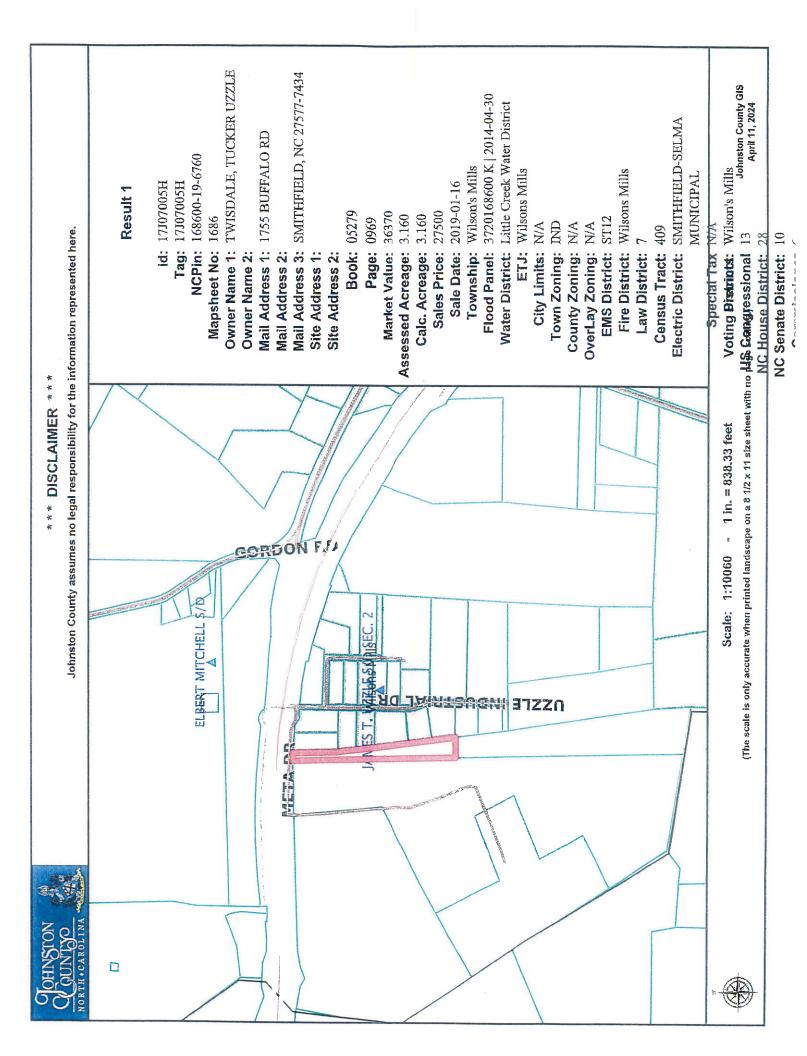


# OWNER AUTHORIZATION FORM

Planning Department PO Box 448, Wilson's Mills, NC 27593

Phone: (919) 938-3885 Fax: (919) 938-1121

PROPERTY OWNERS CERTIFICATION:
I, Tucker Le Toursdale hereby affirm that I am the owner of the property located at:
Property Address/Physical Location: 107 meta 10.
City: Clay on State: NC Zip Code: 275 20
Johnston Co. Tax PIN#: 17501005 H
Project/Activity/Permit for which application is being made: Rezone
By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to the Town of Wilson's Mills Planning Department for the activities described. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to the Town of Wilson's Mills Planning Department.
Owner's Printed Name Owner's Signature  Owner's Signature  Owner's Printed Name
APPLICANT/AGENT INFORMATION:
Applicant/Owner's Authorized Agent: Jim Wzzle JR
Address: 138 C Cozzle INd. Du
City:
Phone: 919-291-0768 Email: Jim Wzzle & & mail. Com
I, the duly authorized agent/representative thereof, hereby certify that the information herewith is in all respects true and correct to the best of my knowledge and belief.
Applicant/Agent Printed Name Applicant/Agent Signature Date





DeedPro Software, LLC makes no warranty as to the accuracy and completeness of this information.



#### REQUEST FOR PLANNING BOARD ACTION

TO: Chairman Donald Byrd and Planning Board Members

DATE: May 28, 2024

RE: Johnston Farms Phase 3 (End of Jones Rd and Johnston Farms Drive)

File No. CRZ-02-2024

FROM: Wendy Oldham, Planning Director

#### **PROPOSAL**

The property owner is requesting a conditional rezone of Johnston Farms Phase 3 (End of Jones Road and Johnston Farms Road) from Agriculture (AG) to Mixed Use (MU). This action was denied in December 2023 and the applicant has reapplied. All Wilson's Mills Development Ordinances could be met with this rezone. There will be many amenities relating to nature around this development. The developer is teaming up with Johnston County on the Mountain to Sea trail coming through Wilson's Mills, adjacent to this development. (See below details from Article 8.6-E of the Town's Development Ordinance for details of current and proposed zoning criteria.)

#### **CURRENT SITE INFORMATION**

and the second second second second	and the second s	
LOCATION:	End of Jones Road and Johnston Farms Drive	
TAX ID:	17K08026 & 17K08026L	
ZONING:	Agriculture (AG)	
CURRENT USE:	Vacant Parcels	

#### PROPOSED SITE INFORMATION

and the second s	
LOCATION:	End of Jones Road and Johnston Farms Drive
TAX ID:	17K08026 & 17K08026L
SITE ACREAGE:	149.984
PROPOSED ZONING:	Mixed Use-Conditional (MU-CZ)
PROPOSED USE:	Attached & Detached Single Family Dwellings (Townhouse), Accessory
	Structures, Customary Home Occupations and Suburban Amenities.

Mixed-Use is established to provide opportunities for both compatible and sustainable redevelopment where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use District promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to use in adjacent neighborhood districts.

#### **ZONING CHART**

Zoning:	MU-1&2			
Housing Type:	Single-Family Detached	Single-Family Attached	Multi-Family	Other
Density:	7 units/acre	17 units/acre	14.5 units/acre	N/A
Minimum Lot Size:	6,000 sf	1,600 sf	N/A	N/A
Primary Structure Building Height (max.):	30'	30,	36'	45'
Accessory Structure Building Height (max.):	25'	25'	25'	25'
*Minimum Lot Width:	16'	167	N/A	N/A
Setbacks:			·	
Front	10' (max.)			
Side	N/A			
Rear	12'			
Side Street	16' (max.)			
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.			
*120'on I	JS 70 & I-42, 40			

**ORTHOPHOTO** 



#### FINDINGS OF FACT

Article 7.8 of the WMDO requires the compliance of specific findings of fact to grant a rezone. The applicant shall submit the following statements of justification, presenting information supporting each and all the required findings as they relate to the proposed rezone request:

- 1. That the use or development is located, designed, and proposed to be operated to maintain or promote public health, safety, and general welfare. Statement by applicant: Project will not endanger public health, safety, or general welfare.
- 2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordnance and with all other applicable regulations. Statement by applicant: Project will comply with all regulations and standards of the Town of Wilson's Mills.
- 3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity. Statement by applicant: Surrounding properties are compatible uses with the proposed development.
- 4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of the Town of Wilson's Mills and its environment. Statement by applicant: Surrounding property is similar uses as proposed development and uses are compatible. Project conforms with land use development plans.

## STATEMENT OF CONSISTENCY AND REASONABLENESS

This action is consistent with the Town of Wilson's Mills Future Land Use Map, as this parcel is future residential. This action is consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan. It is reasonable as it will promote growth of the Town. It will retain the character of the community while supporting new development. Rezoning these parcels to Mixed Use (MU) is reasonable for the following reasons:

- 1. Goal 2: 5.2.2 Goal 2: PLAN FOR GROWTH! 5.2.2.1 Objective 1: Harness the imminent southward expansion of the Triangle while managing growth within Wilson's Mills.
- Strategy 1: Encourage development first in areas where existing infrastructure and convenient proximity to Town services are already provided. The first wave of the Triangle's expanding business market into Wilson's Mills will be directed, through application of the future land use plan and zoning map, to areas where utilities and services are already provided.
- Strategy 2: Apply standards of the new UDO to assure quality growth. The new unified development ordinance (UDO) being prepared at the time of adoption of this plan will address the community's priorities to manage growth to assure safety and quality.

www.wilsonsmillsnc.org • Phone: (919) 938-3885 • Fax: (919) 938-1121

#### STAFF RECOMMENDATION

Staff recommendation is for approval of this rezone request. It is consistent with the Future Land Use Map, and the Comprehensive Land Use Plan and meets all requirements.

#### ACTION REQUESTED

- 1. Acknowledging the consistency and reasonableness with the Future Land Use Map and Comprehensive Land Use Plan, the Planning Board recommends the approval for rezone of Parcels 17K08026L and 17K08026 to Town Council from Agriculture (AG) to Mixed Use (MU) with the following conditions:
  - a. Minimum 52-foot-wide lot width for single family homes
  - b. Minimum 22-foot-wide lot width for townhomes
  - c. A 20-foot setback for townhomes to allow for ample parking.
  - d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
  - e. Adhere to all changes required by the Planning Department, Town's Engineer, and the Fire Marshal's office.
  - f. No businesses in this development
  - g. Install cameras in strategic locations in development.

 Table the application for rezone of Parcels 17K08026 and 17K08026L for receipt of the following information:
Recommendation for denial of rezone for Parcels 17K08026 and 17K08026L from AG to MU to Town Council for following reason(s):

#### ATTACHMENT(S)

- 1. Copy of Rezone Application
- 2. Copy of Future Land Use Map
- 3. Copy of Concept Plan
- 4. Copy of Permitted Use Table

TOWN OF WILSON'S MILLS



# REZONING/MAP AMENDMENT APPLICATION

Planning Department PO Box 448, Wilson's Mills, NC 27593 Phone: (919) 938-3885 Fax: (919) 938-1121

#### PROCESS INFORMATION:

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Development Compliance Officer. Such petition shall contain all the information required on this form and must be determined to be complete by the Development Compliance Officer prior to advancing it through the review process.

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Development Compliance Officer and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)"

( 0 (02) ).	and the sumx, "(CZ)
FILING INSTRUCTIONS:	
X Every applicant for rezoning request is requapplication conference prior to the sub-vision	nired to meet with the Development Compliance Officer in a pre al of a formal application. The purposes of this conference are to the review process and assistance in the preparation of the
X A petitioner must complete this application is requested is provided.	n full. This application will not be processed unless all information
X Remittance of associated fee(s)* to accomp	any this application. (*See Town of Wilson's Mills fee schedule)
GENERAL PROJECT INFORMATION:	ŕ
Project Address / Location; End of Jones Road	& Johnston Farms Drive
Zoning District: AG 169600-76-3571,	Size of Property (in acres): 149.984 ac
Johnston Co. Tax PIN #: 169600-77-9535	Proposed Building Square Footage: residential
Town Jurisdiction: X In-Town Limits	ETI

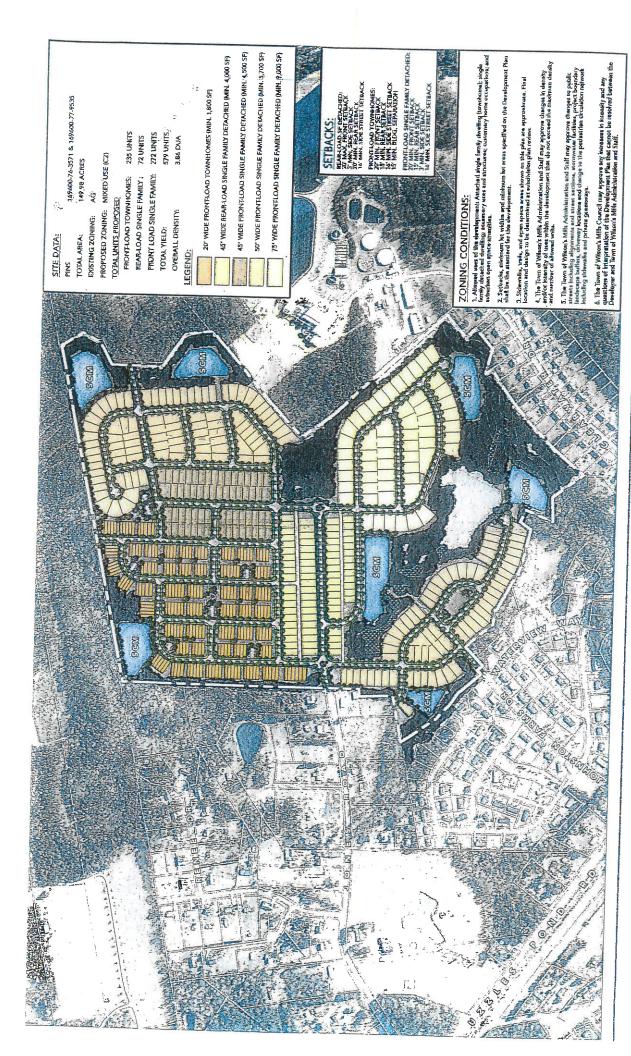
Existing land use/zoning on adjoining properties:			
North: Vacant/Wilson's N	tills AG		
South: Residential/Wilson's Mills SFR-2			
East: Water Treatment Plant/Wilson's Mills CIV West: Residential/Wilson's Mills SFR-1 & SFR-3			
APPLICANT INFORMATION:			
Applicant: J Farms LLC			
Address: 4140 Parklake Ave, Suite 525	8		
City: Raleigh	State: NC Zip: 27612		
Phone: 919-334-6924	Email: _bwinston@winstonhospitality.com		
Property Owner (Owner Consent Form is required if di	fferent from applicant):		
Address: 4140 Parklake Ave, Suite 525			
City: Raleigh	State: NC Zip: 27612		
Phone: 919-334-6924	Email: bwinston@winstonhospitality.com		
REZONING REQUEST:			
General Use X Conditional Zoning			
Existing Zoning Classification: AG			
Proposed Zoning Classification: Mixed Use			
If the request is to a Conditional Zoning District, this appli development plan that includes land use, existing condition provide a narrative of the proposed use and list any propos	is, buildings, lots, etc. per the WMDO. In addition, please		
Proposed Land Use: Attached single family dwelling (townhouse), uses and structures, customary home occupations.	single family detached dwelling; accessory tions; and suburban open space amenities.		
Proposed Conditions Offered by Applicant:  Setbacks, minimum lot widths and minimum lot shall be the standard for this development.  See development plan for complete zoning conditions.			
ACKNOWLEDGEMENT:			
The undersigned property owner, or duly authorized agent/	representative thereof certifies that this application and		
the foregoing answers, statements, and other information he best of their knowledge and belief, with the understanding	erewith submitted are in all respects true and correct to the		
delay or rescheduling of the required public hearing and ma	ay result in the revocation of this application. I hereby		
authorize the Town of Wilson's Mills to review this reques professional in relation to questions generated as a result of	t, visit the site, and contact any appropriate design		
A WILL SAWI	TI L		
Applicant Printed Name Applicant Signature	(CS) 4/8/24		
Thhirami pigum	Date		

#### FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezone. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezone request:

That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.  Statement by applicant:  Project will not endanger public health, safety or general welfare.
That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordnance and with all other applicable regulations.  Statement by applicant:
Project will comply with all regulations and standards of the Town of Wilson's Mills.
·
That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.  Statement by applicant:  Surrounding property is compatible uses with proposed development.
That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of Town of Wilson's Mills and its environs.  Statement by applicant:
Surrounding property is similar uses as proposed development and uses are compatible. Project conforms with land use development plans.

