



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:

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.

Attest:

Donald Byrd, Chairman

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

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
COMMERCIAL/BUSINESSES		
ADDRESS/PROJECT	USE REQUEST	STATUS
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
NON-RESIDENTIAL ZONING PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home – New Construction	5	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	5	
Accessory Structure	6	
Fence	1	
Doublewide Mobile Home	0	
Rooftop Solar Panels	5	
TOTAL	22	
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed- Single Family Homes	5	
Completed and Passed-Other	2	
Zoning Verification Letters	1	
CODE ENFORCEMENT VIOLATIONS		
VIOLATIONS	#	
TOTAL	0	
Undue Growth	0	
Debris/Garbage Clean-Up	0	
Nuisance/Junk/Abandoned Vehicles	0	
Chickens/Roosters	1	
ZONING VIOLATIONS		
VIOLATIONS	#	
TOTAL	8	
Building without Permit	7	
Fence without Permit	1	
Unsafe Structure	0	
Other Zoning Violation	0	

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

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	Building Phase 1; Final Plat Approved Phase 2
Olive Branch West Olive Road	Construction Plans Phase 2 Submitted	Waiting on response from County regarding Sewer
Midtown Village 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 Ln	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
Southerland Mills 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
Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road	Preliminary Plans Received	Rezone back to Planning Board in May
Wilson's Ridge 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 Creek	Construction Plans Approved	Grading has begun
Cobalt Townes 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
N/A	N/A	N/A

RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A
REZONES		
ADDRESS	ACTION	STATUS
Talton Farm Road-School Site	I-2 to Civic	Approved by Council 4/15/24
Strickland Road-RA Lee	AG to MU-CZ	Approved by Council 4/15/24
Jones Road/Johnston Farms Ln Johnston Farms Phase 3	AG to MU-CZ	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
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 PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE		#
Single Family Home – New Construction		34
Porch/Deck/Pool/Driveway Extension/Ramp/Additions		1
Accessory Structure		1
Fence		4
Doublewide Mobile Home		0
Rooftop Solar Panels		2
TOTAL		42
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed- Single Family Homes		5
Completed and Passed-Other		3
Zoning Verification Letters		2
CODE ENFORCEMENT VIOLATIONS		
VIOLATIONS		#
TOTAL		29
Undue Growth		27
Debris/Garbage Clean-Up		2
Nuisance/Junk/Abandoned Vehicles		0
Chickens/Roosters		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	3
Citations/Fines Issued	0
TOWN ABATEMENTS	
Paid Abatements	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 &

services, employment, and some limited Industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront.

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



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 Ordinance 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



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

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)").

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: 107 Meta Drive

Zoning District: IND

Size of Property (in acres): 3.16

Johnston Co. Tax PIN #: 175070054

Proposed Building Square Footage: 144

Town Jurisdiction: In-Town Limits

☒ ETJ

Existing land use/zoning on adjoining properties:

North: Agriculture
South: Agriculture
East: Industrial-Businesses
West: Agriculture

APPLICANT INFORMATION:

Applicant: Jim Uzzle
Address: 138-C Uzzle Industrial Drive
City: Clayton State: NC Zip: 27520
Phone: 919-291-0762 Email: jimuzzle@gmail.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: IND

Proposed Zoning Classification: C-70

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, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use:

Car Sales Lot

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 professional in relation to questions generated as a result of the review.

Jim Uzzle Jr
Applicant Printed Name

[Signature]
Applicant Signature

4-15-24
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".

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 environs.

Statement by applicant:

" It certainly is".

For Town Use Only

Date Received: 4-15-24 Case #: 02-4-2024

Payment Amount: 530.00 Date Paid: 4-17-2024

Application Received by: Wendy Oldham

PB Date: 5-28-24 recommended _____ Denied _____

Site Posted Date: _____ Ad Run Dates: _____

Letters Mailed Date: _____ Hearing Called by TC on: _____

TC Date: _____ Approved _____ Denied _____



TOWN OF WILSON'S MILLS
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 H. Twisdale hereby affirm that I am the owner of the property located at:

Property Address/Physical Location: 107 Meta Dr.

City: Clayton State: NC Zip Code: 27520

Johnston Co. Tax PIN #: 17509005H

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.

Tucker H. Twisdale Tucker H. Twisdale 4/15/24
Owner's Printed Name Owner's Signature Date

APPLICANT/AGENT INFORMATION:

Applicant/Owner's Authorized Agent: Jim Huzzle, Jr.

Address: 138 E Huzzle Ind. Dr.

City: Clayton State: NC Zip Code: 27520

Phone: 919-291-0762 Email: Jim.huzzle@gmail.com

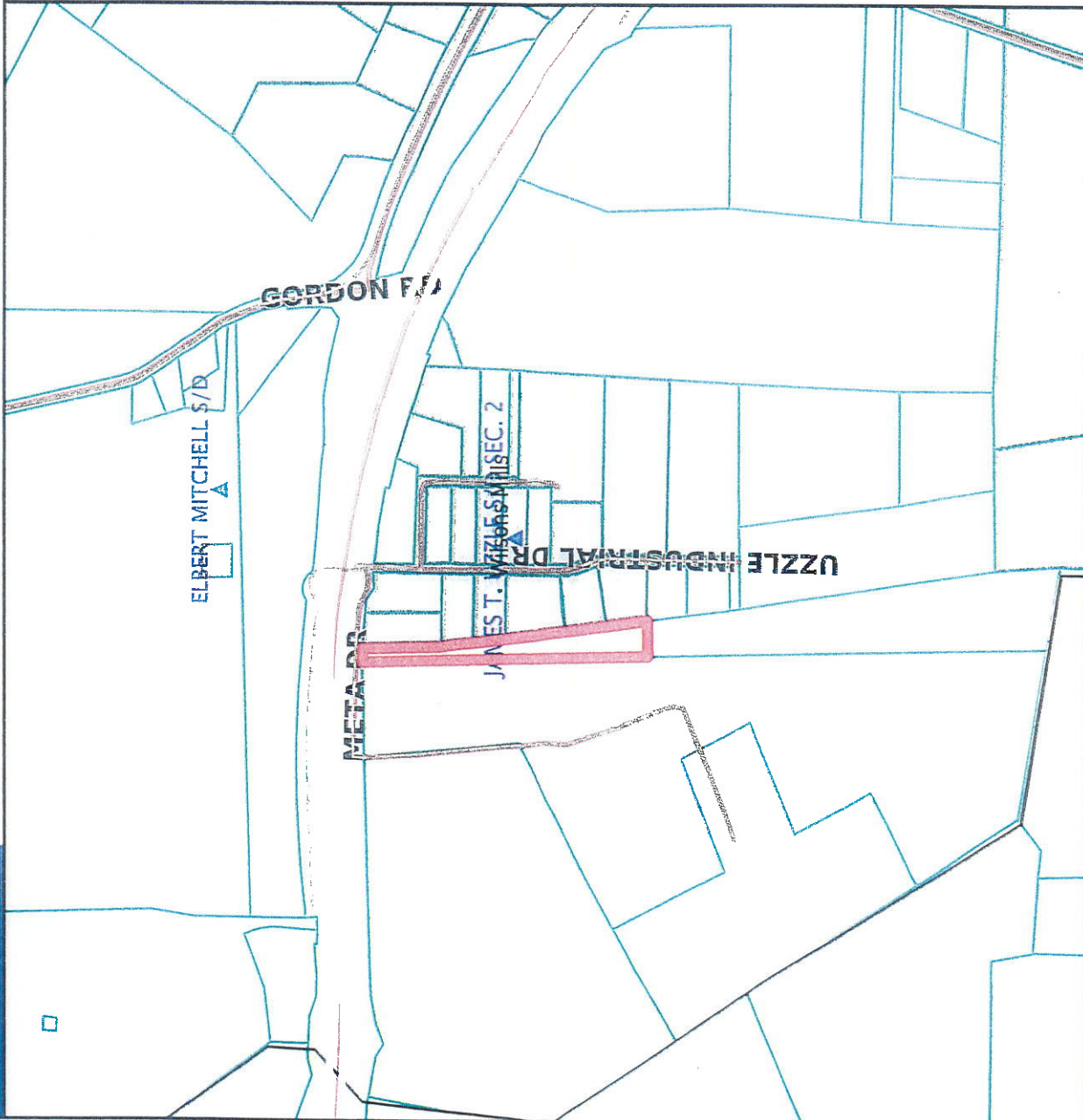
I, the duly authorized agent/representative thereof, hereby certify that the information herewith is in all respects true and correct to the best of my knowledge and belief.

Jim Huzzle, Jr. [Signature] 4/15/24
Applicant/Agent Printed Name Applicant/Agent Signature Date



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result 1

id: 17J07005H
Tag: 17J07005H
NCPin: 168600-19-6760
Mapsheet No: 1686
Owner Name 1: TWISDALE, TUCKER UZZLE
Owner Name 2:
Mail Address 1: 1755 BUFFALO RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-7434
Site Address 1:
Site Address 2:
Book: 05279
Page: 0969
Market Value: 36370
Assessed Acreage: 3.160
Calc. Acreage: 3.160
Sales Price: 27500
Sale Date: 2019-01-16
Township: Wilson's Mills
Flood Panel: 3720168600 K | 2014-04-30
Water District: Little Creek Water District
ETJ: Wilsons Mills
City Limits: N/A
Town Zoning: IND
County Zoning: N/A
OverLay Zoning: N/A
EMS District: ST12
Fire District: Wilsons Mills
Law District: 7
Census Tract: 409
Electric District: SMITHFIELD-SELMA MUNICIPAL

Special Tax N/A

Scale: 1:10060 - 1 in. = 838.33 feet

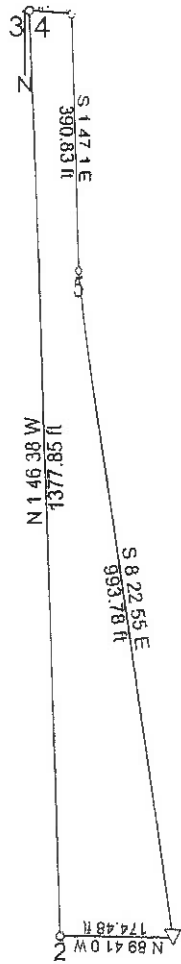
Voting Districts: Wilson's Mills
Johnston County GIS
April 11, 2024

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no margins)