For Town Use Only							
Date Received: 4/8/2024 Case #: CRZ-02-2024							
Payment Amount: Date Paid:							
Application Received by:							
PB Date: Recommended Denied							
Site Posted Date: Ad Run Dates:							
Letters Mailed Date: Hearing Called by TC on:							
TC Date: Approved Denied							

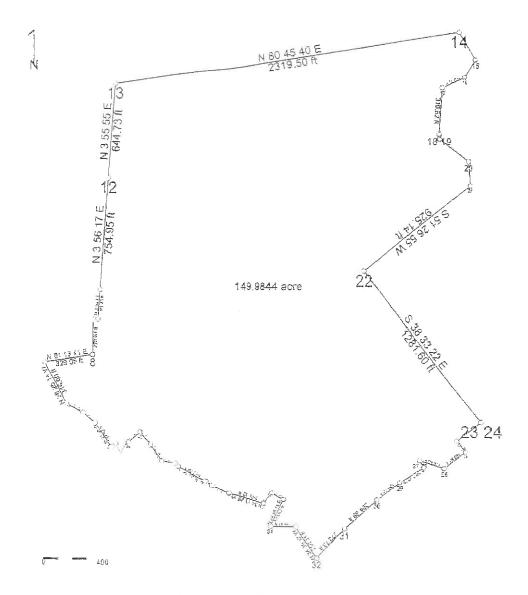


# JOHNSTON FARMS PHASE 3 - WILSON'S MILLS, NC CONCETUAL DEVELOPMENT PLAN - August 4, 2023









DeedPro Software, LLC makes no warranty as to the accuracy and completeness of this information.

User:

County:

Book:

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Tract:

Folder:

Call	Start Type	Q	Deg	Min	Sec	Dist	Arc	Rad	Div	N
1	1 =	NW	40	56	25	50.00		rvarq.	-	Next
2	2 -	SW	49	3	35	36.43	_	_	_	2
3	3 -	NW	34	51	39	197.32		_	_	4
4	4 -	NW	50	33	47	106.82	-	_	_	5
5	5 -	NW	62	21	3	124.80	_	_	_	6
6	6 -	NW	28	25	14	316.00	_	_	_	7
7	7 -	NE	81	13	41	329.05	2	_	_	8
8	8 -	NE	0	27	35	228.03	-	_	_	9
9	9 -	NE	83	40	20	33.45	-		_	10
10	10 -	NE	3	56	7	194.23	-	_	_	11
11	11 -	NE	3	56	17	754.95	-	_	-	12
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14	14 -	SE	30	12	22	222.47	-	· .	•	15
15	15 -	SW	30	18	53	140.83			-	16
16	16 -	SW	64	15	1	167.72	-	- ,	_	17
17	17 -	SW	3	57	45	319.52	-			18
18	18 -	SE	6	15	9	35.75	-			19
19	19 -	SE	52	1	9	247.10				20
20	20 -	SE	4	50	40	164.11	-	-1-		21
21	21 -	SW	51	26	55	925.14	Page 1			22
22	22 -	SE	38	33	22	1281.60	-	~ -		23
23	23 -	SW	51	28	56	202.37	-			24
24	24 -	SE	38	24	54	92.05	-			25
25	25 -	SW	51	27	57	180.83	-	~ -		26
26	26 -	NW	71	50	33	174.58	-			27
27	27 -	SÉ	30	34	29	55.00	-			28
28	28 -	SW	58	1	45	192.54	•			29
29	29 -	SW	53	47	17	196.70	-			30
30	30 -	SW	48	15	59	294.69	-			31
31	31 -	SW	44	6	1	272.73	-			32
32	32 -	NW	34	30	37	255.31	-			33
33	33 -	NW	89	28	36	166.91	-			34
34	34 -	NE	24	58	11	199.52	-			35
35	35 -	NW	60	3	28	89.84				36
36	36 -	SW	37	57	16	90.87	-			37

	37	37 -	NW	74	10	29	249.92	-		38	
	38	38 ~	NW	63	17	37	107.78	-	* *	39	
	39	39 -	NW	51	23	30	49.31	-		40	
	40	40 -	NW	58	23	48	188.78	-		41	
	41	41 -	NW	43	6	23	27.90	-		42	
	42	42 -	NW	81	23	9	89.60	-		43	
	43	43 -	NW	34	34	50	134.91	-		44	
	44	44 -	NW	40	56	25	110.00	-	<del>-</del> -	45	
	45	45 -	SW	49	3	35	104.13	-	.= .=0	46	
	46	46 -	SW	49	3	35	71.16	-	- 1-	47	
interned and made in the first											

<sup>\*</sup>Distance, arc, radius units in feet.

Area: 149.9844 acre (6533321 sq. ft.) Closing Distance: 0.01 ft Closing Error: 0.00% Perimeter: 12436.98 ft

BEGINNING; thence N 40°56'25" W a distance of 50.00 feet; thence S 49°3'35" W a distance of 36.43 feet; thence N 34°51'39" W a distance of 197.32 feet; thence N 50°33'47" W a distance of 106.82 feet; thence N 62°21'3" W a distance of 124.80 feet; thence N 28°25'14" W a distance of 316.00 feet; thence N 81°13'41" E a distance of 329.05 feet; thence N 0°27'35" E a distance of 228.03 feet; thence N 83°40'20" E a distance of 33.45 feet; thence N 3°56'7" E a distance of 194.23 feet; thence N 3°56'17" E a distance of 754.95 feet; thence N 3°55'55" E a distance of 644.73 feet; thence N 80°45'40" E a distance of 2319.50 feet; thence S 30°12'22" E a distance of 222.47 feet; thence S 30°18'53" W a distance of 140.83 feet; thence S 64°15'1" W a distance of 167.72 feet; thence S 3°57'45" W a distance of 319.52 feet; thence S 6°15'9" E a distance of 35.75 feet; thence S 52°1'9" E a distance of 247.10 feet; thence S 4°50'40" E a distance of 164.11 feet; thence S 51°26'55" W a distance of 925.14 feet; thence S 38°33'22" E a distance of 1281.60 feet; thence S 51°28'56" W a distance of 202.37 feet; thence S 38°24'54" E a distance of 92.05 feet; thence S 51°27'57" Wa distance of 180.83 feet; thence N 71°50'33" Wadistance of 174.58 feet; thence S 30°34'29" Eadistance of 55.00 feet; thence S 58°1'45" W a distance of 192.54 feet; thence S 53°47'17" W a distance of 196.70 feet; thence S 48°15'59" W a distance of 294.69 feet; thence S 44°6'1" W a distance of 272.73 feet; thence N 34°30'37" W a distance of 255.31 feet; thence N 89°28'36" W a distance of 166.91 feet; thence N 24°58'11" E a distance of 199.52 feet; thence N 60°3'28" W a distance of 89.84 feet; thence S 37°57'16" W a distance of 90.87 feet; thence N 74°10'29" W a distance of 249.92 feet; thence N 63°17'37" W a distance of 107.78 feet; thence N 51°23'30" W a distance of 49.31 feet; thence N 58°23'48" W a distance of 188.78 feet; thence N 43°6'23" W a distance of 27.90 feet; thence N 81°23'9" W a distance of 89.60 feet; thence N 34°34'50" W a distance of 134.91 feet; thence N 40°56'25" W a distance of 110.00 feet; thence S 49°3'35" W a distance of 104.13 feet; thence S 49°3'35" W a distance of 71.16 feet to the point and place of BEGINNING, containing 149.984 acres, more or less;

J Farms, LLC property, Wilson's Mills, North Carolina Wilson's Mills Township, Johnston County, North Carolina July 10, 2023

Being a portion of Tracts 1 and 2 as shown on a Recombination plat entitled "Property of Brown-Futrell, A NC Limited Liability Company", prepared by Stallings Surveying, dated April 25<sup>th</sup>, 2000 and recorded in Plat Book 98, Page 78, Johnston County Registry, containing 149.984 acres more or less, located in Wilson's Mills Township, Johnston County, North Carolina, and being more particularly described as follows:

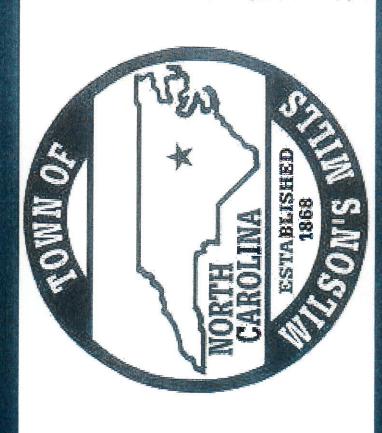
BEGINNING at a point on the eastern right-of-way (allowing 50 feet) of Johnston Farms Drive, said point also being on the western property line of Lot 82, Johnston Farms Subdivision, Phase 1 (Plat Book 57, page 163, Johnston County Registry), thence continuing to a point on the western right-of-way (allowing 50 feet) of Johnston Farms Drive north 40 deg. 56 min. 25 sec. west 50.00 feet, thence along said rightof-way south 49 deg. 03 min. 35 sec. west 36.43 feet to a point, thence leaving the western right-of-way (allowing 50 feet) of Johnston Farms Drive and with the tract of land containing 2.842 acres as shown on a plat prepared by Chandler Land Surveying, PA, dated June 30, 2023 and titled "Recombination Plat of Lots 13-16&18 - Johnston Farms - Phase 1 and a portion of the J Farms, LLC Property for Johnston Farms Townhomes - Section 2" the following 4 calls: (1) north 34 deg. 51 min. 39 sec. west 197.32 feet to a point, (2) north 50 deg. 33 min. 47 sec. west 106.82 feet to a point, (3) north 62 deg. 21 min. 03 sec. west 124.80 feet to a point and (4) north 28 deg. 25 min. 14 sec. west 316.00 feet to a point, thence leaving the tract of land containing 2.842 acres as shown on a plat prepared by Chandler Land Surveying, PA, dated June 30, 2023 and titled "Recombination Plat of Lots 13-16&18 - Johnston Farms — Phase 1 and a portion of the J Farms, LLC Property for Johnston Farms Townhomes – Section 2" and with the Johnston County Pepper Company, LLC property (Deed Book 5878, page 717, Johnston County Registry) and the J Farms, LLC Property (Plat Book 82, page 361, Johnston County Registry) north 81 deg. 13 min. 41 east. 329.05 feet to a point, thence continuing with the J Farms, LLC Property the following 3 calls: (1) north 00 deg. 27 min. 35 sec. east 228.03 feet to a point, (2) north 83 deg. 40 min. 20 sec. east 33.45 feet to a point and (3) north 03 deg. 56 min. 07 sec. east 194.23 feet to a point, said point being on the southern right-of-way (allowing 60 feet) of Jones Road, thence leaving said right-of-way and with the Mehdi E. & Mary B. Rowshanaee property (Deed Book 1773, page 839, Johnston County Registry) the following 2 calls: (1) north 03 deg. 56 min. 17 sec. east 754.95 feet to a point and (2) north 03 deg. 55 min. 55 sec. east 644.73 feet to a point, thence leaving the Mehdi E. & Mary B. Rowshanaee property and with the George Clifford Uzzle, III property (Deed Book 1612, page 527, Johnston County Registry) north 80 deg. 45 min. 40 sec. east 2319.50 feet to a point, thence leaving the George Clifford Uzzle, Ill property and with the Johnston County Parks, Greenways and Open Space Property "Raleigh Tract" (Plat Book 95, page 428, Johnston County Registry) the following 7 calls: (1) south 30 deg. 12 min. 22 sec. east 222.47 feet to a point, (2) south 30 deg. 18 min. 53 sec. west 140.83 feet to a point, (3) south 64 deg. 15 min. 01 sec. west 167.72 feet to a point, (4) south 03 deg. 57 min. 45 sec. west 319.52 feet to a point, (5) south 06 deg. 15 min 09 sec. east 35.75 feet to a point, (6) south 52 deg. 01 min. 09 sec. east 247.10 feet to a point and (7) south 04 deg. 50 min. 40 sec. east 164.11 feet to a point, thence leaving the Johnston County Parks, Greenways and Open Space Property "Raleigh Tract" and with the County of Johnston

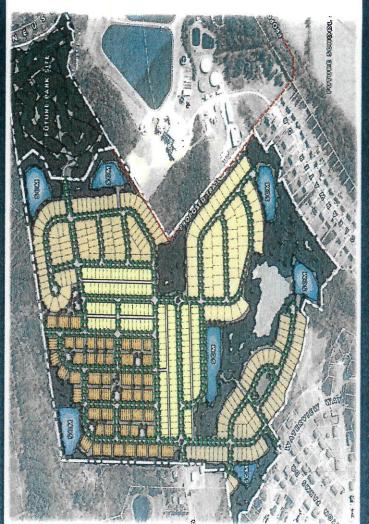
property (Deed Book 1405, page 530, Johnston County Registry) the following 2 calls: (1) south 51 deg. 26 min. 55 west 925.14 feet to a point and (2) south 38 deg. 33 min. 22 sec. east 1281.60 feet to a point, , pages thence leaving the County of Johnston property and with the Clearwater Subdivision - Phase 2 (Plat Book 39, pages 133&134) the following 9 calls: (1) south 51 deg. 28 min. 56 sec. west 202.37 feet to a point, (2) south 38 deg. 24 min. 54 sec. east 92.05 feet to a point, (3) south 51 deg. 27 min. 57 sec. west 180.83 feet to a point, (4) north 71 deg. 50 min. 33 sec. west 174.58 feet to a point, (5) south 30 deg 34 min. 29 sec. east 55.00 feet to a point, (6) south 58 deg. 01 min. 45 sec. west 192.54 feet to a point, (7) south 53 deg. 47 min. 17 sec. west 196.70 feet to a point, (8) south 48 deg. 15 min. 59 sec. west 294.69 feet to a point and (9) south 44 deg. 06 min. 01 sec. west 272.73 feet to a point, thence leaving the Clearwater Subdivision - Phase 2 and with the Private Open Space of Johnston Farms Subdivision - Phase One, (Plat Book 59, pages 163&164, Johnston County Registry) the following 14 calls: (1) north 34 deg. 30 min. 37 sec. west 255.31 feet to a point, (2) north 89 deg. 28 min. 36 sec. west 166.91 feet to a point, (3) north 24 deg. 58 min. 11 sec. east 199.52 feet to a point, (4) along a curve having a chord bearing and distance of north 60 deg. 03 min. 28 sec. west 89.84 feet (radius and arc length not provided) to a point, (5) south 37 deg. 57 min. 16 sec. west 90.87 feet to a point, (6) north 74 deg. 10 min. 29 sec. west 249.92 feet to a point, (7) north 63 deg. 17 min. 37 sec. west 107.78 feet to a point, (8) north 51 deg. 23 min. 30 sec. west 49.31 feet to a point, (9) north 58 deg. 23 min. 48 sec. west 188.78 feet to a point, (10) north 43 deg. O6 min. 23 sec. west 27.90 feet to a point, (11) north 81 deg. 23 min. 09 sec. west 89.60 feet to a point, (12) north 34 deg. 34 min. 50 sec. west 134.91 feet to a point, (13) north 40 deg. 56 min. 25 sec. west 110.00 feet to a point and (14) south 49 deg. 03 min. 35 sec. west 104.13 feet to a point, thence leaving the Private Open Space of Johnston Farms Subdivision – Phase One and with the western property line of Lot 82, Johnston Farms Subdivision, Phase 1 (Plat Book 57, page 163, Johnston County Registry) south 49 deg. 03 min. 35 sec. west 71.16 feet to a point, the BEGINNING point.



# JOHNSTON FARMS DEVELOPMENT

WILSON'S MILLS, NC







# HISTORY OF THE CLEARWATER / JOHNSTON FARMS PROPERTY

## THE JOHNSTON FARMS DEVELOPMENT HAS BEEN YEARS IN THE MAKING

2,086L

initially planned for an ethanol plant and

~400 Acre Property

later changed to residential

**766**L

t

102 acres sold to the Johnston County Water &

Sewer Department

**Property Initially Subdivided** 

8661

2001

2006

Clearwater Development

Initial subdivision – 58 lots

ohnston Farms Deve

Johnston Farms Development Second subdivision – 105 lots

Final Phase of Development

The Final phase of the development was fully designed, permitted, and originally approved for 363 homes. Due to the real estate market crash this phase was placed on-hold.







# WINSTON FAMILY OWNERSHIP ENHANCEMENTS

## Prior to Winston Oversight (Winston Family was initially a silent investor)

> Johnston Farms had become an unsafe, run-down neighborhood which was a burden on the public service departments of Wilson's Mills.

### WINSTON

Community Improvements

## Johnston Farms Completed Neighborhood Enhancements

- ▼ Established Bus Stops
- > Added Lights to Main Entrance
- ► Landscaped & Repainted Entrance
- Installed Missing / Damaged Street Signs

Added Security Cameras

Renovation of 25 Homes

► Built 20 New Homes

▶ Built New Fenced-in Playground Area





# WINSTON FAMILY OWNERSHIP ENHANCEMENTS

NOTABLE INCREASE IN HOME VALUES FROM

## WINSTON ENHANCEMENTS



### SINCE - WINSTON OVERSIGHT HOME VALUES HAVE SOARED

Since Winston oversight Home Sale Prices have increased substantially to a high of \$275,000

### PRE - WINSTON OVERSIGHT LOW HOME SALE PRICES

Prior to Winston oversight of Johnston Farms, sale prices were \$30,000 - \$50,000

### VALUES OVERALL INCREASE COMMUNITY REAL ESTATE

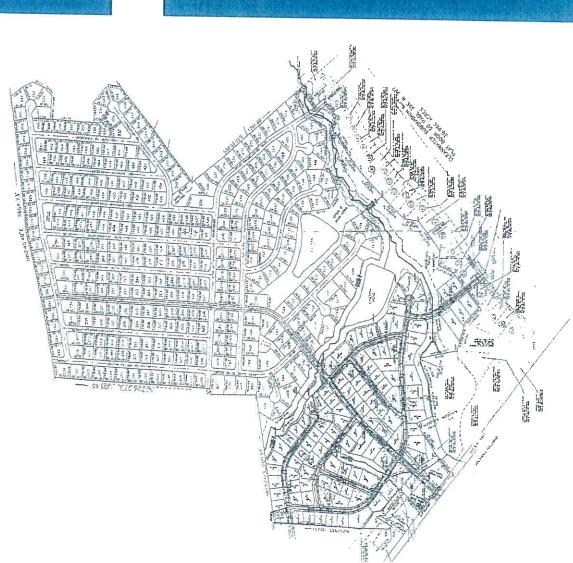
increased due to the Winston Family's involvement Johnston Farms' home values have significantly



## **2006 - JOHNSTON FARMS ORIGINAL PLAN**

 $\propto$ 0 2006 Z PERMITTED APPROVED, ORIGINAL PLAN WAS DESIGNED,

### PHASE OHNSTON FARMS -



Original 2006 Project

### JOHNSTON FARMS

- Approved for 363 lots in 2006
- Very little open / green space
- Very few amenities
- Minimal variation in lot size and housing
- Little to no interconnectivity with surrounding area
- No schools next door
- No neighboring parks

## 2024 ECO-FRIENDLY VISION REDESIGN

# JOHNSTON FARMS - UPDATED PHASE 3

& WELLNESS APPROACH TO SUSTAINABLE LIVING FOR RESIDENTS BEEN RESTRUCTURED TO EMPHASIZE THE 2024 PLAN HAS



2024 Eco-Friendly Plan

### JOHNSTON FARMS - Phase 3

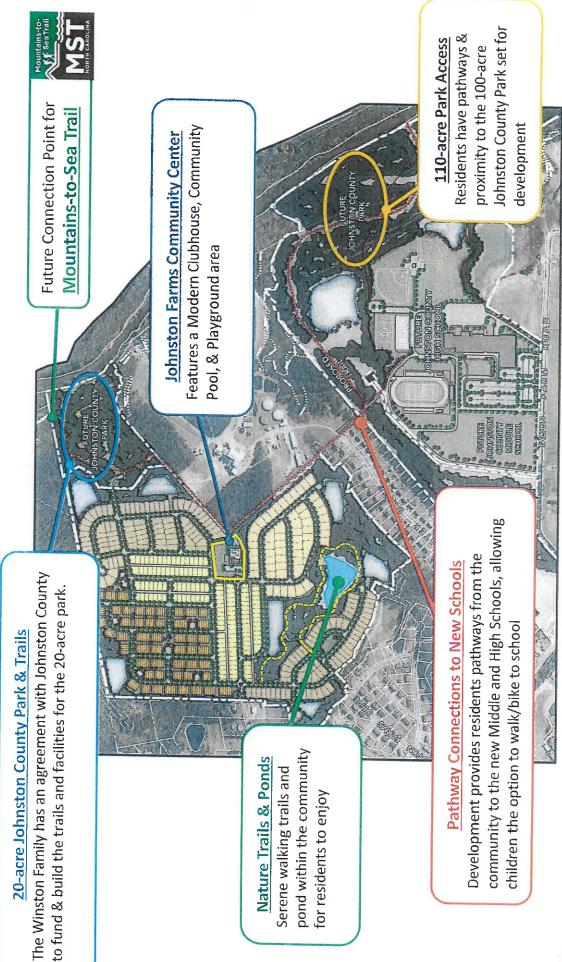
- ➤ Homes to be built = 579
- Re-designed to focus on eco-friendly community
- Provides superior housing & amenity options
- Offerings include Clubhouse, Pool, & Playground
- Development showcases an abundance of open spaces, deliberately preserving old trees and pond for residents to enjoy
- Community connected to all proposed Trail systems for the region



### 9

# JOHNSTON FARMS - CONNECTED COMMUNITY

THE NEW 70 7H F OFFERS CONNECTIONS LINKING PLANNED TRAIL NETWORKS FOR FARMS COMMUNITY DISTINCTIVELY HIGH SCHOOLS AS WELL AS TO ALL JOHNSTON MIDDLE &





# WHAT SETS JOHNSTON FARMES APART FROM OTHERS











Mountains-to-







SUPERIOR HOUSING & AMENITY OFFERINGS



## JOHNSTON FARMS PROPERTY TAX REVENUE

## WILSON'S MILLS ANNEXED THE LAND FOR PHASE 3 DEVELOPMENT IN ANTICIPATION OF THE FUTURE DEVELOPMENT

JOHNSTON FARMS - PHASE 3

## PROPERTY TAX GENERATION

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## ESTIMATED ANNUAL PROPERTY TAX REVENUE GENERATED FOR WILSON'S MILLS & JOHNSTON COUNTY

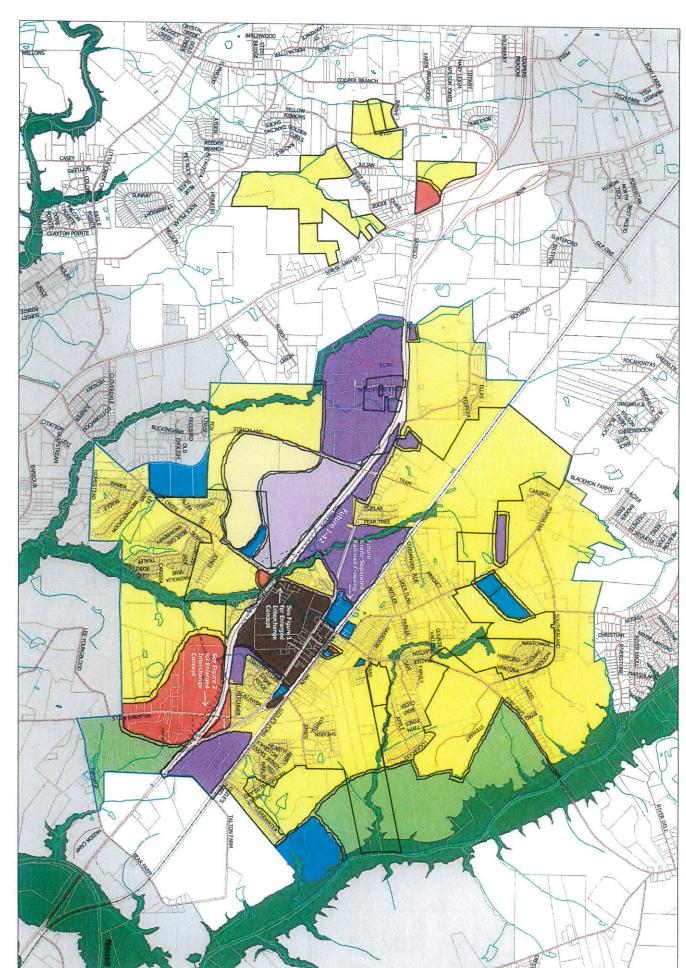
		は、これは、一体の質をは、これでする。 これできない こうしゅうしゅう	はのうないとうのでは、これできるとのできるというできる		
Home	# of Homes	Avg 2026 Home Value	Wilson's Mills Total	Johnston County Total	Annual Total
Townhomes	228	\$ 310,500	\$ 70,794,000	\$ 70,794,000	\$ 70,794,000
Rear Load SF	65	\$ 369,900	\$ 24,043,500	\$ 24,043,500	\$ 24,043,500
Front Load SF	265	\$ 437,400	\$ 115,911,000	\$ 115,911,000	\$ 115,911,000
	558	\$ 377,685	\$ 210,748,500	\$ 210,748,500	\$ 210,748,500
TAX RATE			0.42%	0.73%	1.15%
ESTIMATED ANNUAL PROPERTY TAX REVENUE			\$ 885,144	\$ 1,538,464	\$ 2,423,608



### WINSTON RESIDENTIAL

## THANK YOU!





### Future Land Use Plan Wilson's Mills, NC November 18, 2019

**Town Limits** 

Surrounding Municipal Jurisdictions Wetlands Identified by USFWS

Roadways

Parcels

2018 Flood Zone Water / Rivers

Commercial Civic

Employment/Manufacturir



### PLANNING BOARD AGENDA Monthly Meeting May 28, 2024 7:00 PM

- 1. Call to Order
- 2. Invocation
- 3. Pledge of Allegiance
- 4. Approval of Agenda
- 5. Approval of Minutes:
  - Regular Meeting (March 25, 2024)
  - Work Session (April 1, 2024)
  - Work Session (April 9, 2024)
- 6. Regular Business
  - A. Planning Department Staff Report (April 22, 2024) and (May 28, 2024)
  - B. Update on Projects
- 7. New Business
  - A. RZ-04-2024- General Rezone on Parcel 17J07005H (Meta Drive)
  - B. CRZ-02-2024 Conditional Rezone on Parcel 17K08026L (Johnston Farms)
- 8. Adjourn

### TOWN OF WILSON'S MILLS

### PLANNING BOARD

### **REGULAR MEETING**

### **MINUTES**

### March 25, 2024

Present:

Donald Byrd - Chairman, Marvin Dodd - Co-Chair, Lloyd Barnes,

Jim Uzzle, Benji Parrish, Doris Riley.

Others Present:

Rick Walker, Gaby Lawlor, Southeast Area Study - Wendy Oldham -

Planning Director, Zulit Ortega - Code Enforcement Officer &

Permit Technician, Cynthia Paul - Planning Technician.

Absent:

Marvin Dodd - Co-Chairman, Tony Eason.

Convocation:

D. Byrd called the meeting to order at 7:00 P.M.

Invocation:

The invocation was given by J. Uzzle.

Approval of Agenda:

A motion was made to approve the agenda by J. Uzzle and seconded

by J Mouser. Motion passed unanimously.

**Approval of Minutes:** 

A motion was made to approve the minutes from January 22, 2024,

and February 26, 2024, by J Uzzle and seconded by B Parrish. The

Planning Board approved unanimously.

Regular Business:

6.A – Planning department Staff Report (March 25, 2024)

Wendy Oldham advised the Planning Board of lowered violations due to previous short staffing and training in the newly filled Code

Enforcement-Permit Technician position.

6.B - Update On Projects

Wendy Oldham updated Planning Board Members on ongoing

project.

**New Business:** 

7.A. – RZ-02-2024 – General Rezone on Parcel 17K08043I - Walker Property

W. Oldham updated the Planning Board on the annexation application that was submitted for this parcel. The Planning Board asked questions, Rick Walker answered questions on behalf of Reba Walker, the property owner, such as possible uses of the parcel after the rezoning takes place. Some inquiries Rick Walker shared were about a possible restaurant or gas station to be out on the parcel. A motion was made to approve the General Rezone as presented by L. Barnes and seconded by D Riley. The motion passed unanimously.