US Congressional 13

NC House District: 28

NC Senate District: 10



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

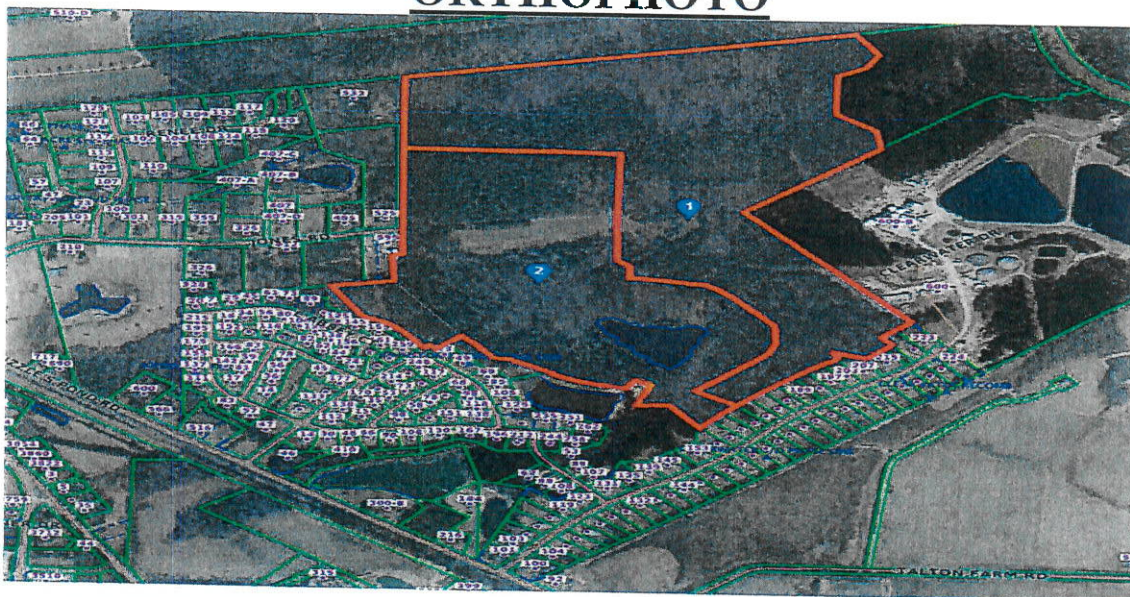
LOCATION:	End of Jones Road and Johnston Farms Drive
TAX ID:	17K08026 & 17K08026L
SITE ACREAGE:	149.984
PROPOSED ZONING:	Mixed Use-Conditional (MU-CZ)
PROPOSED USE:	Attached & Detached Single Family Dwellings (Townhouse), Accessory Structures, Customary Home Occupations and Suburban Amenities.

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'	36'	45'
Accessory Structure Building Height (max.):	25'	25'	25'	25'
*Minimum Lot Width:	16'	16'	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 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 Ordinance 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 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.
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 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. "TND(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: End of Jones Road & Johnston Farms Drive

Zoning District: AG Size of Property (in acres): 149.984 ac

Johnston Co. Tax PIN #: 169600-76-3571,
169600-77-9535

Proposed Building Square Footage: residential

Town Jurisdiction: ☒ In-Town Limits ☐ ETJ

Existing land use/zoning on adjoining properties:

North: Vacant/Wilson's Mills 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

City: Raleigh State: NC Zip: 27612

Phone: 919-334-6924 Email: bwinston@winstonhospitality.com

Property Owner (Owner Consent Form is required if different 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 ☒ Conditional Zoning

Existing Zoning Classification: AG

Proposed Zoning Classification: Mixed Use

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, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use:

Attached single family dwelling (townhouse), single family detached dwelling; accessory
uses and structures, customary home occupations; and suburban open space amenities.

Proposed Conditions Offered by Applicant:

Setbacks, minimum lot widths and minimum lot areas specified on the Development Plan
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 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 professional in relation to questions generated as a result of the review.

Brent V. West
Applicant Printed Name

Brent V. West
Applicant Signature

4/8/24
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:

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 Ordinance 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: _____

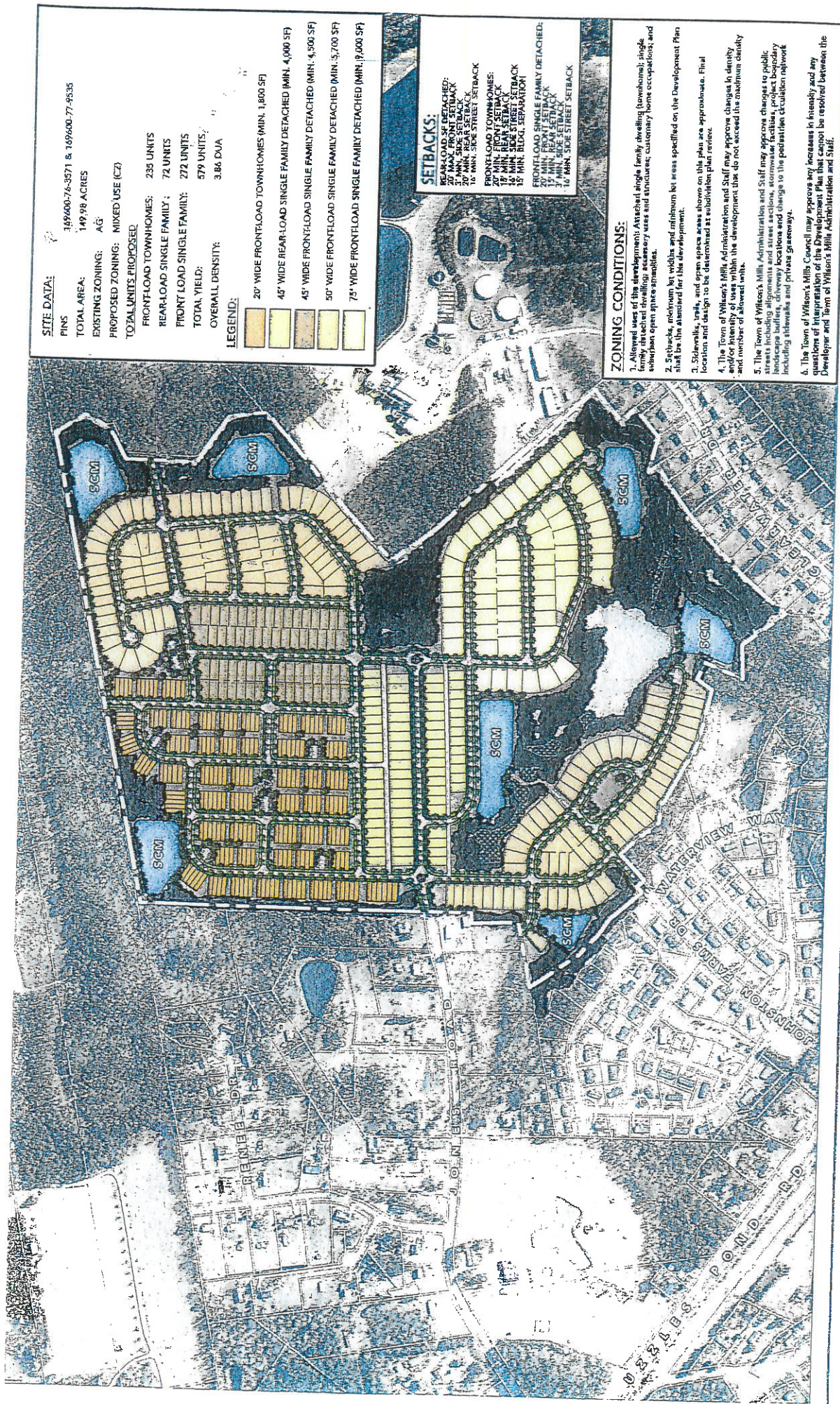
Application Received by: _____

PB Date: _____ Recommended _____ Denied _____

Site Posted Date: _____ Ad Run Dates: _____

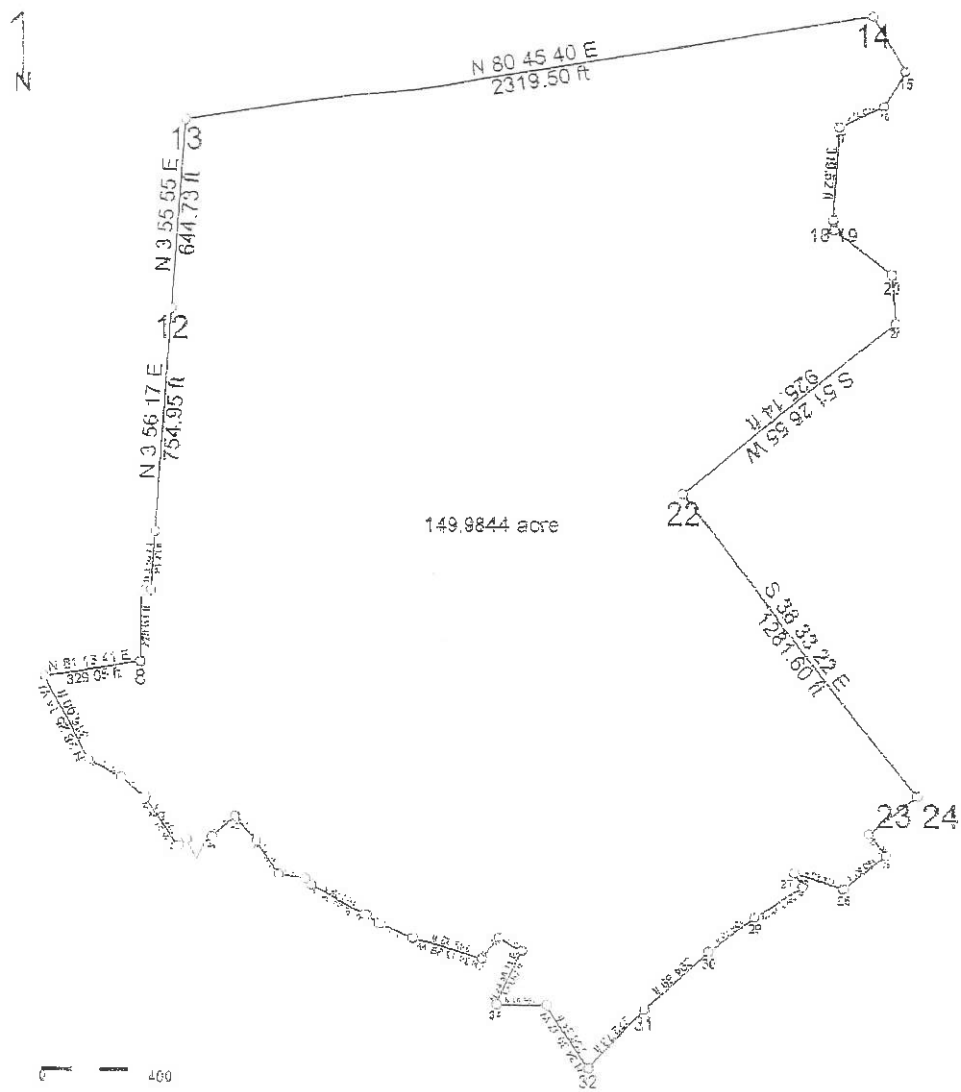
Letters Mailed Date: _____ Hearing Called by TC on: _____

TC Date: _____ Approved _____ Denied _____



JOHNSTON FARMS PHASE 3 - WILSON'S MILLS, NC

CONCEPTUAL 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	-	-	-	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	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	-	-	-	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	-	-	-	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	-	- -	45
45	45 -	SW	49	3	35	104.13	-	- -	46
46	46 -	SW	49	3	35	71.16	-	- -	47