7.B. – Southeast Area Study Update – Recommendations – Gaby Lawlor presented the S.E.A.S study and answered questions from the planning board. L. Barnes recommended to send to Town Council, D Riley seconded it, motion passed unanimously.

7.C. - UDO Revisions - Tabled until April 1, 2024, at 4:30 P.M in the conference room at Wilson's Mills Town Hall.

Adjourn:

Wendy Oldham, Planning Director

D. Riley made a motion to go into recess at 8:17 P.M until April 1, 2024, at 4:40 P.M, J. Uzzle seconded it. Motion carried unanimously.

	Donald Byrd, Chairman
Attest:	

### TOWN OF WILSON'S MILLS

### PLANNING BOARD

### WORK SESSION

### **MINUTES**

April 1, 2024

Present:	Donald Byrd – Chairman, Marvin Dodd – Co-Chair, Jim Uzzle, Jay Mouser, Doris Riley.
Others Present:	Wendy Oldham – Planning Director, Zulit Ortega – Code Enforcement Officer & Permit Technician, Cynthia Paul – Planning Technician.
Absent:	Tony Eason, Benji Parrish, Lloyd Barnes.
Convocation:	D. Byrd called the work session to order at 4:30 P.M.
Regular Business:	
	Work Sessions for UDO Revisions (April 1, 2024)
	J Uzzle made a motion to come out of recess and continue the work session, J Mouser seconded it. The Planning board made revisions for Article 8.
Adjourn:	J Uzzle made a motion to go into recess at 7:35 P.M until April 9, 2024, at 4:30 P.M, M Dodd seconded it. Motion carried unanimously.
Attest:	Donald Byrd, Chairman
Wendy Oldham, Planning	Director

### TOWN OF WILSON'S MILLS

### PLANNING BOARD

### WORK SESSION

### MINUTES

April 9, 2024

Present:	Donald Byrd – Chairman, Jim Uzzle, Lloyd Barnes, Tony Eason, Doris Riley.
Others Present:	Wendy Oldham – Planning Director, Zulit Ortega – Code Enforcement Officer & Permit Technician, Cynthia Paul – Planning Technician.
Absent:	Marvin Dodd – Co-Chairman, Benji Parrish, Jay Mouser.
Convocation:	D. Byrd called the work session to order at 4:30 P.M.
Regular Business:	
	Work Sessions for UDO Revisions (April 9, 2024)
	J Uzzle made a motion to come out of recess and continue the work session, L Barnes seconded it. The Planning board made revisions for Articles 1-7.
Adjourn:	J Uzzle made a motion at 5:41 P.M to adjourn the work session and D Riley seconded it. Motion carried unanimously.
Attest:	Donald Byrd, Chairman
Wendy Oldham, Planning	Director

### STAFF REPORT

TO:

Mayor Byrd and Town Council Members

DATE:

April 4, 2024

FROM:

Wendy Oldham, Planning Director

SUBJECT:

Planning Report – March 2024



	SUBDIVISIONS	
SUBDIVISION	TYPE OF REVIEW	STATUS
Millcreek Phase 2	Final Inspection Awaiting	Developer working on items
Powhatan Road-Beside Park		from Punch List
Wilson's Walk	Construction Plans Phase 1 & 2	Approved Final Plat Phase 1
Cole Road	approved	and 2
Olive Branch	Construction Plans Phase 2	Reviewing Plans
West Olive Road	Submitted	
Midtown Village	Sketch Plan Submitted	Developer submitting all
Swift Creek Road and Strickland		needed permits, local/state
Road-Along 70		for Infrastructure
Cottages at Wilson's Mills	Final Inspection Awaiting	New contact for company
Adjacent to Ives Landing		assured items will be
		addressed promptly
Eason Creek	Final Plat Phase 1 approved	Construction began
Powhatan Rd-across from Pricket Ln		
Crescent Mills	Construction Plans for Phases 7	Final Plat Submitted Phases 1
Both Sides of Strickland Road	& 8 and submitted	and 2
Willis Crossing	Construction Plans Approved	Grading and infrastructure in
Wilson's Mills Road and Main St		progress
Southerland Mills	Preliminary Plans	Construction Plans
Across from Ives Landing/End of		Approved
Hazel Street		
Johnston Farms Phase 2B	Preliminary Plans	Approved with Conditions
Marlin Lane/ Waterview Way		
Johnston Farms Phase 3	Waiting on preliminary plans	Rezone to be resubmitted in
Behind Johnston Farms and end of		April
Jones Road		
Wilson's Ridge	Construction Plans Approved	Final Plat Phases 1,2, 4, & 5
Wilson's Mills Road beside Town		approved
Hall and Kids Country Childcare		
Wilson's Mills Storage	Construction Plans Approved	Construction Plans approved
WM Road across from Poplar Ck		
Cobalt Townes	Preliminary Plans Approved with	Sewer denied by County
Hwy 70 Bus beside East Hampton	Condition of Sewer	
	STREET TAKEOVER	
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
RECO	MBINATION/SUBDIVIDES	

ADDRESS		CTION	CTATLIC
N/A		N/A	STATUS
	REZO	New York Color State of the Late of the La	N/A
ADDRESS	The state of the s	STATE OF THE PARTY	
17K08028A	ACT I-2 to		STATUS
17J07022A	AG to		RFTCA - April 15
SECTION OF THE PROPERTY OF THE	Carlo and the County of the Co		RFTCA - April 15
ADDRESS/PROJECT		/BUSINESSES	
1737 Swift Creek Road		REQUEST	STATUS
1737 SWITE CIEER ROad	Automob	ile Restoration	CO issued; minor zoning
	SIGN DE	DIMITE	items being completed now
ADDRESS	SIGN PE		
	BUSINESS/		STATUS
1492 Cole Rd	Wilson's		Completed
	ESIDENTIAL	<b>ZONING PERM</b>	MITS
N/A		N/A	N/A
RESI	DENTIAL ZO	NING PERMIT	S
US			#
Single Family Home - New Construc			5
Porch/Deck/Pool/Driveway Extensio		ons	5
Accessory Structure			6
Fence			1
Doublewide Mobile Home			0
Rooftop Solar Panels			5
TOTAL			22
STATE OF THE PROPERTY OF THE P	LAIN DEVEL	OPMENT PERI	MITS
ADDRESS/PROJECT	ACTIO	ON	STATUS
N/A	N/A	4	N/A
ZON	ING INSPECT	IONS/LETTER	S
Completed and Passed-Single Family	/ Homes		5
Completed and Passed-Other			2
Zoning Verification Letters			1
CODE	ENFORCEME	NT VIOLATIO	NS
VIOLATIONS			#
TOTAL			0
Undue Growth			0
Debris/Garbage Clean-Up			0
Nuisance/Junk/Abandoned Vehicles			0
Chickens/Roosters			1
The state of the s	ZONING VIC	DLATIONS	
VIOLATIONS			#
TOTAL			8
Building without Permit			7
Fence without Permit			1
Unsafe Structure			0
Other Zoning Violation			0

CODE ENFORCEMENT AND 2	ZONING ABATEMENT
OUTCOMES	#
Abated	4
Final Letter Sent	0
Citations/Fines Issued	0
TOWN ABATE	MENTS
Paid Abatements	0

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### STAFF REPORT

TO: Mayor Byrd and Town Council Members

DATE: May 3, 2024

FROM: Wendy Oldham, Planning Director

SUBJECT: Planning Report – April 2024



Powhatan Road-Beside Park  Wilson's Walk Cole Road Olive Branch West Olive Road Swift Creek Road and Strickland Road-Along 70 Cottages at Wilson's Mills Both Sides of Strickland Road Willis Crossing Construction Plans Approved All State Permits Approved Frinishing sewer easemen Freeliminary Plans Approved with Condition Approved with Condition Freeliminary Plans Approved Willis Crossing Approved Willis Crossing Willis Road beside Town Hall and Kids Country Childcare Wilson's Mills Storage Wilson's Mills Storage Wilson's Mills Storage Construction Plans Approved Wilson's Mills Storage Wilson's Mills Storage Construction Plans Approved Wilson's Millis Storage Wilson's Millis Storage Construction Plans Approved Grading has begun		SUBDIVISIONS	
Powhatan Road-Beside Park  Wilson's Walk Cole Road  Olive Branch West Olive Road  Midtown Village Swift Creek Road and Strickland Road-Along 70  Cottages at Wilson's Mills Adjacent to Ives Landing Both Sides of Strickland Road Wilson's Mills Road and Main St Southerland Mills Across from Ives Landing/End of Hazel Street  Johnston Farms Phase 2 B Marlin Lane/ Waterview Way Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road Wilson's Mills Road beside Town Hall and Kids Country Childcare Wilson's Mills Road across from Poplar Creek Wilson's Mills Road beside Town Hall and Kids Country Childcare Wilson's Mills Road across from Poplar Creek Wilson's Mills Road Beside Town Hall and Kids Country Childcare Wilson's Mills Road across from Poplar Creek Wilson's Mills Road beside Town Hall and Kids Country Childcare Wilson's Mills Road across from Poplar Creek Wilson's Mills Road beside Town Hall and Kids Country Childcare Wilson's Mills Storage WM Road across from Poplar Creek Wilson's Mills Storage WM Road across from Poplar Creek  Construction Plans Approved Wilson's Mills Road beside Town Hall and Kids Country Childcare Wilson's Mills Road across from Poplar Creek  Construction Plans Approved Wilson's Mills Road beside Town Hall and Kids Country Childcare Wilson's Mills Storage WM Road across from Poplar Creek  Construction Plans Approved Wilson's Mills Road beside Towel Hall and Kids Country Childcare Wilson's Mills Road across from Poplar Creek  Construction Plans Approved Wilson's Mills Road beside Town Hall and Road Construction Plans Approved WM Road across from Poplar Creek  Construction Plans Approved Wilson's Mills Road beside Town Hall and Road Construction Plans Approved WM Road across from Poplar Creek	SUBDIVISION	TYPE OF REVIEW	STATUS
Cole Road approved Approved Phase 2  Olive Branch West Olive Road Submitted County regarding Sewer  Midtown Village Swift Creek Road and Strickland Road-Along 70  Cottages at Wilson's Mills Adjacent to Ives Landing  Eason Creek Powhatan Rd-across from Pricket Ln  Crescent Mills Both Sides of Strickland Road Wilson's Mills Road and Main St  Southerland Mills Across from Ives Landing/End of Hazel Street  Johnston Farms Phase 3 Behind Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road Wilson's Mills Road beside Town Hall and Kids Country Childcare Wilson's Mills Road across from Poplar Creek Wilson's Mills Storage Wilson's Mills Road Across from Poplar Creek  Approved Waiting on Fep Perr Perric Avaiting Plans Paproved Phase 1 approved Phase 2 approved Phase 2 approved Phase 1 approved Phase 2 approved Phase 1 approved Phase 2 approve		Final Inspection Awaiting	Developer working on items from Punch List
Meeting scheduled regard infrastructure and layour Sketch Plan Submitted  Swift Creek Road and Strickland Road-Along 70  Cottages at Wilson's Mills Adjacent to Ives Landing  Eason Creek Powhatan Rd-across from Pricket Ln Both Sides of Strickland Road  Willis Crossing Wilson's Mills Road and Main St  Southerland Mills Across from Ives Landing/End of Hazel Street  Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road  Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare Wilson's Mills Storage Wilson's Mills Road Agenta Awaiting  Received Approved Phase 1-Baulding Phase 1-Baulding Phase 2-Floodplain development permit required Construction Plans Approved  Received Approved Wilson's Mills Storage  Construction Plans Approved  Grading National Infrastructure and layou			
Swift Creek Road and Strickland Road-Along 70  Cottages at Wilson's Mills Adjacent to Ives Landing  Eason Creek Powhatan Rd-across from Pricket Ln  Crescent Mills Both Sides of Strickland Road  Willis Crossing Wilson's Mills Road and Main St  Southerland Mills Across from Ives Landing/End of Hazel Street  Johnston Farms Phase 2B Mariin Lane/ Waterview Way  Johnston Farms Phase 3 Behind Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road  Wilson's Mills Road beside Town Hall and Kids Country Childcare  Wilson's Mills Storage  Construction Plans Approved  Approved  Phase 1-Building  Phase 2-waiting on FP Perricherel Phase 1 propried  Approved; Phases 1 & 20-Approved; Phases 1 & 20-Approved  Approved; Phases 1 & 20-A			Waiting on response from County regarding Sewer
Adjacent to Ives Landing  Eason Creek Powhatan Rd-across from Pricket Ln Powhatan Rd-across from Pricket Ln  Crescent Mills Both Sides of Strickland Road  Willis Crossing Wilson's Mills Road and Main St  Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road  Wilson's Mills Road beside Town Hall and Kids Country Childcare  Wilson's Mills Storage Wilson's Farm Poplar Creek  Final Plat Phase 1 approved Phase 1-Building Phase 2-Waiting on FP Perripermit required Phase 2-Floodplain development permit required Phase 1-Building Phase 2-Waiting on FP Perripermit required Phase 1-Building Phase 2-Waiting on FP Perripermit required Phase 1-Building Phase 2-Waiting on FP Perripermit required Phase 2-Waiting on FP Perripermit required Phase 2-Waiting on FP Perripermit required Phase 1-Building Phase 2-Waiting on FP Perripermit required Phase 1-Building	Swift Creek Road and Strickland	Sketch Plan Submitted	Meeting scheduled regarding infrastructure and layout
Powhatan Rd-across from Pricket Ln  Phase 2-Floodplain development permit required  Crescent Mills  Both Sides of Strickland Road  Willis Crossing Wilson's Mills Road and Main St  Southerland Mills Across from lves Landing/End of Hazel Street  Johnston Farms Phase 2B Marlin Lane/ Waterview Way  Johnston Farms and end of Jones Road  Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare  Wilson's Mills Storage WM Road across from Pricket Ln  Phase 2-Floodplain development permit required  Construction Plans for Phases  Phase 1A & 2A-Final Pla Approved; Phases 1B & 2I Bond Received  Construction Plans Approved  Frading and infrastructure progress  All State Permits Approved Finishing sewer easement  Approved with Condition  Rezone back to Planning Board in May  Sapproved  Construction Plans Approved  Bonds for Phases 1, 2, 3, 4, 5 approved  Grading has begun	_	Final Inspection Awaiting	Punch list items currently being taken care of
Both Sides of Strickland Road  1,2,3,4,5,6 Approved- Phases 7 & 8 under review  Willis Crossing Wilson's Mills Road and Main St  Southerland Mills Across from Ives Landing/End of Hazel Street  Johnston Farms Phase 2B Marlin Lane/ Waterview Way  Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road  Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare  Wilson's Mills Storage WM Road across from Poplar Creek  Approved; Phases 1  Approved; Phases 1  Approved; Phases 18 22  Bond Received  Grading and infrastructure progress  All State Permits Approved Finishing sewer easemen  Approved; Phases 18 82  Bond Received  Freliminary Plans Approved  Finishing sewer easemen  Approved; Phases 18 82  Bond Received  Freliminary Plans Approved  Rezone back to Planning Board in May  5 approved  Grading has begun	Powhatan Rd-across from Pricket Ln	Phase 2-Floodplain development	
Wilson's Mills Road and Main St  Southerland Mills Across from Ives Landing/End of Hazel Street  Johnston Farms Phase 2B Marlin Lane/ Waterview Way  Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road  Wilson's Ridge Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare  Wilson's Mills Storage WM Road across from Poplar Creek  Preliminary Plans Approved All State Permits Approved Finishing sewer easemen Approved with Condition  Rezone back to Planning Board in May  Sapproved  Construction Plans Approved Grading has begun		1,2,3,4,5,6 Approved- Phases 7	Phases 1A & 2A-Final Plat Approved; Phases 1B &2B Bond Received
Southerland Mills Across from Ives Landing/End of Hazel Street  Johnston Farms Phase 2B Marlin Lane/ Waterview Way  Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road  Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare  Wilson's Mills Storage  WM Road across from Poplar Creek  Preliminary Plans Approved Approved with Condition Rezone back to Planning Board in May  Construction Plans Approved Finishing sewer easemen  Approved with Condition  Rezone back to Planning Board in May  Construction Plans Approved Finishing sewer easemen  Approved with Condition  Rezone back to Planning Board in May  Construction Plans Approved Finishing sewer easemen  Approved with Condition  Rezone back to Planning Board in May  Construction Plans Approved Finishing sewer easemen  Approved with Condition  Rezone back to Planning Board in May  Construction Plans Approved  Finishing sewer easemen  Approved with Condition  Rezone back to Planning Board in May  Construction Plans Approved  Finishing sewer easemen  Approved with Condition  Rezone back to Planning Board in May  Construction Plans Approved  Finishing sewer easemen  Approved with Condition  Rezone back to Planning Board in May  Construction Plans Approved  Finishing sewer easemen		Construction Plans Approved	Grading and infrastructure in progress
Marlin Lane/ Waterview Way  Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road  Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare  Wilson's Mills Storage WM Road across from Poplar Creek  Preliminary Plans Received Rezone back to Planning Board in May  Construction Plans Approved  Bonds for Phases 1, 2, 3, 4, 5 approved  Grading has begun	Across from Ives Landing/End of	Preliminary Plans Approved	All State Permits Approved, Finishing sewer easements
Behind Johnston Farms and end of Jones Road  Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare  Wilson's Mills Storage WM Road across from Poplar Creek  Road in May  Board in May  Board in May  Construction Plans Approved  Farms and end of Board in May  Construction Plans Approved  Grading has begun		Preliminary Plans	Approved with Conditions
Wilson's Mills Road beside Town Hall and Kids Country Childcare  Wilson's Mills Storage  Construction Plans Approved  WM Road across from Poplar Creek  Grading has begun	Behind Johnston Farms and end of	Preliminary Plans Received	Rezone back to Planning Board in May
WM Road across from Poplar Creek	Wilson's Mills Road beside Town	Construction Plans Approved	Bonds for Phases 1, 2, 3, 4, & 5 approved
Cobalt Townes Preliminary Plans Approved with Sower denied by Court		Construction Plans Approved	Grading has begun
Sewer defined by country	Cobalt Townes	Preliminary Plans Approved with	Sewer denied by County-
Hwy 70 Bus beside East Hampton Condition of Sewer Working on new strategy	Hwy 70 Bus beside East Hampton	Condition of Sewer	Working on new strategy
STREET TAKEOVER	<b>建设是是国际的关系。在18</b>	STREET TAKEOVER	
Street Name Subdivision Linear Feet	Street Name	Subdivision	Linear Feet
N/A N/A N/A	N/A	N/A	N/A

RE	COMBINATION/SUBDIVID	EC
ADDRESS	ACTION	
N/A	N/A	STATUS N/A
FREE TO STORY OF THE PARTY OF T	REZONES	N/A
ADDRESS	ACTION	CTATUC
Talton Farm Road-School Site	I-2 to Civic	STATUS Approved by Council 4/15/24
Strickland Road-RA Lee	AG to MU-CZ	Approved by Council 4/15/24  Approved by Council 4/15/24
Jones Road/Johnston Farms Ln	AG to MU-CZ	
Johnston Farms Phase 3	AG 10 1010-C2	Going to PB 5/28/24
Meta Drive/Uzzle Industrial	IND to C-70	Going to PB 5/28/24
	COMMERCIAL/BUSINESSES	
ADDRESS/PROJECT	USE REQUEST	STATUS
1737 Swift Creek Road	Automobile Restoration	Full Zoning Compliance Met
RETARD VIOLENCE VIOLENCE VIOLENCE	SIGN PERMITS	Tall Zorning Conspiratice Wet
ADDRESS		STATIO .
11278312150121513	BUSINESS/PROJECT	STATUS
3174 Us Hwy 70	Raleigh Brewing Distro by Elite Signs	Completed
3174 Us Hwy 70	Raleigh Brewing Distro by Elite Signs	Completed
4530 Wilson's Mills Rd	Wilson's Mills Variety Store	Approved
NON-	RESIDENTIAL ZONING PER	MITS
N/A	N/A	N/A
RE	SIDENTIAL ZONING PERMI	TS
NONE DE LA CONTRACTOR D	JSE	#
Single Family Home – New Constr		34
Porch/Deck/Pool/Driveway Extens		1
Accessory Structure	ion, namp, nautons	1
Fence		4
Doublewide Mobile Home		0
Rooftop Solar Panels		2
TOTAL		42
FLOOE	PLAIN DEVELOPMENT PER	
ADDRESS/PROJECT		
N/A	ACTION N/A	STATUS
PRODUCTION OF THE PRODUCT OF THE PROPERTY OF T		N/A
Completed and Passed- Single Fam	NING INSPECTIONS/LETTER	
Completed and Passed-Other	iny nomes	5
Zoning Verification Letters		3
PROVINCE TO A SECURITY OF THE PARTY OF THE P		2
The Commission of the Commissi	E ENFORCEMENT VIOLATION	DNS
VIOLATIONS		#
TOTAL		29
Undue Growth		27
Debris/Garbage Clean-Up Nuisance/Junk/Abandoned Vehicle		2
Chickens/Roosters	28	0
Proceeding Mouster's	ZONUNG VIOLATIONS	0
	ZONING VIOLATIONS	

VIOLATIONS	#
TOTAL	16
Building without Permit	0
Fence without Permit	10
Unsafe Structure	0
Other Zoning Violation	6
CODE ENFORCEMENT AND	ZONING ABATEMENT
OUTCOMES	#
Abated	
	14
Final Letter Sent	14 3
Final Letter Sent	3 0

LAND USE TYPE:	VG	SFR (1-3)	RMST	MS	CIV	UMU	C-70	Ŝ	VSR	IND
A. RESIDENTIAL										
Dwelling Unit – Accessory	PS	PS	PS	<u>ا</u>	bd	PS		ľ		
Dwelling - Manufactured Home (Type 2 on individual lot)	PS	PS	1		1	2	E	1	! !	ı
Dwelling - Multi-Family (Apartments or Condominiums)	r	ı	PS	PS	PS	PS	ı	,		r
Dwelling - Single Family Attached (Townhome)	t	1	P	ď	٩	2 4	t		r	ı
Dwelling - Single Family Detached	Ъ	ď	ď	P	2	ь	ı	ı	ı	
Dwelling – Two Family (Duplex)	1	Ъ	J.	L L	a,	2	1	1		ı
Family Care Home	Ъ	ď	Ъ	ď	a.	d	1	ı	r	ı
Group Care Facility	22	S	503	S	1	203	ı	1	1	
Manufactured Home Park (Type 1)	S		Ŧ	E	,	·	,			
B. LODGÍNG AND ACCOMMODATIONS									í	
Bed and Breakfast Inn	PS	ı	PS	PS	PS	PS	PS	1		
Dorraitories		ı	ı	E	PS	1	1 1	ı	: .	
Rooming and Boarding House	t	202	ı	5/2	03	Į				
Hotel or Motel		ł	t	а	م	Д	0	٩	ſ	t .
C. OFFICE AND SERVICES				(		•	¥	₹	ı	ı
Banks, Credit Unions, Financial Services		ſ	ı	PS	PS	PS	Д	م		1
Funeral Homes/Crematoria	-	[	ı	ď	٦	Д	Д.	,		
General Office Uses (not specifically listed)	í	í	l	l d	d.	_ d	ے ا	۵		
General Offices Use (with screened outdoor storage)	1	1	1	1	1	ı	PS	PS	Sd	ps
Home Occupation	PS	PS	PS	PS	PS	PS	t	t t	2 ,	1
Hospital	í		1	4	ď	ď	4	٦	7	1
Medical, Dental or Related	,	ı	ŧ	ď	ď	Ъ	Ь	4	ı	1
Personal Care Service										

A       A	LAND USE TYPE;	AG	SFR	RMST	MS	CIV	MIU.	C-70	ධ්	VSR	IND
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### REQUEST FOR PLANNING BOARD ACTION

TO: Chairman Donald Byrd and Planning Board Members

DATE: May 28, 2024 RE: Meta Drive

File No. RZ-4-2024

FROM: Wendy Oldham, Planning Director

### **PROPOSAL**

The property owner is requesting a rezone of 107 Meta Drive from Industrial (IND) to Commercial (C-70).

(See below details from Article 8.6-E of the Town's Development Ordinance for details of current and proposed zoning criteria.)

### **CURRENT SITE INFORMATION**

LOCATION:	107 Meta Drive
TAX ID:	17J07005H
ZONING:	Industrial (IND)
CURRENT USE:	Vacant

### PROPOSED SITE INFORMATION

LOCATION:	107 Meta Drive
TAX ID:	17J07005H
SITE ACREAGE:	3.16
PROPOSED ZONING:	Commercial (C-70)
PROPOSED USE:	Auto Sales

Commercial (C-70). The US Highway 70 & I-42 Commercial District (C-70) was established to provide opportunities for compatible and sustainable development along the US Hwy 70 & I-42 corridor. Development standards in the US Highway 70 & I-42 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the US Highway 70 & I-42 Commercial District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods &

### **ZONING CHART**

Zoning	C-70
Density:	N/A
Minimum Lot Size:	10,000 sf
Minimum Lot Width:	360' on US 70 & I-42; 125' elsewhere
Primary Structure Building Height (max.):	45'
Accessory Structure Building Height (max.):	35'
Front	30'
Side	15'
Rear	12'
Side Street	0'
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.

### **ORTHOPHOTO**



www.wilsonsmillsnc.org • Phone: (919) 938-3885 • Fax: (919) 938-1121

### FINDINGS OF FACT

Article 7.8 of the WMDO requires the compliance of specific findings of fact to grant a rezone. The applicant shall submit the following statements of justification, presenting information supporting each and all the required findings as they relate to the proposed rezone request:

- 1. That the use or development is located, designed, and proposed to be operated to maintain or promote public health, safety, and general welfare. Statement by applicant: "I will do all those things."
- 2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordnance and with all other applicable regulations. Statement by applicant: "To the best of my knowledge."
- 3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity. Statement by applicant: "Very true statement."
- 4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of the Town of Wilson's Mills and its environment. Statement by applicant: "It certainly is."

### STATEMENT OF CONSISTENCY AND REASONABLENESS

This action is consistent with the Town of Wilson's Mills Future Land Use Map, as this parcel is currently industrial, but Commercial would provide more opportunities to the occupant. This action is consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan. It is reasonable as it will promote the growth of the Town, provide job opportunities, and provide a service for citizens. It will retain the character of the community while supporting new development. Rezoning this parcel to Commercial (C-70) is reasonable for the following reasons:

### 5.2.2 Goal 2: PLAN FOR GROWTH!

5.2.2.1 Objective 1: Harness the imminent southward expansion of the Triangle while managing growth within Wilson's Mills.

Strategy 1: Encourage development first in areas where existing infrastructure and convenient proximity to Town services are already provided. The first wave of the Triangle's expanding business market into Wilson's Mills will be directed, through application of the future land use plan and zoning map, to areas where utilities and services are already provided.

### 5.2.3 Goal 3: RETAIN OUR CHARACTER!

5.2.3.1 Objective 1: Preserve the small-town appeal of Wilson's Mills while encouraging compatible business growth through development of revised development standards and specifications.

### STAFF RECOMMENDATION

Staff recommendation is for approval of this rezone request. It is consistent with the Future Land Use Map; it is consistent with the Comprehensive Land Use Plan and meets all requirements.

### **ACTION REQUESTED**

1.	Acknowledging the consistency and reasonableness with the Future Land Use Map and the e Comprehensive Land Use Plan, the Planning Board recommends the approval for rezone of Parcel 17K07005H to Town Council from Industrial (IND) to Commercial (C-70).
2.	Table the application for rezone of Parcels 17J07005H for receipt of the following information:
3.	Recommendation for denial of rezone for Parcels 17J07005H from Industrial (IND) to Commercial (C-70) to Town Council for following reason(s):

### **ATTACHMENT(S)**

- 1. Copy of Rezone Application
- 2. Copy of Future Land Use Map
- 3. Copy of Map
- 4. Copy of Permitted Use Table



### REZONING/MAP AMENDMENT APPLICATION

Planning Department PO Box 448, Wilson's Mills, NC 27593 Phone: (919) 938-3885 Fax: (919) 938-1121

RZ-4-2024

### **PROCESS INFORMATION:**

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Development Compliance Officer. Such petition shall contain all the information required on this form and must be determined to be complete by the Development Compliance Officer prior to advancing it through the review process.

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Development Compliance Officer and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be permitted.