*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" 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 25th, 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:

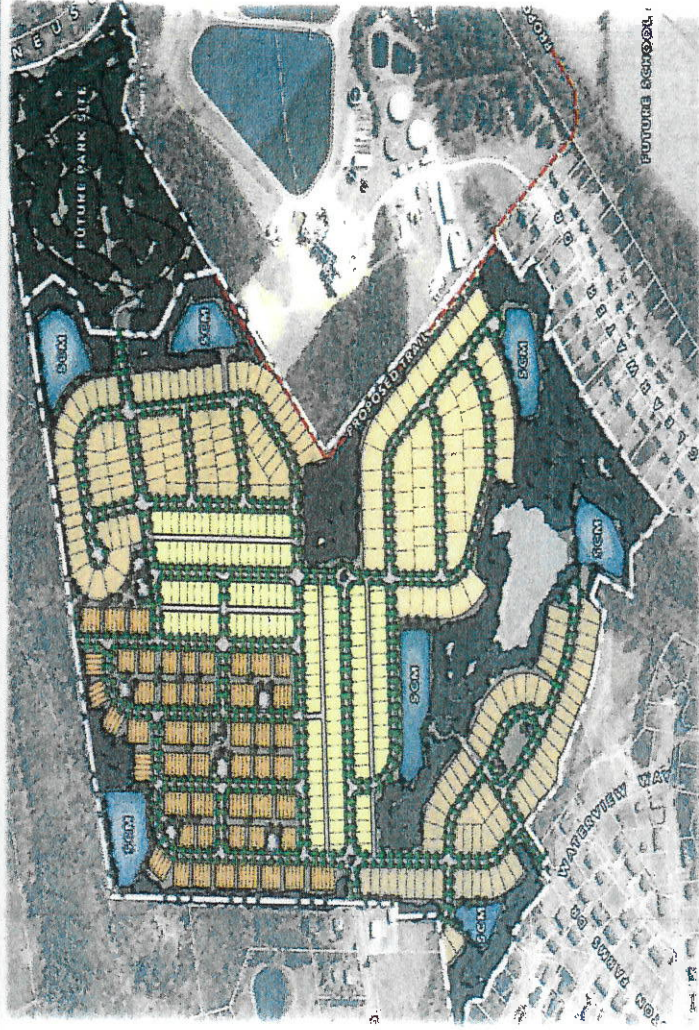
BEGINNING at a point on the eastern right-of-way (allowing 50 feet) of Johnston Farms Drive, said point also being on the western property line of Lot 82, Johnston Farms Subdivision, Phase 1 (Plat Book 57, page 163, Johnston County Registry), thence continuing to a point on the western right-of-way (allowing 50 feet) of Johnston Farms Drive north 40 deg. 56 min. 25 sec. west 50.00 feet, thence along said right-of-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, 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. 06 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

~400 Acre Property

Initially planned for an ethanol plant and later changed to residential

1994

Property Initially Subdivided

102 acres sold to the Johnston County Water & Sewer Department

1998

Clearwater Development

Initial subdivision – 58 lots

2001

Johnston Farms Development

Second subdivision – 105 lots

2006

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 FAMILY

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

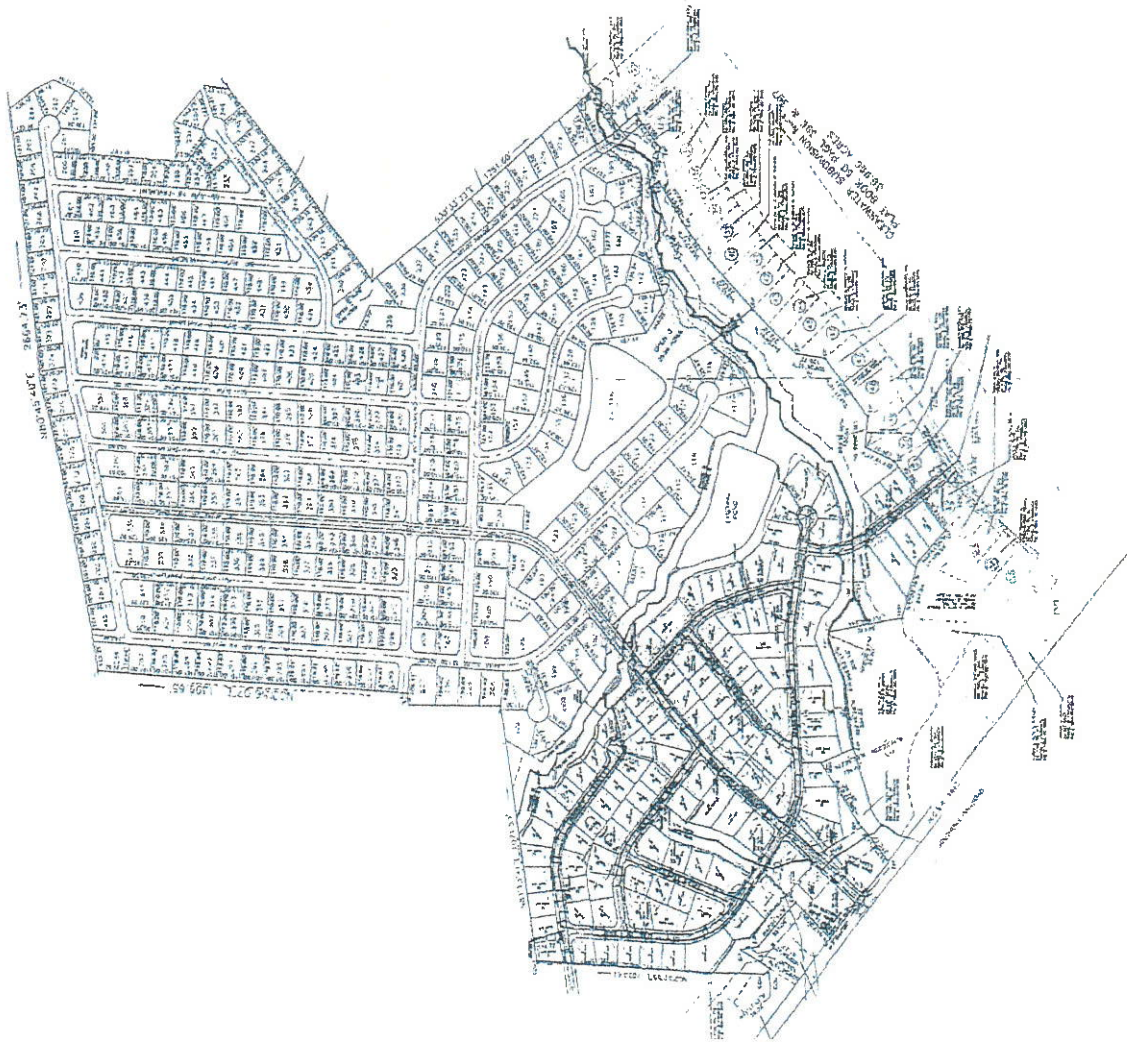
WINSTON ENHANCEMENTS



2006 - JOHNSTON FARMS ORIGINAL PLAN

ORIGINAL PLAN WAS DESIGNED, APPROVED, PERMITTED IN 2006 FOR

JOHNSTON FARMS - PHASE 3



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

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



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

JOHNSTON FARMS - CONNECTED COMMUNITY

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

20-acre Johnston County Park & Trails

The Winston Family has an agreement with Johnston County to fund & build the trails and facilities for the 20-acre park.

Future Connection Point for
Mountains-to-Sea Trail



Johnston Farms Community Center

Features a Modern Clubhouse, Community Pool, & Playground area

Nature Trails & Ponds

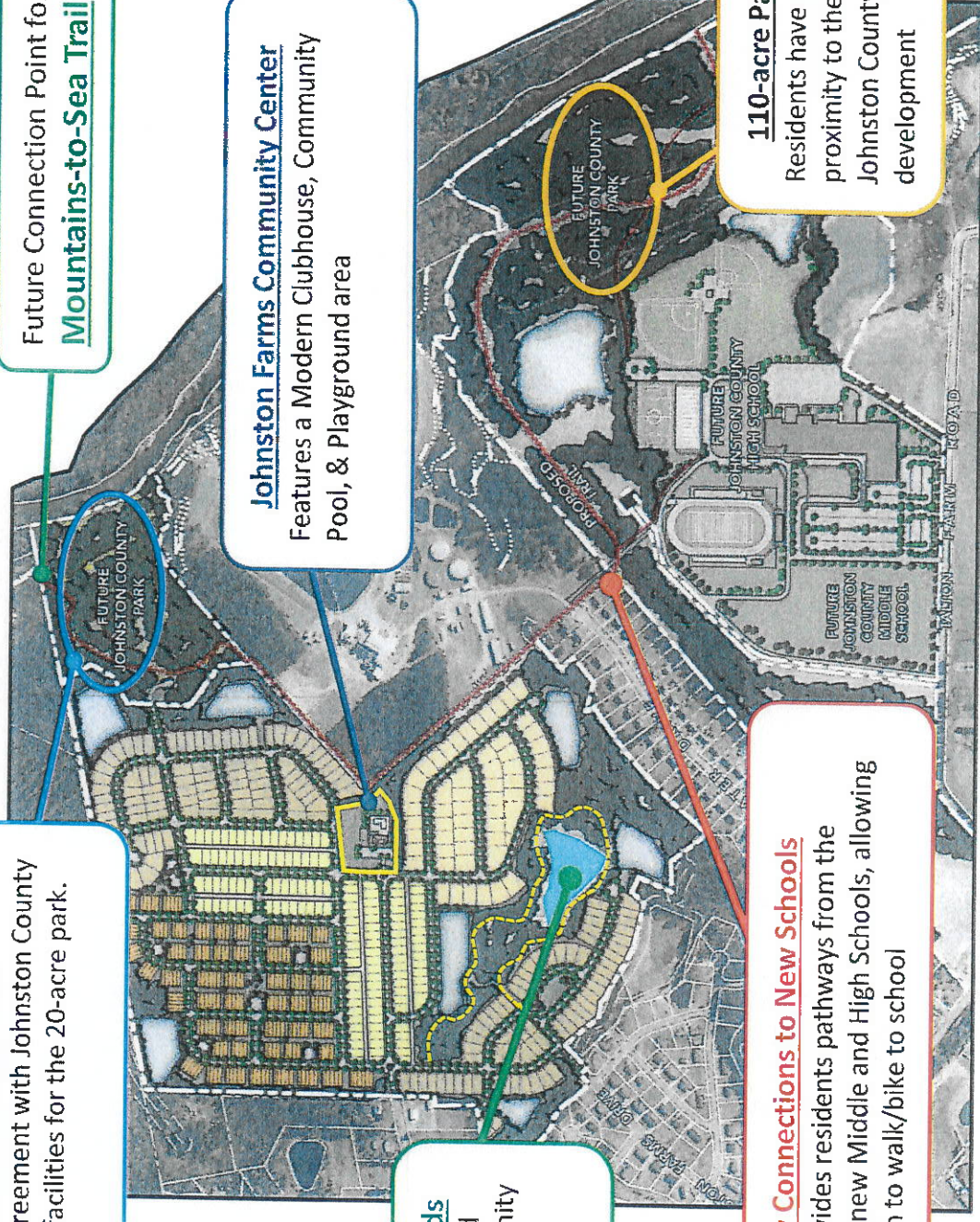
Serene walking trails and pond within the community for residents to enjoy