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)" (e.g. "IND(CZ)").

conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ) (e.g. "IND(CZ)").
FILING INSTRUCTIONS:
Every applicant for rezoning request is required to meet with the Development Compliance Officer in a pre application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.
A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.
Remittance of associated fee(s)* to accompany this application. (*See Town of Wilson's Mills fee schedule)
GENERAL PROJECT INFORMATION:
Project Address / Location: 100 Meta Orive
Zoning District:
Johnston Co. Tax PIN#: 1770005H Proposed Building Square Footage: 144
Town Jurisdiction: In-Town Limits ETJ

Existing land use/zoning on adjoining properties:		
East: Industrial-	3usinesses	
APPLICANT INFORMATION:		
Applicant: Jim Uzzle		
Address: 138-C Uzzle Fr	adustrial Drive	
City: Clayton		
Phone: 919 - 291 - 0762		
Property Owner (Owner Consent Form is required if		•
Address: 1755 Buffalo Rd		
City: Smithfield	State: NC Zip: C	27517
	Email:	
REZONING REQUEST:		-
General Use Conditional Zoni	ing	
Existing Zoning Classification:		
Proposed Zoning Classification:		
If the request is to a Conditional Zoning District, this app development plan that includes land use, existing conditi provide a narrative of the proposed use and list any propo-	ons, buildings, lots, etc. per the WM	a site-specific IDO. In addition, please
Proposed Land Use:  Cor Scies Lot		
Proposed Conditions Offered by Applicant:		
ACKNOWLEDGEMENT:		
The undersigned property owner, or duly authorized agen the foregoing answers, statements, and other information best of their knowledge and belief, with the understanding delay or rescheduling of the required public hearing and nauthorize the Town of Wilson's Mills to review this reque professional in relation to questions generated as a result of	herewith submitted are in all respect that any incorrect information submay result in the revocation of this areast, visit the site, and contact any areast.	ts true and correct to the mitted may result in the
Applicant Printed Name  Applicant Signat	ure	<u>H-15-2H</u> Date

### FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezone. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezone request:

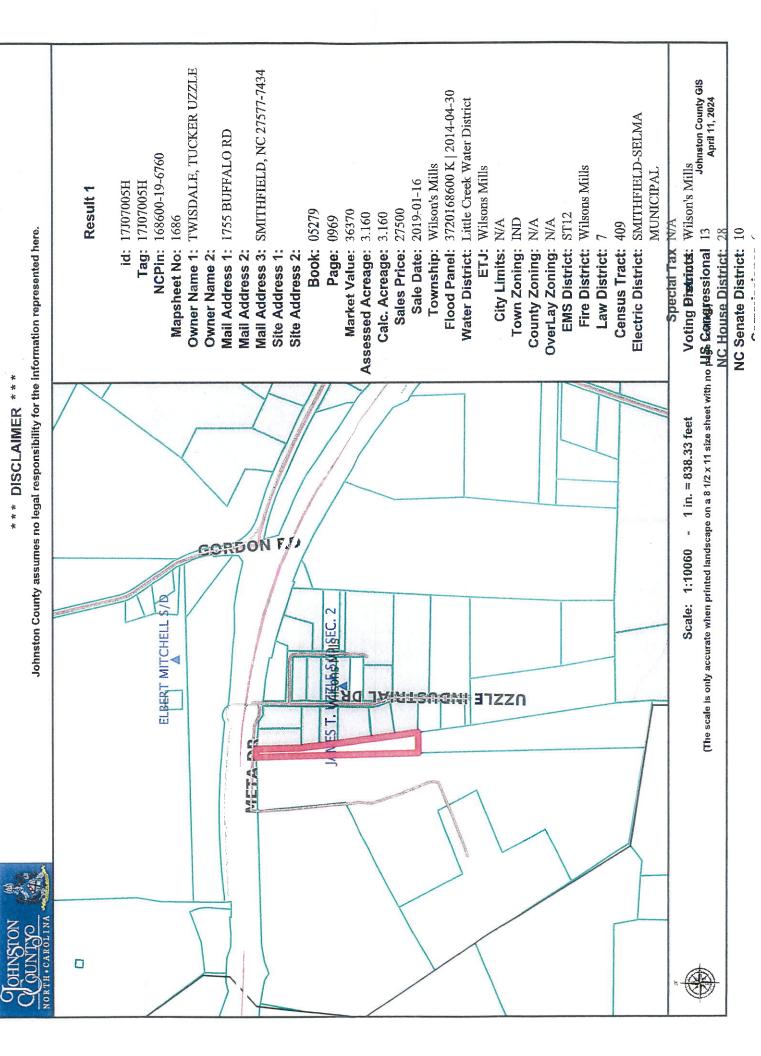
	the public health, safety, and general welfare.				
	Statement by applicant:	I Will	do al	those	things".
			Editor Constitution		
,	That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordinance and with all other applicable regulations.  Statement by applicant:  'To the best of my knowledge'',				
	10 47	16 Dest	0+ (11)	Knowle	age,
	injure the value of adjoining or a  Statement by applicant:	butting prop	perty, or that	the use or de	operated so as not to substantially velopment is a public necessity.
	general plans for the land use an Statement by applicant:	d developme	ent of the To	wn of Wilson	it is to be located and conforms to the 's Mills and its environs.
			<u> </u>		



## OWNER AUTHORIZATION FORM

Planning Department PO Box 448, Wilson's Mills, NC 27593 Phone: (919) 938-3885 Fax: (919) 938-1121

PROPERTY OWNERS CERTIFICATION:
I, Tucker U. Twisdale hereby affirm that I am the owner of the property located at:
Property Address/Physical Location: 107 meta Dr.
City: Clay fon State: NC Zip Code: 275 20
Johnston Co. Tax PIN #: 17507005 H
Project/Activity/Permit for which application is being made: Rezone
By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to the Town of Wilson's Mills Planning Department for the activities described. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to the Town of Wilson's Mills Planning Department.
Owner's Printed Name  Owner's Signature  Owner's Signature  Owner's Signature
APPLICANT/AGENT INFORMATION:
Applicant/Owner's Authorized Agent: Jen Uzzle Ja
Address: 138 - C Uzz (& INd. Da.
City: Clayfon State: No Zip Code: 275 vo
Phone: 919-291-0768 Email: Jimuzzle & & mail. Com
I, the duly authorized agent/representative thereof, hereby certify that the information herewith is in all respects true and correct to the best of my knowledge and belief.
Applicant/Agent Printed Name Applicant/Agent Signature Date





DeedPro Software, LLC makes no warranty as to the accuracy and completeness of this information.



## REQUEST FOR PLANNING BOARD ACTION

TO: Chairman Donald Byrd and Planning Board Members

DATE: May 28, 2024

RE: Johnston Farms Phase 3 (End of Jones Rd and Johnston Farms Drive)

File No. CRZ-02-2024

FROM: Wendy Oldham, Planning Director

## **PROPOSAL**

The property owner is requesting a conditional rezone of Johnston Farms Phase 3 (End of Jones Road and Johnston Farms Road) from Agriculture (AG) to Mixed Use (MU). This action was denied in December 2023 and the applicant has reapplied. All Wilson's Mills Development Ordinances could be met with this rezone. There will be many amenities relating to nature around this development. The developer is teaming up with Johnston County on the Mountain to Sea trail coming through Wilson's Mills, adjacent to this development. (See below details from Article 8.6-E of the Town's Development Ordinance for details of current and proposed zoning criteria.)

## **CURRENT SITE INFORMATION**

LOCATION:	End of Jones Road and Johnston Farms Drive
TAX ID:	17K08026 & 17K08026L
ZONING:	Agriculture (AG)
CURRENT USE:	Vacant Parcels

## PROPOSED SITE INFORMATION

LOCATION:	End of Jones Road and Johnston Farms Drive
TAX ID:	17K08026 & 17K08026L
SITE ACREAGE:	149.984
PROPOSED ZONING:	Mixed Use-Conditional (MU-CZ)
PROPOSED USE:	Attached & Detached Single Family Dwellings (Townhouse), Accessory
	Structures, Customary Home Occupations and Suburban Amenities.

Mixed-Use is established to provide opportunities for both compatible and sustainable redevelopment where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use District promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to use in adjacent neighborhood districts.

## **ZONING CHART**

Zoning:	MU-1&2						
Housing Type:	Single-Family Detached	Single-Family Attached	Multi-Family	Other			
Density:	7 units/acre	17 units/acre	14.5 units/acre	N/A			
Minimum Lot Size:	6,000 sf	1,600 sf	N/A N/A				
Primary Structure Building Height (max.):	30'	30' 30'		45'			
Accessory Structure Building Height (max.):	25'	25'	25'	25'			
*Minimum Lot Width:	16'	16'	N/A	N/A			
Setbacks:							
Front		10° (ma	ix.)				
Side		N/A					
Rear		12'					
Side Street		16' (ma	ix.)				
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.						
*120'on US 70 & I-42, 40' for all non-residential uses							

**ORTHOPHOTO** 



## FINDINGS OF FACT

Article 7.8 of the WMDO requires the compliance of specific findings of fact to grant a rezone. The applicant shall submit the following statements of justification, presenting information supporting each and all the required findings as they relate to the proposed rezone request:

- 1. That the use or development is located, designed, and proposed to be operated to maintain or promote public health, safety, and general welfare. Statement by applicant: Project will not endanger public health, safety, or general welfare.
- 2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordnance and with all other applicable regulations. Statement by applicant: Project will comply with all regulations and standards of the Town of Wilson's Mills.
- 3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity. Statement by applicant: Surrounding properties are compatible uses with the proposed development.
- 4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of the Town of Wilson's Mills and its environment. Statement by applicant: Surrounding property is similar uses as proposed development and uses are compatible. Project conforms with land use development plans.

## STATEMENT OF CONSISTENCY AND REASONABLENESS

This action is consistent with the Town of Wilson's Mills Future Land Use Map, as this parcel is future residential. This action is consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan. It is reasonable as it will promote growth of the Town. It will retain the character of the community while supporting new development. Rezoning these parcels to Mixed Use (MU) is reasonable for the following reasons:

1. Goal 2: 5.2.2 Goal 2: PLAN FOR GROWTH! 5.2.2.1 Objective 1: Harness the imminent southward expansion of the Triangle while managing growth within Wilson's Mills.

Strategy 1: Encourage development first in areas where existing infrastructure and convenient proximity to Town services are already provided. The first wave of the Triangle's expanding business market into Wilson's Mills will be directed, through application of the future land use plan and zoning map, to areas where utilities and services are already provided.

Strategy 2: Apply standards of the new UDO to assure quality growth. The new unified development ordinance (UDO) being prepared at the time of adoption of this plan will address the community's priorities to manage growth to assure safety and quality.

## STAFF RECOMMENDATION

Staff recommendation is for approval of this rezone request. It is consistent with the Future Land Use Map, and the Comprehensive Land Use Plan and meets all requirements.

## ACTION REQUESTED

- 1. Acknowledging the consistency and reasonableness with the Future Land Use Map and Comprehensive Land Use Plan, the Planning Board recommends the approval for rezone of Parcels 17K08026L and 17K08026 to Town Council from Agriculture (AG) to Mixed Use (MU) with the following conditions:
  - a. Minimum 52-foot-wide lot width for single family homes
  - b. Minimum 22-foot-wide lot width for townhomes
  - c. A 20-foot setback for townhomes to allow for ample parking.
  - d. One (1) additional parking space for every three (3) townhomes to allow for more offstreet parking.
  - e. Adhere to all changes required by the Planning Department, Town's Engineer, and the Fire Marshal's office.
  - f. No businesses in this development
  - g. Install cameras in strategic locations in development.

2.	Table the application for rezone of Parcels 17K08026 and 17K08026L for receipt of the following information:					
3.	Recommendation for denial of rezone for Parcels 17K08026 and 17K08026L from AG to MU to Town Council for following reason(s):					

## ATTACHMENT(S)

- 1. Copy of Rezone Application
- 2. Copy of Future Land Use Map
- 3. Copy of Concept Plan
- 4. Copy of Permitted Use Table

TOWN OF WILSON'S MILLS



## REZONING/MAP AMENDMENT APPLICATION

Planning Department PO Box 448, Wilson's Mills, NC 27593 Phone: (919) 938-3885 Fax: (919) 938-1121

## PROCESS INFORMATION:

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Development Compliance Officer. Such petition shall contain all the information required on this form and must be determined to be complete by the Development Compliance Officer prior to advancing it

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Development Compliance Officer and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)"

FILIN	GINSTRUCTIONS:
<u>X</u>	Every applicant for rezoning request is required to meet with the Development Compliance Officer in a pre- application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.
<u>X</u>	A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.
_X_	Remittance of associated fee(s)* to accompany this application. (*See Town of Wilson's Mills fee schedule)
GENE	RAL PROJECT INFORMATION:
Project .	Address / Location: End of Jones Road & Johnston Farms Drive
Zoning]	

Size of Property (in acres): 149.984 ac

Proposed Building Square Footage: \_residential

ETJ

169600-76-3571,

X In-Town Limits

Johnston Co. Tax PIN #: 169600-77-9535

Town Jurisdiction:

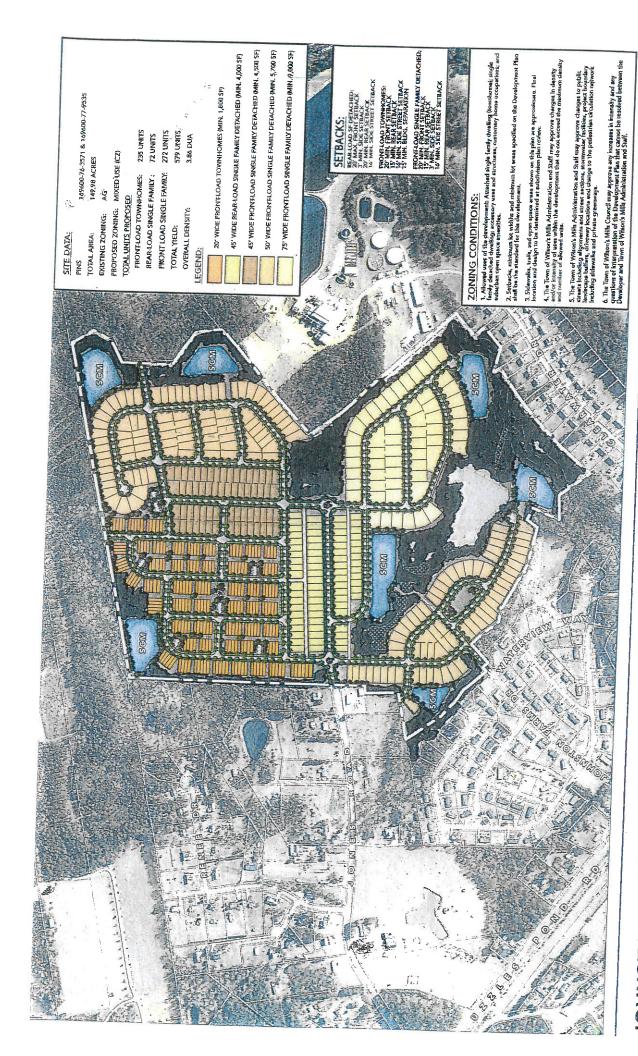
Existing land use/zoning on adjoining properties:				
North:Vacant/Wilson's N	Mille A	2		
South: Residential/Wilso			2	
East: Water Treatment	Plant/\	Vilson's	Mills CIV	
West: Residential/Wilso	n's Mil	s SFR-1	1 & SFR-3	
APPLICANT INFORMATION:	44.			
Applicant: J Farms LLC				
Address: 4140 Parklake Ave, Suite 525	_			
City: Raleigh	State:	NC	Zip:	27612
Phone: 919-334-6924	_ Email:	bwins	ton@winst	onhospitality.com
Property Owner (Owner Consent Form is required if d	lifferent	from an	olicant).	
Address: 4140 Parklake Ave, Suite 525		mon ap		
				07744
City: Raleigh	State:	NC	Zip:	27612
Phone: 919-334-6924		Email:	bwinston@	winstonhospitality.com
REZONING REQUEST:				
General Use X Conditional Zonin	200			
Existing Zoning Classification: AG	_			
Proposed Zoning Classification: Mixed Use				
If the request is to a Conditional Zoning District, this appl	lication	should be	accompanied	hy a cite-checific
development plan that includes land use, existing condition provide a narrative of the proposed use and list any proposed	ons, buile	lings, lots		
Proposed Land Use:				
Attached single family dwelling (townhouse),				
uses and structures, customary home occupa	ations;	and sur	ourban ope	n space amenities.
Proposed Conditions Offered by Applicant:				
Setbacks, minimum lot widths and minimum lot	t areas	specifie	ed on the D	evelopment Plan
shall be the standard for this development.				
See development plan for complete zoning con	nditions			
ACKNOWLEDGEMENT:				
The undersigned property owner, or duly authorized agent	/represe	ntative the	ereof certifies	that this application and
the foregoing answers, statements, and other information h				
best of their knowledge and belief, with the understanding delay or rescheduling of the required public hearing and m				
authorize the Town of Wilson's Mills to review this reques				
professional in relation to questions generated as a result o				, , ,
Blant V. West Bell- L	bot	_		4/8/24
Applicant Printed Name Applicant Signatu	ure			Date

## FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezone. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezone request:

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2.	That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordnance and with all other applicable regulations.  Statement by applicant:  Project will comply with all regulations and standards of the Town of Wilson's Mills.
3.	That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.  Statement by applicant:  Surrounding property is compatible uses with proposed development.
4.	That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of Town of Wilson's Mills and its environs.  Statement by applicant:  Surrounding property is similar uses as proposed development and uses are compatible. Project conforms with land use development plans.

For Town Use Only	
Date Received: 4/8/2024 Case #: CRZ-02-2024	
Payment Amount: Date Paid:	
Application Received by:	
PB Date: Recommended Denied	
Site Posted Date: Ad Run Dates:	
Letters Mailed Date: Hearing Called by TC on:	
TC Date: Approved Denied	

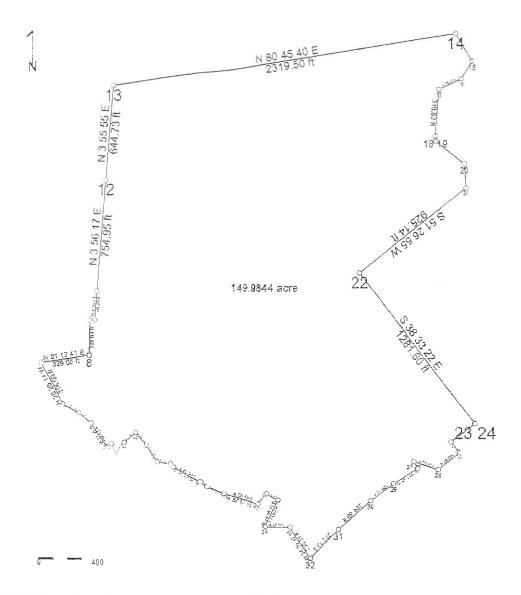


JOHNSTON FARMS PHASE 3 - WILSON'S MILLS, NC CONCETUAL DEVELOPMENT PLAN - August 4, 2023









DeedPro Software, LLC makes no warranty as to the accuracy and completeness of this information.

User:

County:

Book:

Page:

Tract:

Folder:

Call	Start Type	Q	Deg	Min	Sec	Dist	Arc	Rad Dir	Next
1	1 -	NW	40	56	25	50.00	-		2
2	2 -	SW	49	3	35	36.43	-		3
3	3 -	NW	34	51	39	197.32			4
4	4 -	NW	50	33	47	106.82	-		5
5	5 -	NW	62	21	3	124.80	_	<del>-</del>	6
6	6 -	NW	28	25	14	316.00	-		7
7	7 -	NE	81	13	41	329.05	-		8
8	8 -	NE	0 ,	27	35	228.03	_		9
9	9 -	NE	83	40	20	33.45			10
10	10 -	NE	3	56	7	194.23	-		11
11	11 -	NE	3	56	17	754.95	_		12
12	12 -	NE	3	55	55	644.73			13
13	13 -	NE	80	45	40	2319,50	-		14
14	14 -	SE	30	12	22	222.47	_		15
15	15 -	SW	30	18	53	140.83	-		16
16	16 -	SW	54	15	1	167.72	-		17
17	17 -	SW	3	57	45	319.52	-		18
18	18 -	ŞE	6	15	9	35.75	-		19
19	19 -	SE	52	1	9	247.10	-		20
20	20 -	SE	4	50	40	164.11			21
21	21 ~	SW	51	26	55	925.14	_		22
22	22 -	SE	38	33	22	1281.60			23
23	23 -	SW	51	28	56	202.37	-		24
24	24 -	SE	38	24	54	92.05	-	~ -	25
25	25 -	SW	51	27	57	180.83	-		26
26	26 -	NW	71	50	33	174.58	-		27
27	27 -	SE	30	34	29	55.00	-	• -	28
28	28 -	SW	58	1	45	192.54	-		29
29	29 -	SW	53	47	17	196.70	1		30
30	30 -	SW	48	15	59	294.69	-		31
31	31 -	SW	44	6	1	272.73	1-		32
32	32 -	NW	34	30	37	255.31	-		33
33	33 -	NW	89	28	36	166.91	-		34
34	34 -	NE	24	58	11	199.52	-	<u> </u>	35
35	35 -	NW	60	3	28	89.84	-	-	36
36	36 -	SW	37	57	16	90.87	-		37

37	37 -	NW	74	10	29	249.92	-		38
38	38 -	NW	63	17	37	107.78	-		39
39	39 -	NW	51	23	30	49.31	-	= =	40
40	40 -	NW	58	23	48	188.78	-	<del>-</del> -	41
41	41 -	NW	43	6	23	27.90	-		42
42	42 -	NW	81	23	9	89.60	-		43
43	43 -	NW	34	34	50	134.91			44
44	44 -	NW	40	<b>5</b> 6	25	110.00	-		45
45	45 -	SW	49	3	35	104.13	-		46
46	46 -	SW	49	3	35	71.16	-		47

<sup>\*</sup>Distance, arc, radius units in feet.

Area: 149.9844 acre (6533321 sq. ft.) Closing Distance: 0.01 ft Closing Error: 0.00% Perimeter: 12436.98 ft

BEGINNING; thence N 40°56'25" W a distance of 50.00 feet; thence S 49°3'35" W a distance of 36.43 feet; thence N 34°51'39" W a distance of 197.32 feet; thence N 50°33'47" W a distance of 106.82 feet; thence N 62°21'3" W a distance of 124.80 feet; thence N 28°25'14" W a distance of 316.00 feet; thence N 81°13'41" E a distance of 329.05 feet; thence N 0°27'35" E a distance of 228.03 feet; thence N 83°40'20" E a distance of 33.45 feet; thence N 3°56'7" E a distance of 194.23 feet; thence N 3°56'17" E a distance of 754.95 feet; thence N 3°55'55" E a distance of 644.73 feet; thence N 80°45'40" E a distance of 2319.50 feet; thence S 30°12'22" E a distance of 222.47 feet; thence S 30°18'53" W a distance of 140.83 feet; thence S 64°15'1" W a distance of 167.72 feet; thence S 3°57'45" W a distance of 319.52 feet; thence S 6°15'9" E a distance of 35.75 feet; thence S 52°1'9" E a distance of 247.10 feet; thence \$ 4°50'40" E a distance of 164.11 feet; thence \$ 51°26'55" W a distance of 925.14 feet; thence \$ 38°33'22" E a distance of 1281.60 feet; thence S 51°28'56" W a distance of 202.37 feet; thence S 38°24'54" E a distance of 92.05 feet; thence S 51°27'57" W a distance of 180.83 feet; thence N 71°50'33" W a distance of 174.58 feet; thence S 30°34'29" E a distance of 55.00 feet; thence S 58°1'45" W a distance of 192.54 feet; thence S 53°47'17" W a distance of 196.70 feet; thence S 48°15'59" W a distance of 294.69 feet; thence S 44°6'1" W a distance of 272.73 feet; thence N 34°30'37" W a distance of 255.31 feet; thence N 89°28'36" W a distance of 166.91 feet; thence N 24°58'11" E a distance of 199.52 feet; thence N 60°3'28" W a distance of 89.84 feet; thence S 37°57'16" W a distance of 90.87 feet; thence N 74°10'29" W a distance of 249.92 feet; thence N 63°17'37" W a distance of 107.78 feet; thence N 51°23'30" W a distance of 49.31 feet; thence N 58°23'48" W a distance of 188.78 feet; thence N 43°6'23" W a distance of 27.90 feet; thence N 81°23'9" W a distance of 89.60 feet; thence N 34°34'50" W a distance of 134.91 feet; thence N 40°56'25" W a distance of 110.00 feet; thence S 49°3'35" W a distance of 104.13 feet; thence S 49°3'35" W a distance of 71.16 feet to the point and place of BEGINNING, containing 149.984 acres, more or less;

J Farms, LLC property, Wilson's Mills, North Carolina Wilson's Mills Township, Johnston County, North Carolina July 10, 2023

Being a portion of Tracts 1 and 2 as shown on a Recombination plat entitled "Property of Brown-Futrell, A NC Limited Liability Company", prepared by Stallings Surveying, dated April 25<sup>th</sup>, 2000 and recorded in Plat Book 98, Page 78, Johnston County Registry, containing 149.984 acres more or less, located in Wilson's Mills Township, Johnston County, North Carolina, and being more particularly described as follows:

BEGINNING at a point on the eastern right-of-way (allowing 50 feet) of Johnston Farms Drive, said point also being on the western property line of Lot 82, Johnston Farms Subdivision, Phase 1 (Plat Book 57, page 163, Johnston County Registry), thence continuing to a point on the western right-of-way (allowing 50 feet) of Johnston Farms Drive north 40 deg. 56 min. 25 sec. west 50.00 feet, thence along said rightof-way south 49 deg. 03 min. 35 sec. west 36.43 feet to a point, thence leaving the western right-of-way (allowing 50 feet) of Johnston Farms Drive and with the tract of land containing 2.842 acres as shown on a plat prepared by Chandler Land Surveying, PA, dated June 30, 2023 and titled "Recombination Plat of Lots 13-16&18 - Johnston Farms - Phase 1 and a portion of the J Farms, LLC Property for Johnston Farms Townhomes - Section 2" the following 4 calls: (1) north 34 deg. 51 min. 39 sec. west 197.32 feet to a point, (2) north 50 deg. 33 min. 47 sec. west 106.82 feet to a point, (3) north 62 deg. 21 min. 03 sec. west 124.80 feet to a point and (4) north 28 deg. 25 min. 14 sec. west 316.00 feet to a point, thence leaving the tract of land containing 2.842 acres as shown on a plat prepared by Chandler Land Surveying, PA, dated June 30, 2023 and titled "Recombination Plat of Lots 13-16&18 - Johnston Farms — Phase 1 and a portion of the J Farms, LLC Property for Johnston Farms Townhomes – Section 2" and with the Johnston County Pepper Company, LLC property (Deed Book 5878, page 717, Johnston County Registry) and the J Farms, LLC Property (Plat Book 82, page 361, Johnston County Registry) north 81 deg. 13 min. 41 east. 329.05 feet to a point, thence continuing with the J Farms, LLC Property the following 3 calls: (1) north 00 deg. 27 min. 35 sec. east 228.03 feet to a point, (2) north 83 deg. 40 min. 20 sec. east 33.45 feet to a point and (3) north 03 deg. 56 min. 07 sec. east 194.23 feet to a point, said point being on the southern right-of-way (allowing 60 feet) of Jones Road, thence leaving said right-of-way and with the Mehdi E. & Mary B. Rowshanaee property (Deed Book 1773, page 839, Johnston County Registry) the following 2 calls: (1) north 03 deg. 56 min. 17 sec. east 754.95 feet to a point and (2) north 03 deg. 55 min. 55 sec. east 644.73 feet to a point, thence leaving the Mehdi E. & Mary B. Rowshanaee property and with the George Clifford Uzzle, Ill property (Deed Book 1612, page 527, Johnston County Registry) north 80 deg. 45 min. 40 sec. east 2319.50 feet to a point, thence leaving the George Clifford Uzzle, III property and with the Johnston County Parks, Greenways and Open Space Property "Raleigh Tract" (Plat Book 95, page 428, Johnston County Registry) the following 7 calls: (1) south 30 deg. 12 min. 22 sec. east 222.47 feet to a point, (2) south 30 deg. 18 min. 53 sec. west 140.83 feet to a point, (3) south 64 deg. 15 min. 01 sec. west 167.72 feet to a point, (4) south 03 deg. 57 min. 45 sec. west 319.52 feet to a point, (5) south 06 deg. 15 min 09 sec. east 35.75 feet to a point, (6) south 52 deg. 01 min. 09 sec. east 247.10 feet to a point and (7) south 04 deg. 50 min. 40 sec. east 164.11 feet to a point, thence leaving the Johnston County Parks, Greenways and Open Space Property "Raleigh Tract" and with the County of Johnston

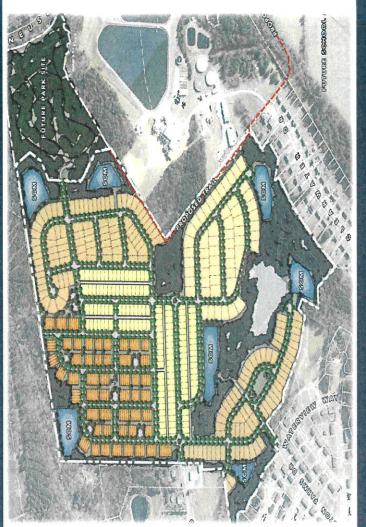
property (Deed Book 1405, page 530, Johnston County Registry) the following 2 calls: (1) south 51 deg. 26 min. 55 west 925.14 feet to a point and (2) south 38 deg. 33 min. 22 sec. east 1281.60 feet to a point, , pages thence leaving the County of Johnston property and with the Clearwater Subdivision — Phase 2 (Plat Book 39, pages 133&134) the following 9 calls: (1) south 51 deg. 28 min. 56 sec. west 202.37 feet to a point, (2) south 38 deg. 24 min. 54 sec. east 92.05 feet to a point, (3) south 51 deg. 27 min. 57 sec. west 180.83 feet to a point, (4) north 71 deg. 50 min. 33 sec. west 174.58 feet to a point, (5) south 30 deg 34 min. 29 sec. east 55.00 feet to a point, (6) south 58 deg. 01 min. 45 sec. west 192.54 feet to a point, (7) south 53 deg. 47 min. 17 sec. west 196.70 feet to a point, (8) south 48 deg. 15 min. 59 sec. west 294.69 feet to a point and (9) south 44 deg. 06 min. 01 sec. west 272.73 feet to a point, thence leaving the Clearwater Subdivision - Phase 2 and with the Private Open Space of Johnston Farms Subdivision - Phase One, (Plat Book 59, pages 163&164, Johnston County Registry) the following 14 calls: (1) north 34 deg. 30 min. 37 sec. west 255.31 feet to a point, (2) north 89 deg. 28 min. 36 sec. west 166.91 feet to a point, (3) north 24 deg. 58 min. 11 sec. east 199.52 feet to a point, (4) along a curve having a chord bearing and distance of north 60 deg. 03 min. 28 sec. west 89.84 feet (radius and arc length not provided) to a point, (5) south 37 deg. 57 min. 16 sec. west 90.87 feet to a point, (6) north 74 deg. 10 min. 29 sec. west 249.92 feet to a point, (7) north 63 deg. 17 min. 37 sec. west 107.78 feet to a point, (8) north 51 deg. 23 min. 30 sec. west 49.31 feet to a point, (9) north 58 deg. 23 min. 48 sec. west 188.78 feet to a point, (10) north 43 deg. O6 min. 23 sec. west 27.90 feet to a point, (11) north 81 deg. 23 min. 09 sec. west 89.60 feet to a point, (12) north 34 deg. 34 min. 50 sec. west 134.91 feet to a point, (13) north 40 deg. 56 min. 25 sec. west 110.00 feet to a point and (14) south 49 deg. 03 min. 35 sec. west 104.13 feet to a point, thence leaving the Private Open Space of Johnston Farms Subdivision -Phase One and with the western property line of Lot 82, Johnston Farms Subdivision, Phase 1 (Plat Book 57, page 163, Johnston County Registry) south 49 deg. 03 min. 35 sec. west 71.16 feet to a point, the BEGINNING point.



# JOHNSTON FARMS DEVELOPMENT

WILSON'S MILLS, NC







# HISTORY OF THE CLEARWATER / JOHNSTON FARMS PROPERTY

## THE JOHNSTON FARMS DEVELOPMENT HAS BEEN YEARS IN THE MAKING

1980's

Initially planned for an ethanol plant and

~400 Acre Property

later changed to residential

1994

Property Initially Subdivided

102 acres sold to the Johnston County Water & Sewer Department

Clearwater Development

8661

Initial subdivision – 58 lots

Johnston Farms Development

2001

Second subdivision – 105 lots

Final Phase of Development

2006

The Final phase of the development was fully designed, permitted, and originally approved for 363 homes. Due to the real estate market crash this phase was placed on-hold.







# WINSTON FAMILY OWNERSHIP ENHANCEMENTS

## Prior to Winston Oversight (Winston Family was initially a silent investor)

> Johnston Farms had become an unsafe, run-down neighborhood which was a burden on the public service departments of Wilson's Mills.

## **WINSTON FAMILY**

Improvements Community

	Johnston Farms Comple	eted	Johnston Farms Completed Neighborhood Enhancements
A	➤ Established Bus Stops	A	Added Lights to Main Entrance
A	▶ Landscaped & Repainted Entrance	A	➤ Installed Missing / Damaged Street Signs
A	Added Security Cameras	A	Renovation of 25 Homes





# WINSTON FAMILY OWNERSHIP ENHANCEMENTS

NOTABLE INCREASE IN HOME VALUES FROM

## WINSTON ENHANCEMENTS



## SINCE - WINSTON OVERSIGHT HOME VALUES HAVE SOARED

Since Winston oversight Home Sale Prices have increased substantially to a high of \$275,000

## PRE - WINSTON OVERSIGHT LOW HOME SALE PRICES

Prior to Winston oversight of Johnston Farms, sale prices were \$30,000 - \$50,000

## VALUES OVERALL INCREASE COMMUNITY REAL ESTATE

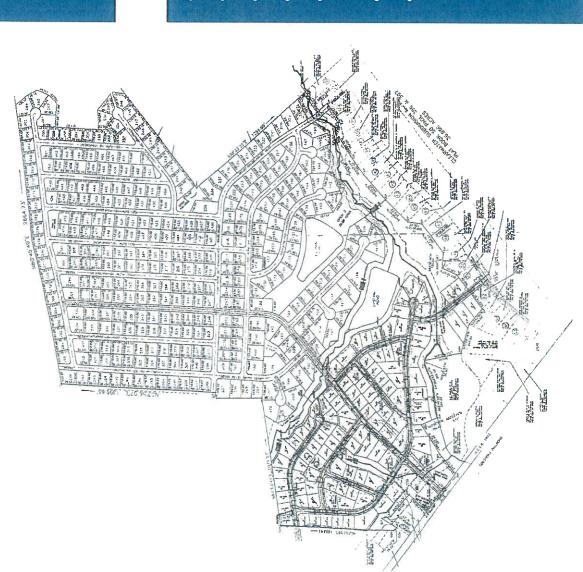
increased due to the Winston Family's involvement Johnston Farms' home values have significantly



## 2006 - JOHNSTON FARMS ORIGINAL PLAN

FOR 2006 PERMITTED IN ORIGINAL PLAN WAS DESIGNED, APPROVED,

## JOHNSTON FARMS - PHASE



Original 2006 Project

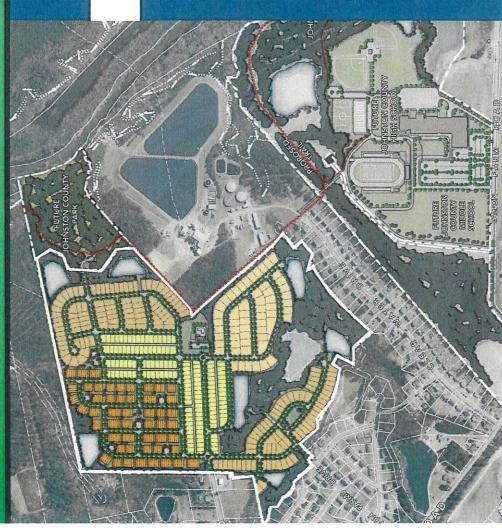
## JOHNSTON FARMS

- Approved for 363 lots in 2006
- Very little open / green space
- Very few amenities
- · Minimal variation in lot size and housing
- Little to no interconnectivity with surrounding area
- No schools next door
- No neighboring parks

## 2024 ECO-FRIENDLY VISION REDESIGN

# JOHNSTON FARMS - UPDATED PHASE 3

& WELLNESS APPROACH TO SUSTAINABLE LIVING FOR RESIDENTS THE 2024 PLAN HAS BEEN RESTRUCTURED TO EMPHASIZE



2024 Eco-Friendly Plan

## **JOHNSTON FARMS** - Phase 3

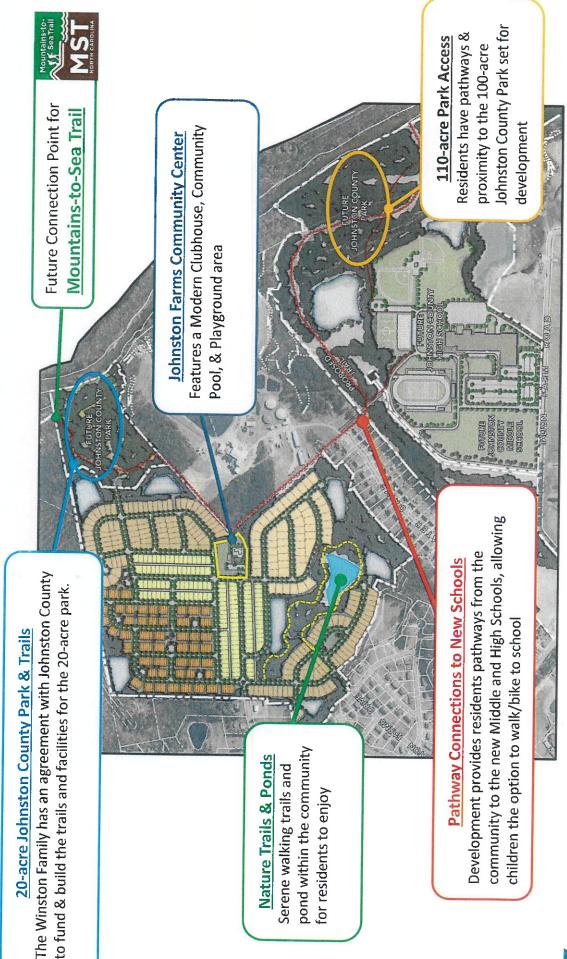
- ➤ Homes to be built = 579
- ➤ Re-designed to focus on eco-friendly community
- ➤ Provides superior housing & amenity options
- ➤ Offerings include Clubhouse, Pool, & Playground
- Development showcases an abundance of open spaces, deliberately preserving old trees and pond for residents to enjoy
- Community connected to all proposed Trail systems for the region



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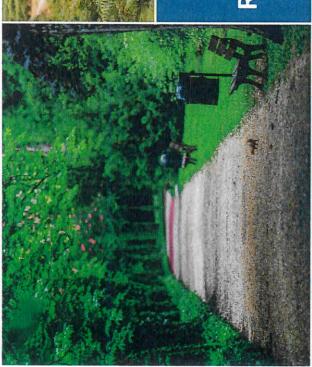
# JOHNSTON FARMS - CONNECTED COMMUNITY

THE NEW EREGION JOHNSTON FARMS COMMUNITY DISTINCTIVELY OFFERS CONNECTIONS LINKING MIDDLE & HIGH SCHOOLS AS WELL AS TO ALL PLANNED TRAIL NETWORKS FOR





# WHAT SETS JOHNSTON FARMS APART FROM OTHERS



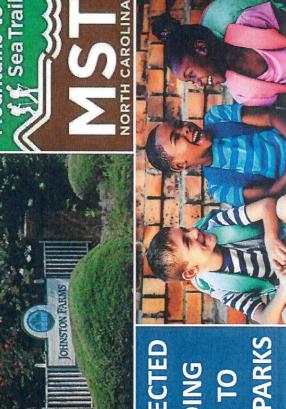








NEARBY SCHOOLS & PARKS



SUPERIOR HOUSING & AMENITY OFFERINGS



## JOHNSTON FARMS PROPERTY TAX REVENUE

## WILSON'S MILLS ANNEXED THE LAND FOR PHASE 3 DEVELOPMENT IN ANTICIPATION OF THE FUTURE DEVELOPMENT

JOHNSTON FARMS - PHASE 3

## PROPERTY TAX GENERATION

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ESTIMATED ANNUAL PROPERTY TAX REVENUE GENERATED FOR	WILSON'S MILLS & JOHNSTON COUNTY
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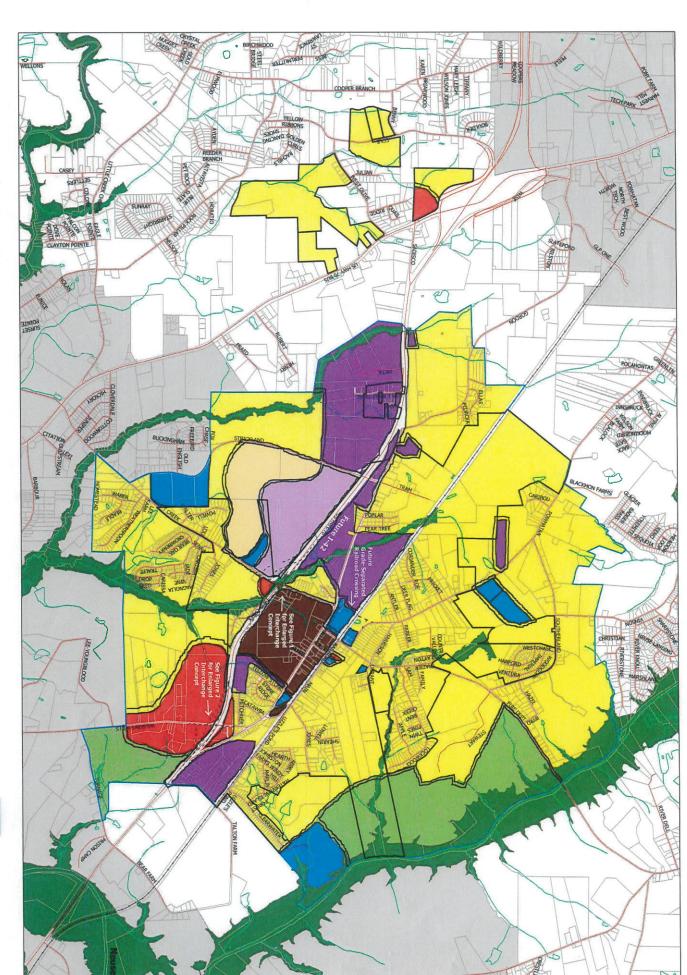
Home Type	# of Homes	Avg 2026 Home Value	Wilson's Mills Total	Johnston County Total	Annual Total
Townhomes	228	\$ 310,500	\$ 70,794,000	\$ 70,794,000	\$ 70,794,000
Rear Load SF	65	\$ 369,900	\$ 24,043,500	\$ 24,043,500	\$ 24,043,500
Front Load SF	265	\$ 437,400	\$ 115,911,000	\$ 115,911,000	\$ 115,911,000
	558	\$ 377,685	\$ 210,748,500	\$ 210,748,500	\$ 210,748,500
TAX RATE			0.42%	0.73%	1.15%
ESTIMATED ANNUAL PROPERTY TAX REVENUE			\$ 885,144	\$ 1,538,464	\$ 2,423,608



## WINSTON RESIDENTIAL

## THANK YOU!





## Wilson's Mills, NC November 18, 2019 Future Land Use Plan

**Town Limits** 

Surrounding Municipal Jurisdictions Wetlands Identified by USFWS

Roadways Railroad 2018 Flood Zone Water / Rivers

Parcels

Civic Commercial

Employment/Manufacturing Mixed Use