Pathway Connections to New Schools

Development provides residents pathways from the community to the new Middle and High Schools, allowing children the option to walk/bike to school

110-acre Park Access

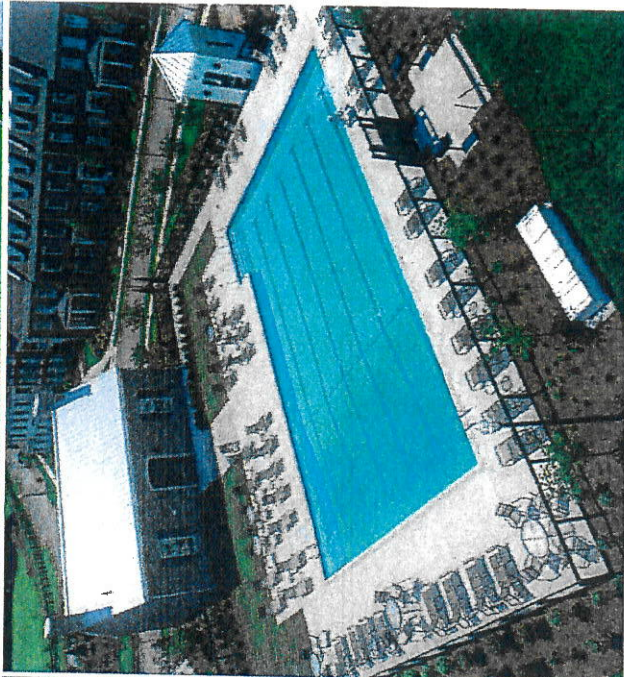
Residents have pathways & proximity to the 100-acre Johnston County Park set for development



WHAT SETS JOHNSTON FARMS APART FROM OTHERS



**UNPRECEDENTED
WALKING ACCESS TO
RECREATIONAL AMENITIES
& OUTDOOR ACTIVITIES**



**NETWORK OF CONNECTED
PATHWAYS PROVIDING
SEAMLESS ACCESS TO
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

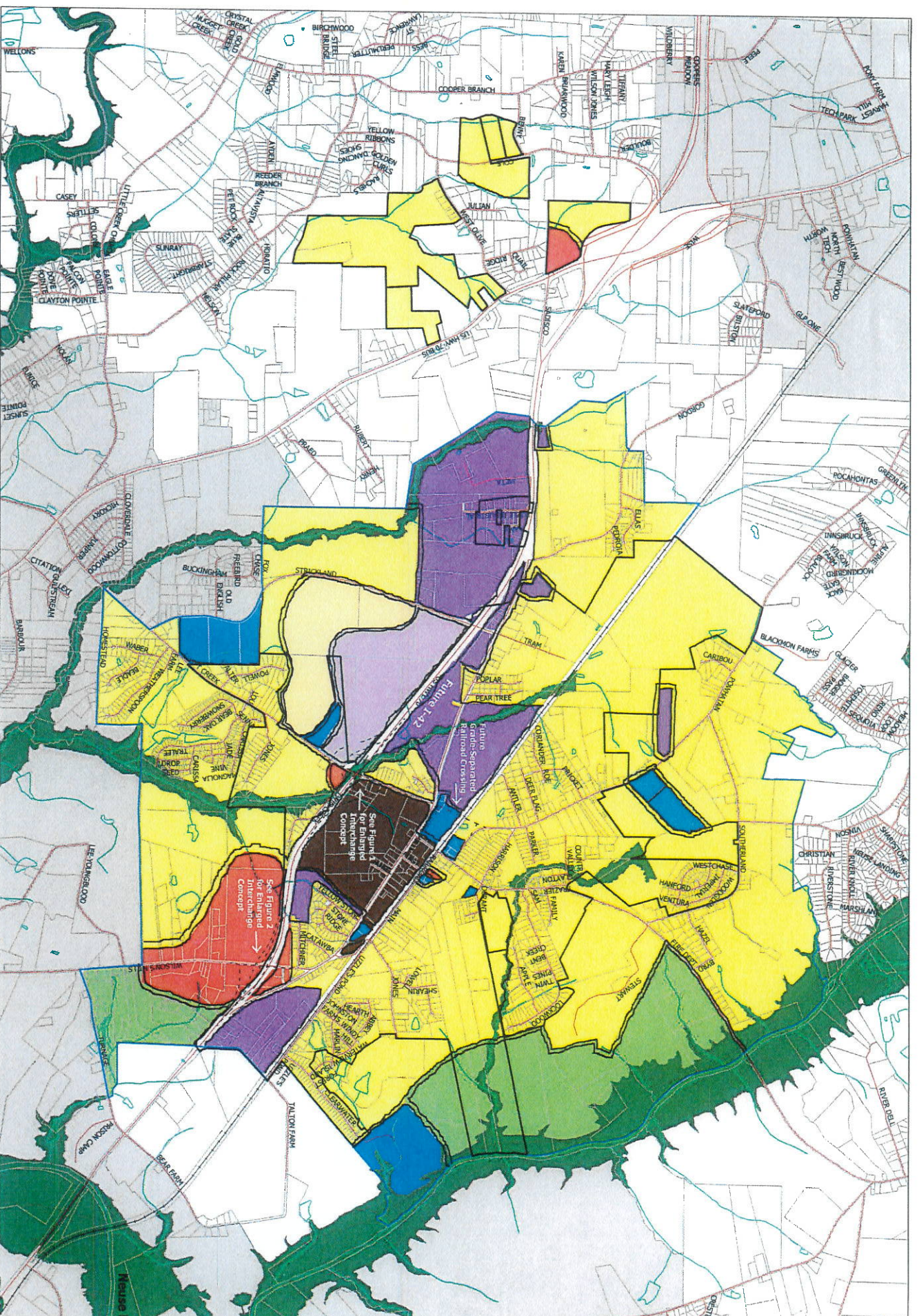


ESTIMATED ANNUAL PROPERTY TAX REVENUE GENERATED FOR WILSON'S MILLS & JOHNSTON COUNTY

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
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THANK YOU!



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



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:

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.

Attest:

Donald Byrd, Chairman

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 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.

Donald Byrd, Chairman

Attest:

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

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
COMMERCIAL/BUSINESSES		
ADDRESS/PROJECT	USE REQUEST	STATUS
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
NON-RESIDENTIAL ZONING PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE		#
Single Family Home – New Construction		5
Porch/Deck/Pool/Driveway Extension/Ramp/Additions		5
Accessory Structure		6
Fence		1
Doublewide Mobile Home		0
Rooftop Solar Panels		5
TOTAL		22
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed- Single Family Homes		5
Completed and Passed-Other		2
Zoning Verification Letters		1
CODE ENFORCEMENT VIOLATIONS		
VIOLATIONS		#
TOTAL		0
Undue Growth		0
Debris/Garbage Clean-Up		0
Nuisance/Junk/Abandoned Vehicles		0
Chickens/Roosters		1
ZONING VIOLATIONS		
VIOLATIONS		#
TOTAL		8
Building without Permit		7
Fence without Permit		1
Unsafe Structure		0
Other Zoning Violation		0

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

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	Building Phase 1; Final Plat Approved Phase 2
Olive Branch West Olive Road	Construction Plans Phase 2 Submitted	Waiting on response from County regarding Sewer
Midtown Village 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 Ln	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
Southerland Mills 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
Johnston Farms Phase 3 Behind Johnston Farms and end of Jones Road	Preliminary Plans Received	Rezone back to Planning Board in May
Wilson's Ridge 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 Creek	Construction Plans Approved	Grading has begun
Cobalt Townes 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
N/A	N/A	N/A

RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A
REZONES		
ADDRESS	ACTION	STATUS
Talton Farm Road-School Site	I-2 to Civic	Approved by Council 4/15/24
Strickland Road-RA Lee	AG to MU-CZ	Approved by Council 4/15/24
Jones Road/Johnston Farms Ln Johnston Farms Phase 3	AG to MU-CZ	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
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 PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE		#
Single Family Home – New Construction		34
Porch/Deck/Pool/Driveway Extension/Ramp/Additions		1
Accessory Structure		1
Fence		4
Doublewide Mobile Home		0
Rooftop Solar Panels		2
TOTAL		42
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed- Single Family Homes		5
Completed and Passed-Other		3
Zoning Verification Letters		2
CODE ENFORCEMENT VIOLATIONS		
VIOLATIONS	#	
TOTAL	29	
Undue Growth	27	
Debris/Garbage Clean-Up	2	
Nuisance/Junk/Abandoned Vehicles	0	
Chickens/Roosters	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	3
Citations/Fines Issued	0
TOWN ABATEMENTS	
Paid Abatements	0

LAND USE TYPE:		AG	SFR (1-3)	RMST	MS	CIV	MU 1&2	C-70	CP	VSR	IND
A. RESIDENTIAL											
Dwelling Unit – Accessory		PS	PS	PS	P	PS	PS	-	-	-	-
Dwelling - Manufactured Home (Type 2 on individual lot)		PS	PS	-	-	-	-	-	-	-	-
Dwelling – Multi-Family (Apartments or Condominiums)		-	-	PS	PS	PS	PS	-	-	-	-
Dwelling – Single Family Attached (Townhome)		-	-	P	P	P	P	-	-	-	-
Dwelling – Single Family Detached		P	P	P	P	P	P	-	-	-	-
Dwelling – Two Family (Duplex)		-	P	P	P	P	P	-	-	-	-
Family Care Home		P	P	P	P	P	P	-	-	-	-
Group Care Facility		S	S	S	S	-	S	-	-	-	-
Manufactured Home Park (Type 1)		S	-	-	-	-	-	-	-	-	-
B. LODGING AND ACCOMMODATIONS											
Bed and Breakfast Inn		PS	-	PS	PS	PS	PS	PS	-	-	-
Dormitories		-	-	-	-	PS	-	-	-	-	-
Rooming and Boarding House		-	S	-	S	S	-	-	-	-	-
Hotel or Motel		-	-	-	P	P	P	P	P	-	-
C. OFFICE AND SERVICES											
Banks, Credit Unions, Financial Services		-	-	-	PS	PS	PS	P	P	-	-
Funeral Homes/Crematoria		-	-	-	P	P	P	P	-	-	-
General Office Uses (not specifically listed)		-	-	-	P	P	P	P	P	-	-
General Offices Use (with screened outdoor storage)		-	-	-	-	-	-	PS	PS	PS	PS
Home Occupation		PS	PS	PS	PS	PS	PS	-	-	-	-
Hospital		-	-	-	P	P	P	P	P	-	-
Medical, Dental or Related		-	-	-	P	P	P	P	P	-	-
Personal Care Service		-	-	-	P	P	P	P	-	-	-

LAND USE TYPE:		AG	SFR (1-3)	RMST	MS	CIV	MU 1&2	C-70	CP	VSR	IND
Post Office		-	-	-	P	P	P	P	P	-	-
Professional Office/Service		-	-	-	P	P	P	P	P	-	-
Veterinary Service, Pet Grooming w/o Outdoor Kennels or Runs		P	-	-	P	-	P	P	P	-	P
Veterinary Service, Pet Grooming with Outdoor Kennels or Runs		S	-	-	-	-	-	S	S	-	S
D. COMMERCIAL AND ENTERTAINMENT											
Appliance Repair		-	-	-	-	-	-	P	-	-	P
Adult Establishments/Uses		-	-	-	-	-	-	-	-	-	S
Alcoholic Beverage Sales or Services		-	-	P	P	P	P	P	-	-	-
Automobile Rental or Leasing		-	-	-	-	-	P	P	P	P	-
Automobile/Vehicle Repair Services		-	-	-	-	-	-	PS	-	PS	PS
Automobile Sales		-	-	-	-	-	-	P	-	P	-
Automobile Towing & Storage Services		-	-	-	-	-	-	-	-	PS	PS
Bar/Tavern/Microbrewery		-	-	-	P	P	P	P	-	-	P
Building Supply Sales (see outdoor storage)		-	-	-	-	-	-	PS	-	-	PS
Bus Terminal		-	-	-	P	P	P	P	P	-	-
Camping Establishments (Recreational Vehicle Park)	P	-	-	-	-	-	-	-	-	-	-
Car Wash (As Primary Use)		-	-	-	-	-	PS	PS	-	PS	-
Convenience Store with Gasoline Sales		-	-	-	P	-	P	P	P	-	P
Drive-In Theater		-	-	-	-	-	-	-	S	-	-
Drive-Thru/Drive-In Facility (principal or accessory)		-	-	-	PS	PS	PS	PS	PS	-	-
Electronic Gaming Operations		-	-	-	-	-	-	S	-	-	-
Event & Wedding Venue	P	-	-	-	P	P	P	P	-	-	-
Games Arcade Establishment	-	-	-	-	S	-	-	P	-	-	-
General Commercial/Retail	-	-	-	-	P	P	P	P	-	-	-

LAND USE TYPE:		AG	SER (1-3)	RMST	MS	CIV	MU 1&2	C-70	CP	VSR	IND
Golf Course		P	S	S	S	S	S	P	-	-	-
Golf Driving Range		-	-	-	-	-	PS	PS	-	-	-
Junked Motor Vehicle Storage as Accessory Use		S	-	-	-	-	-	S	-	PS	PS
Junkyard, Salvage Yard, Used Auto Parts		-	-	-	-	-	-	-	-	-	S
Landscape Services w/ Outdoor Storage (see outdoor storage)		P	-	-	-	-	-	PS	-	-	-
Moving and Storage Service		-	-	-	-	-	-	P	-	P	P
Outdoor Amusement		-	-	-	-	-	-	S	S	-	-
Outside Storage		-	-	-	-	-	-	PS	-	-	PS
Night Club		-	-	-	S	S	S	S	-	-	-
Parking Lot/Structure (Principal Use)		-	-	-	P	P	P	P	P	-	P
Pawnshops		-	-	-	-	-	PS	PS	-	-	-
Pest or Termite Control Services		-	-	-	-	-	-	P	P	-	P
Portable Storage Unit (see Temporary Use in Article 15)											
Raceway (Go-Carts, Motorcycle, Automobile)		-	-	-	-	-	-	S	-	-	-
Restaurant		-	-	-	P	P	P	P	-	-	-
Retreat Center		P	-	P	P	P	-	P	P	-	-
Riding Stables		P	-	-	-	-	-	-	-	-	-
Shooting Range, Indoor		S	-	-	-	-	S	S	S	-	-
Shooting Range, Outdoor		S	-	-	-	-	-	-	-	-	-
Smoke & Tobacco Shop		-	-	-	P	-	P	P	-	-	-
Tattoo and/or Body Piercing Studio		-	-	-	-	-	P	P	-	-	-
Taxidermist		P	-	-	-	-	P	P	-	-	P
Temporary Construction Storage and/or Office (see Article 15)		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Theater, Indoor Movie or Live Performance		-	-	-	P	P	P	P	-	-	-

LAND USE TYPE:		AG	SFR (1-3)	RMST	MS	CIV	MU 1&2	C-70	CP	VSR	IND
Sanitary Landfill		-	-	-	-	-	-	-	-	-	-
Sawmills		-	-	-	-	-	-	-	-	-	S
Soaps and Cosmetic Manufacturing		-	-	-	-	-	-	-	-	-	S
Solid Waste Disposal (non-hazardous)		-	-	-	-	-	-	-	-	-	P
Storage, Self-Service		-	-	-	-	-	P	P	-	-	P
Textiles Manufacturing		-	-	-	-	-	-	-	-	-	P
Tire Recapping		-	-	-	-	-	-	-	-	-	S
Utility Equipment Storage Yard		-	-	-	-	-	-	-	-	-	S
Warehouse & Storage (outdoor)		-	-	-	-	-	S	S	-	-	P
Warehouse & Storage (Indoor)		-	-	-	-	-	P	P	-	-	P
Wholesaling and Distribution Establishments (not specifically listed)		-	-	-	-	-	-	P	-	-	P
Wholesale of Chemical & Allied Products		-	-	-	-	-	-	-	-	-	S
Wholesale of Resins		-	-	-	-	-	-	-	-	-	S
Wholesale of Scrap & Waste Metals		-	-	-	-	-	-	-	-	-	S
F. EDUCATION AND INSTITUTIONS											
Business Associations, Non-profits, Civic Clubs, Lodges	PS	-	-	-	PS	PS	PS	PS	PS	-	-
Assisted Living Facility	S	-	-	-	S	S	S	S	-	-	-
Cemetery or Mausoleum	PS	-	-	-	-	PS	-	-	-	-	-
Child/Adult Day Care (6 or less)	PS	PS	PS	PS	PS	-	PS	-	-	-	-
Child/Adult Day Care (more than 6)	-	-	-	-	PS	PS	PS	PS	PS	-	-
College or University	-	-	-	-	-	P	-	-	-	-	-
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-
Hospital	-	-	-	-	P	P	P	P	P	-	-
Library	-	-	-	-	P	P	P	-	P	-	-

[illegible]



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.

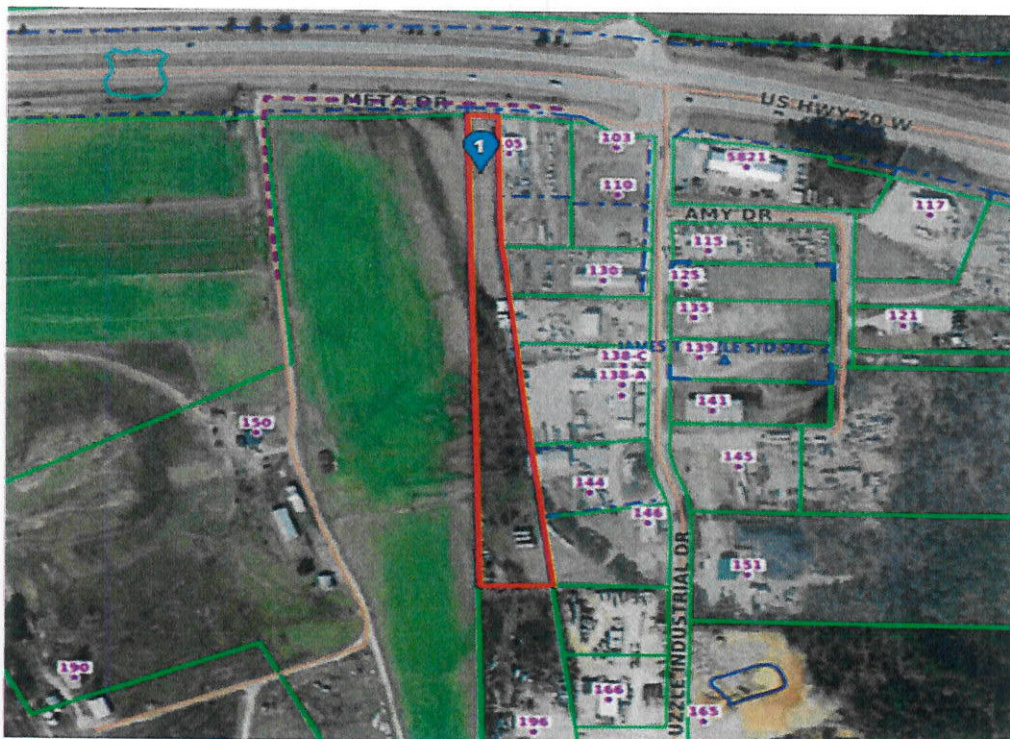
Development standards in the US Highway 70 & I-42 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the US Highway 70 & I-42 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 &

services, employment, and some limited Industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront.

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



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 Ordinance 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



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

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)").

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: 107 Meta Drive
Zoning District: IND Size of Property (in acres): 3.16
Johnston Co. Tax PIN #: 173070054 Proposed Building Square Footage: 144
Town Jurisdiction: In-Town Limits X ETJ

Existing land use/zoning on adjoining properties:

North: Agriculture
South: Agriculture
East: Industrial-Businesses
West: Agriculture

APPLICANT INFORMATION:

Applicant: Jim Uzzle

Address: 138-C Uzzle Industrial Drive

City: Clayton State: NC Zip: 27520

Phone: 919-291-0762 Email: jimuzzle@gmail.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: IND

Proposed Zoning Classification: C-70

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, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use:

Car Sales Lot

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 professional in relation to questions generated as a result of the review.

Jim Uzzle, Jr
Applicant Printed Name

[Signature]
Applicant Signature

4-15-24
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".

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 environs.

Statement by applicant:

" It certainly is".

For Town Use Only

Date Received: 4-15-24 Case #: 02-4-2024

Payment Amount: 530.00 Date Paid: 4-17-2024

Application Received by: Wendy Oldham

PB Date: 5-28-24 recommended ☐ Denied ☐

Site Posted Date: ☐ Ad Run Dates: ☐

Letters Mailed Date: ☐ Hearing Called by TC on: ☐

TC Date: ☐ Approved ☐ Denied ☐



TOWN OF WILSON'S MILLS
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 H. Twisdale hereby affirm that I am the owner of the property located at:

Property Address/Physical Location: 107 Meta Dr.

City: Clayton State: NC Zip Code: 27520

Johnston Co. Tax PIN #: 17509005H

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.

Tucker H. Twisdale Tucker H. Twisdale 4/15/24
Owner's Printed Name Owner's Signature Date

APPLICANT/AGENT INFORMATION:

Applicant/Owner's Authorized Agent: Jim Huzzle, Jr.

Address: 138 E Huzzle Ind. Dr.

City: Clayton State: NC Zip Code: 27520

Phone: 919-291-0762 Email: Jimhuzzle@gmail.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.

Jim Huzzle, Jr.
Applicant/Agent Printed Name

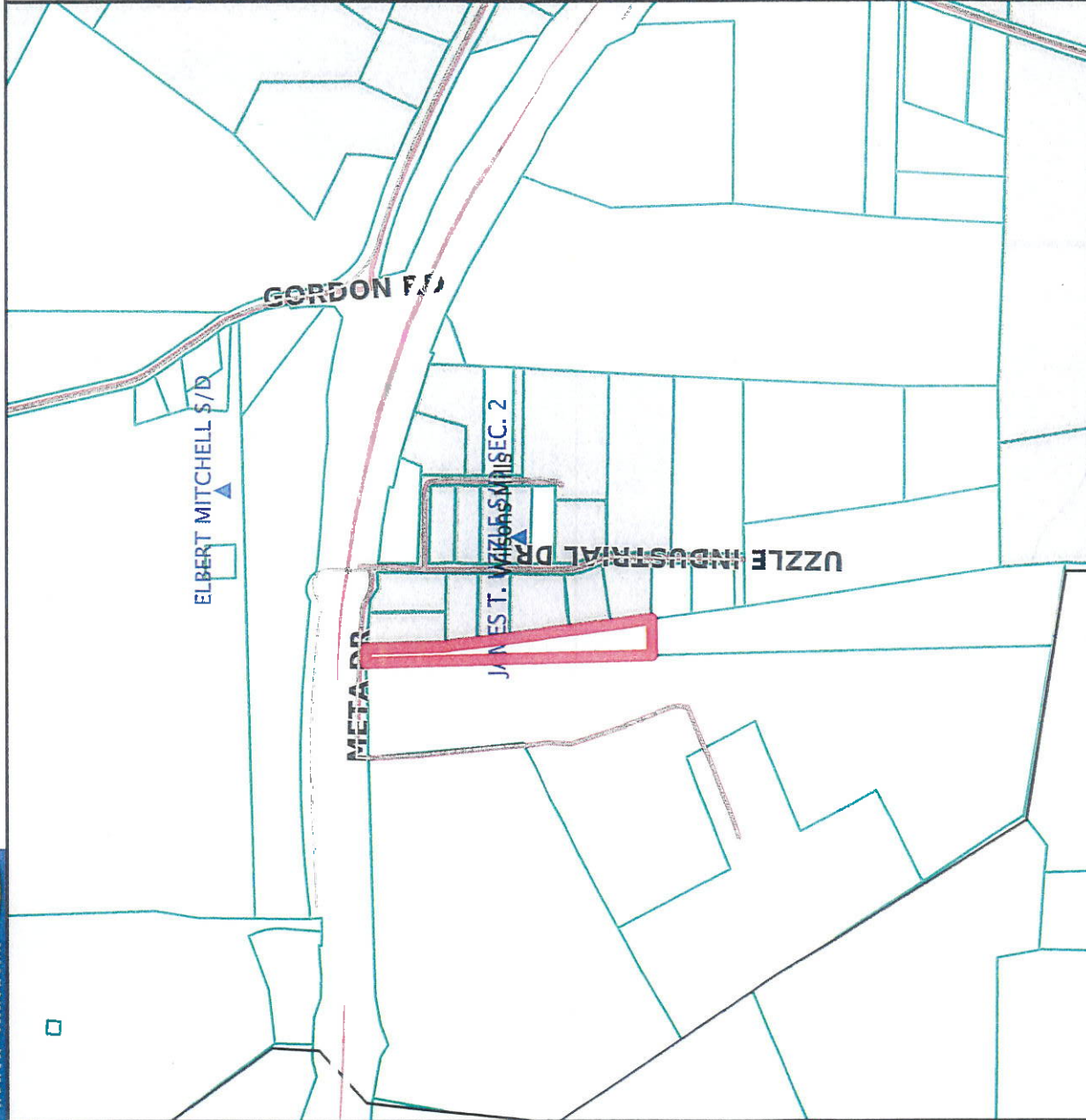
[Signature]
Applicant/Agent Signature

4/15/24
Date



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result 1

id: 17J07005H
Tag: 17J07005H
NCPin: 168600-19-6760
Mapsheet No: 1686
Owner Name 1: TWISDALE, TUCKER UZZLE
Owner Name 2:
Mail Address 1: 1755 BUFFALO RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-7434
Site Address 1:
Site Address 2:
Book: 05279
Page: 0969
Market Value: 36370
Assessed Acreage: 3.160
Calc. Acreage: 3.160
Sales Price: 27500
Sale Date: 2019-01-16
Township: Wilson's Mills
Flood Panel: 3720168600 K | 2014-04-30
Water District: Little Creek Water District
ETJ: Wilsons Mills
City Limits: N/A
Town Zoning: IND
County Zoning: N/A
OverLay Zoning: N/A
EMS District: ST12
Fire District: Wilsons Mills
Law District: 7
Census Tract: 409
Electric District: SMITHFIELD-SELMA MUNICIPAL

Special Tax N/A

Scale: 1:10060 - 1 in. = 838.33 feet

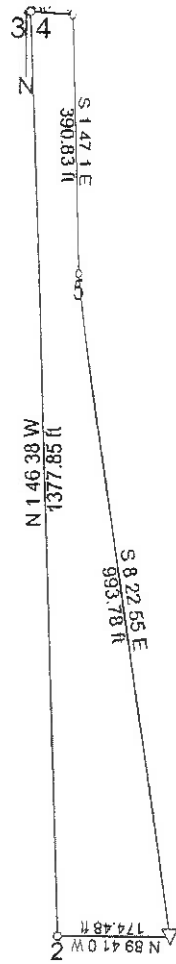
Johnston County GIS
April 11, 2024

Voting Districts: Wilson's Mills

US Congressional 13

NC House District: 28

NC Senate District: 10



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'	36'	45'
Accessory Structure Building Height (max.):	25'	25'	25'	25'
*Minimum Lot Width:	16'	16'	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 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 Ordinance 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 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.
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 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. "TND(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: End of Jones Road & Johnston Farms Drive

Zoning District: AG
Johnston Co. Tax PIN #: 169600-76-3571,
169600-77-9535

Size of Property (in acres): 149.984 ac

Proposed Building Square Footage: residential

Town Jurisdiction: ☒ In-Town Limits

☐ ETJ

Existing land use/zoning on adjoining properties:

North: Vacant/Wilson's Mills 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

City: Raleigh State: NC Zip: 27612

Phone: 919-334-6924 Email: bwinston@winstonhospitality.com

Property Owner (Owner Consent Form is required if different 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 ☒ Conditional Zoning

Existing Zoning Classification: AG

Proposed Zoning Classification: Mixed Use

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, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use:

Attached single family dwelling (townhouse), single family detached dwelling; accessory
uses and structures, customary home occupations; and suburban open space amenities.

Proposed Conditions Offered by Applicant:

Setbacks, minimum lot widths and minimum lot areas specified on the Development Plan
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 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 professional in relation to questions generated as a result of the review.

Brent V. West
Applicant Printed Name

Brent V. West
Applicant Signature

4/8/24
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:

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 Ordinance 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 #: CR2-02-2024

Payment Amount: _____ Date Paid: _____

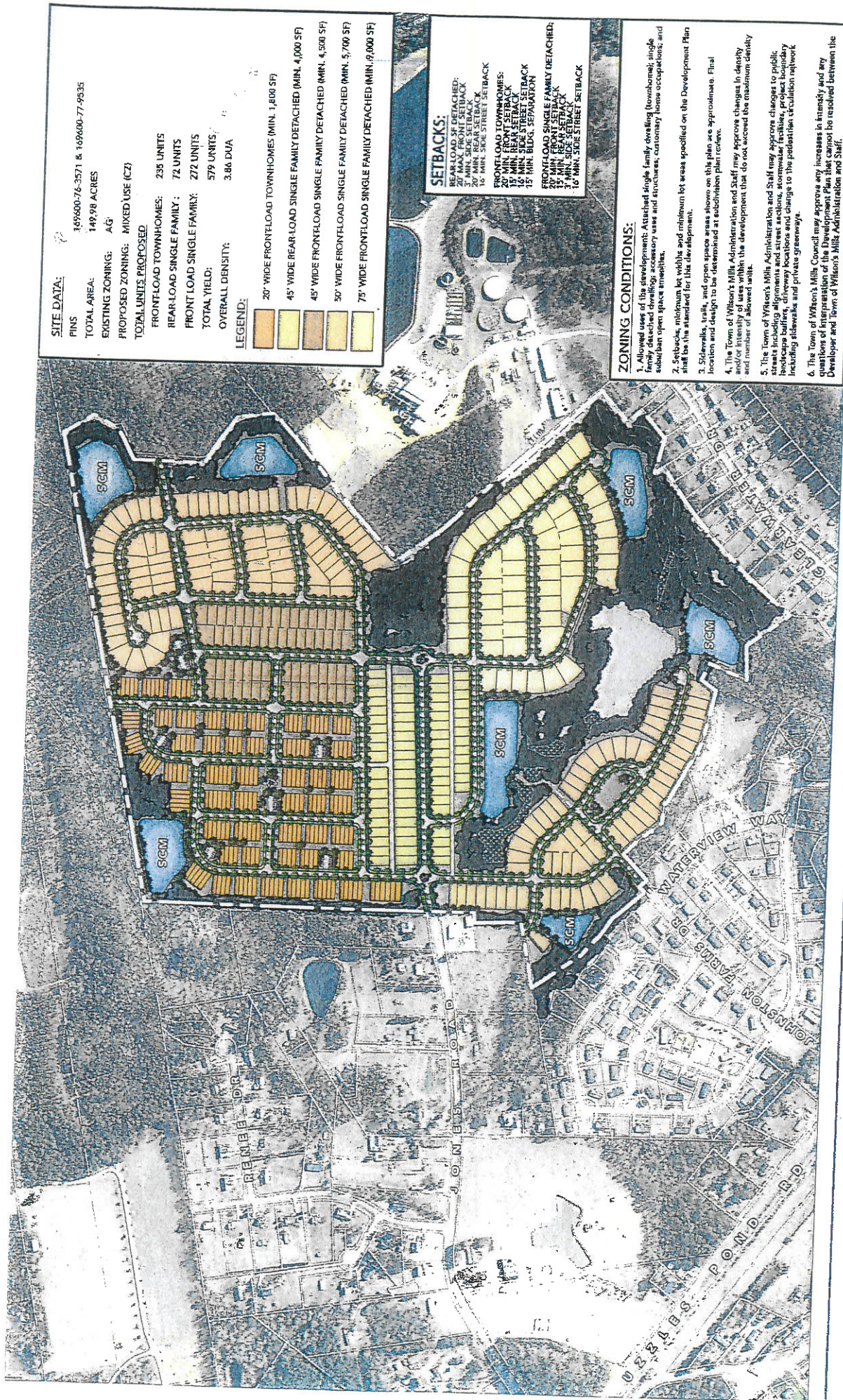
Application Received by: _____

PB Date: _____ Recommended _____ Denied _____

Site Posted Date: _____ Ad Run Dates: _____

Letters Mailed Date: _____ Hearing Called by TC on: _____

TC Date: _____ Approved _____ Denied _____

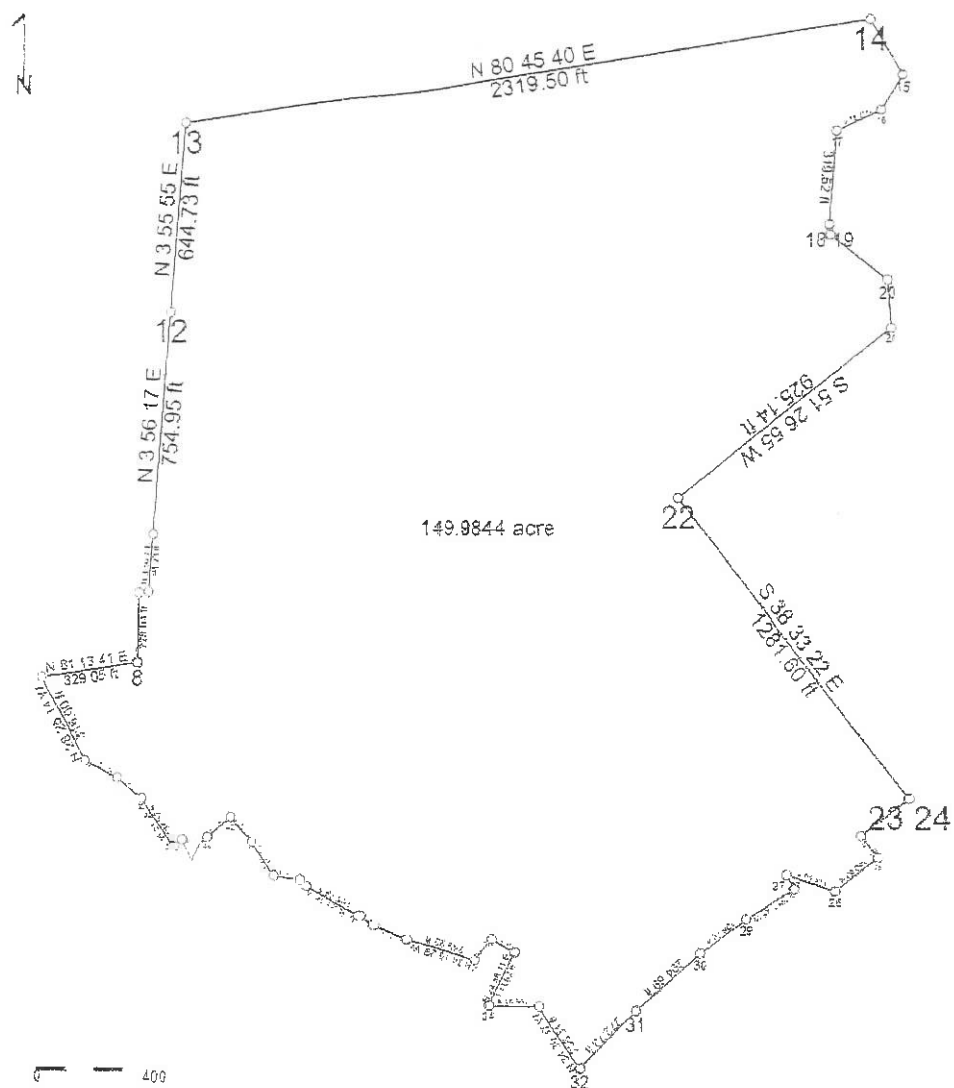


JOHNSTON FARMS PHASE 3 - WILSON'S MILLS, NC

CONCEPTUAL DEVELOPMENT PLAN - August 4, 2023



TIMMONS GROUP
 TOWN PLANNING ARCHITECTS ENGINEERS



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	-	-	-	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	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	-	-	-	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	-	-	-	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	-	- -	45
45	45 -	SW	49	3	35	104.13	-	- -	46
46	46 -	SW	49	3	35	71.16	-	- -	47

*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" 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 25th, 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:

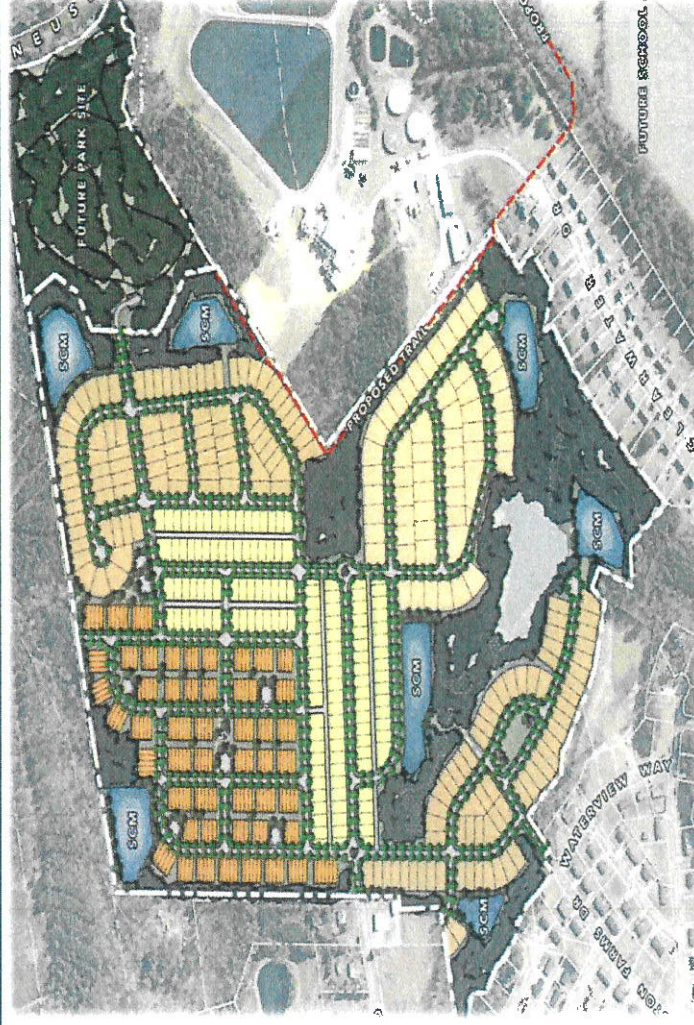
BEGINNING at a point on the eastern right-of-way (allowing 50 feet) of Johnston Farms Drive, said point also being on the western property line of Lot 82, Johnston Farms Subdivision, Phase 1 (Plat Book 57, page 163, Johnston County Registry), thence continuing to a point on the western right-of-way (allowing 50 feet) of Johnston Farms Drive north 40 deg. 56 min. 25 sec. west 50.00 feet, thence along said right-of-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, 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. 06 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

~400 Acre Property

Initially planned for an ethanol plant and later changed to residential

1994

Property Initially Subdivided

102 acres sold to the Johnston County Water & Sewer Department

1998

Clearwater Development

Initial subdivision – 58 lots

2001

Johnston Farms Development

Second subdivision – 105 lots

2006

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 FAMILY

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

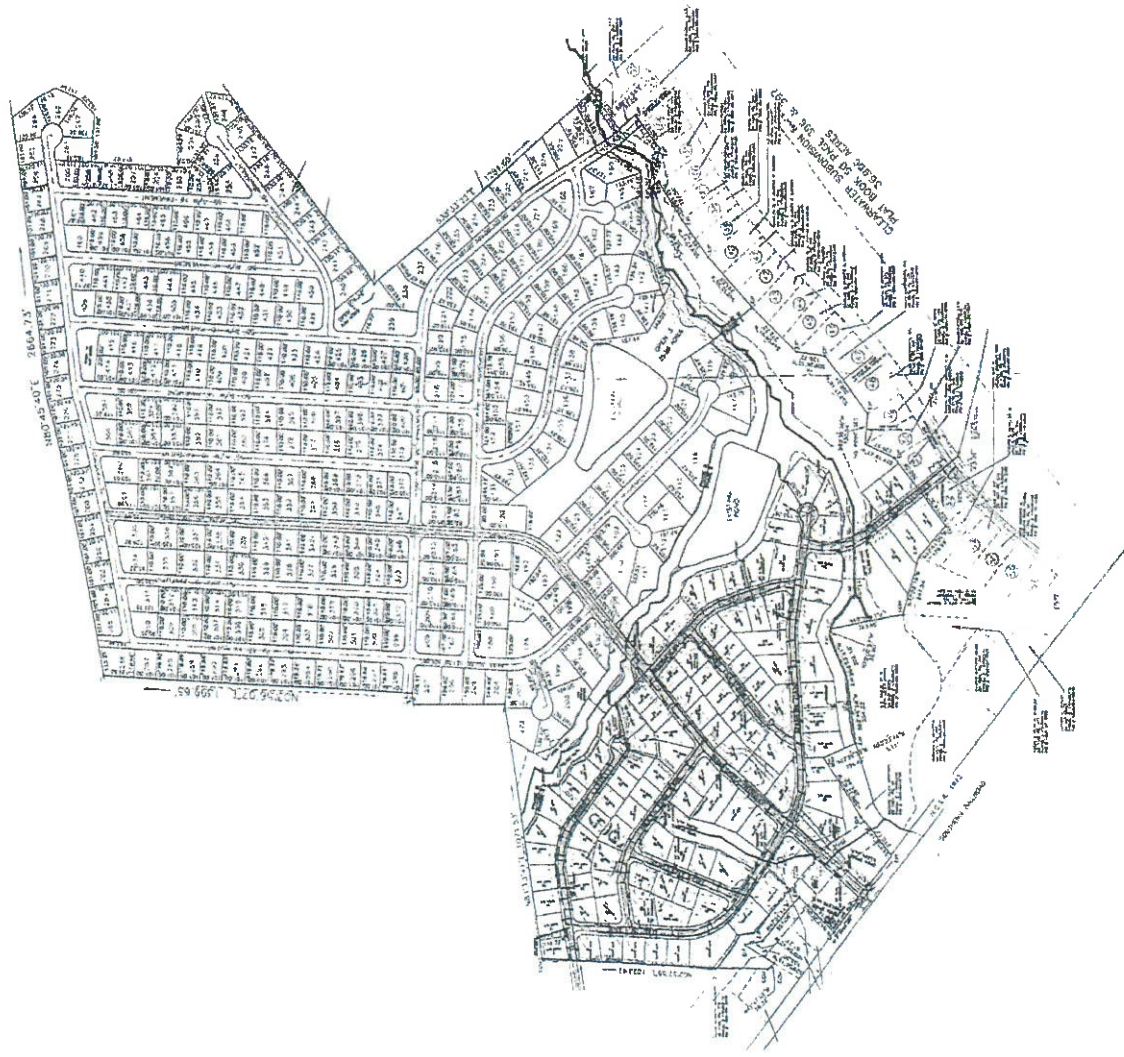
WINSTON ENHANCEMENTS



2006 - JOHNSTON FARMS ORIGINAL PLAN

ORIGINAL PLAN WAS DESIGNED, APPROVED, PERMITTED IN 2006 FOR

JOHNSTON FARMS - PHASE 3



Original 2006 Project

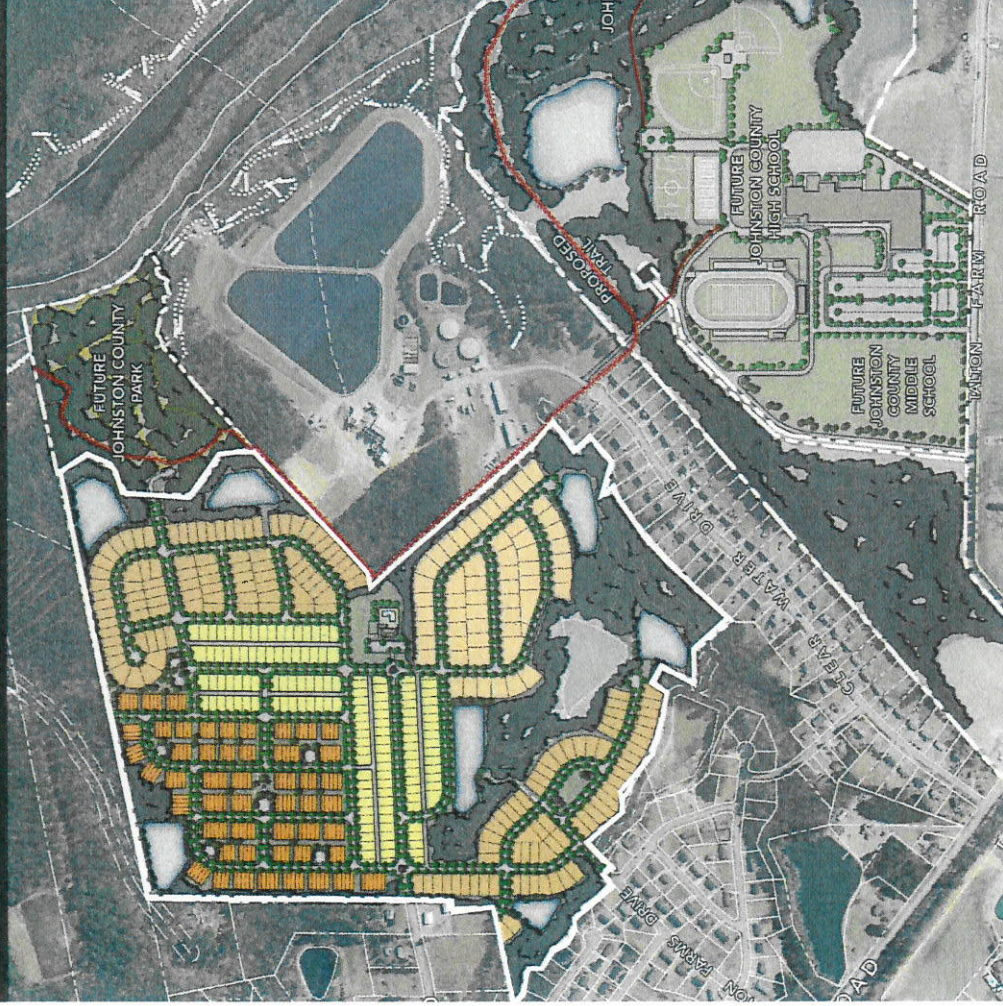
JOHNSTON FARMS

- 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

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



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

JOHNSTON FARMS - CONNECTED COMMUNITY

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

20-acre Johnston County Park & Trails

The Winston Family has an agreement with Johnston County to fund & build the trails and facilities for the 20-acre park.

Future Connection Point for
Mountains-to-Sea Trail



Johnston Farms Community Center
Features a Modern Clubhouse, Community Pool, & Playground area

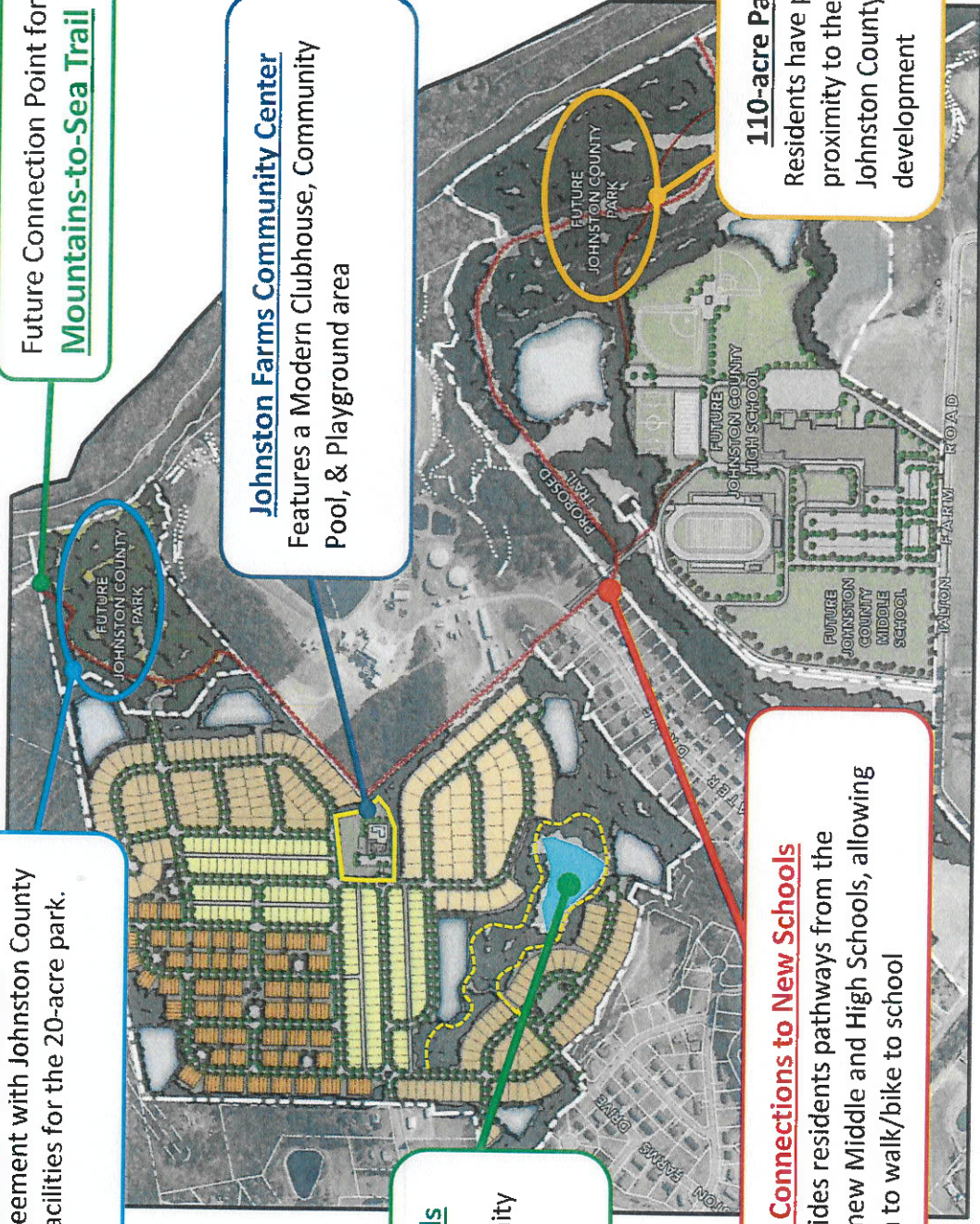
Nature Trails & Ponds

Serene walking trails and pond within the community for residents to enjoy

Pathway Connections to New Schools

Development provides residents pathways from the community to the new Middle and High Schools, allowing children the option to walk/bike to school

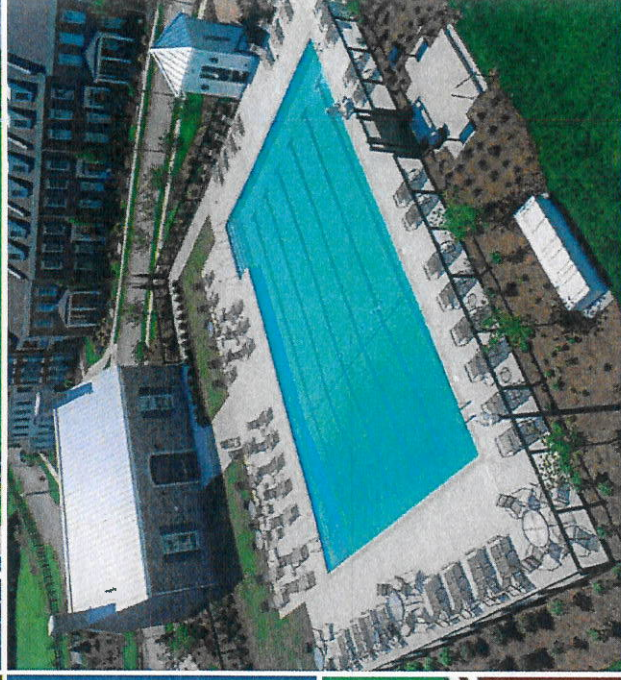
110-acre Park Access
Residents have pathways & proximity to the 100-acre Johnston County Park set for development



WHAT SETS JOHNSTON FARMS APART FROM OTHERS



**UNPRECEDENTED
WALKING ACCESS TO
RECREATIONAL AMENITIES
& OUTDOOR ACTIVITIES**



**NETWORK OF CONNECTED
PATHWAYS PROVIDING
SEAMLESS ACCESS TO
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



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

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**

THANK YOU!

Wilson's Mills, NC November 18, 2019

This map illustrates the City of San Jose's land use and transportation planning. Key features include:

- Land Use Designations:** Various colored regions indicate different planned uses, such as residential, commercial, and industrial zones.
- Transportation Corridors:** Major roads and transit routes are shown, including the future transit corridor highlighted in purple.
- Geographical Features:** The San Jose River and other local waterways are depicted in green.
- Annotations:**
 - "See Figure 1 for Enlarged Future Transit Corridor Concept" points to a purple-shaded area.
 - "See Figure 2 for Enlarged Interchange Concept" points to a red-shaded area.
- Street Network:** Numerous streets are labeled, including major thoroughfares like Highway 101 and Highway 88.

