



**COUNCIL MEETING
AUGUST 11, 2025
6:30 P.M.**

ORDER OF BUSINESS

1. PLEDGE TO FLAG
2. INVOCATION
3. APPROVAL OF AGENDA
4. CONSENT AGENDA ITEMS
5. PUBLIC HEARINGS
 - i. ORDINANCE to Extend Corporate Limits - Gordon Road - Parcel ID 05I05021E
 - ii. ORDINANCE to Amend Zoning - Gordon Road - Parcel ID 05I05021E
6. 1st OPEN FORUM
7. REGULAR BUSINESS:
 - a. MAYOR FLETA BYRD
 - i. PROCLAMATION Naming The Hardy Pitch
 - b. TOWN ADMINISTRATOR'S REPORT - Leighanna Worley
 - c. COUNCILMEMBER COMMENTS
8. 2nd OPEN FORUM
9. CLOSED SESSION - N.C.G.S. 143-318.11a(3)
"...personnel..."
10. ADJOURNMENT

Memo

Date: 08/11/2025

To: Mayor and Councilmembers

From: Emily Matthews, Town Clerk

RE: July 2025 Minutes

The July Meeting and Work Session Minutes are forthcoming and should be presented to you in September. Due to having our meeting a week early, and helping our new HR Director transition into her role, I have not been able to give the minutes the attention they deserve.

Emily

TOWM #206

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF WILSON'S MILLS, NORTH CAROLINA**

WHEREAS, the Town of Wilson's Mills Town Council has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; and

WHEREAS, a public hearing on the question of this annexation was held at the Wilson's Mills Elementary School Cafeteria, 4654 Wilson's Mills Road, Wilson's Mills, North Carolina at 6:30 p.m. on August 11, 2025 after due notice by the Johnstonian News on July 9th and July 16th, 2025 and

WHEREAS, the Town of Wilson's Mills Town Council finds that the proposed annexation meets the requirements of G.S. 160A-31.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Wilson's Mills, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous property owned by CCF Gordon Road, LLC is hereby annexed and made part of the Town of Wilson's Mills, as of August 11, 2025.

Being all of that parcel of land now or formerly of CCF Gordon Road, LLC (NCPIN: 167700-36-7507) as described in deed book 5910 at page 782, and shown as tract 4 in plat book 99 at page 347 of the Johnston County Register of Deeds, lying in Clayton Township, Johnston County, North Carolina and being more particularly described as follows: Beginning at a concrete monument found on the northeastern corner of the herein described parcel and the eastern right of way of Wise Road, said monument being the true point of beginning and having North Carolina state plain coordinates of N: 676,824.39' and E: 2,173,900.57'; thence, continuing with said right of way, S13°51'54"W a distance of 240.89 feet to a concrete monument found; thence, continuing with said right of way, S11°54'40"W a distance of 267.41 feet to a ¾" iron pipe set; thence, continuing with said right of way, along a curve to the left, having a radius of 1,345.93 feet, a chord of 240.74 feet bearing S02°55'49"W and an arc length of 241.06 feet to a

¾" iron pipe set; thence, leaving said right of way, N62°11'45"W a distance of 43.59 feet to a ¾" iron pipe set; thence, N69°58'24"W a distance of 47.44 feet to a ¾" iron pipe set; thence, S83°31'55"W a distance of 34.55 feet to a ¾" iron pipe set on the eastern right of way of U.S. Highway 70; thence with said right of way, N10°31'48"W a distance of 740.28 feet to a concrete monument found; thence, continuing with said right of way, N34°32'09"E a distance of 100.72 feet to a ¾" iron pipe set on the southern right of way of Gordon Road; thence, with the southern right of way of Gordon Road, S86°42'20"E a distance of 225.66 feet to a ¾" iron pipe set; thence, continuing with said right of way, S45°18'51"E a distance of 134.44 feet to the point of beginning; The described parcel contains 194,145 square feet or 4.46 acres, more or less.

Section 2. The Mayor of the Town of Wilson's Mills shall cause to be recorded in the office of the Register of Deeds of Johnston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed property, along with a certified copy of this ordinance. Such a map shall also be delivered to the Johnston County Board of Elections, as required by G.S. 163-288.1.

ADOPTED THIS 11th DAY OF AUGUST 2025

FLETA BYRD, Mayor

ATTEST:

EMILY MATTHEWS, CMC, Town Clerk

APPROVED AS TO FORM:

GABRIEL DU SABLON, Attorney at Law

State of North Carolina
County of Johnston

I hereby certify that the foregoing is a true and accurate copy of the Annexation Ordinance for 4.456 acres located on Gordon Road, duly adopted by the Town Council of the Town of Wilson's Mills, North Carolina at a meeting held on August 11, 2025, at 6:30 p.m. in the Wilson's Mills Elementary School Cafeteria, 4654 Wilson's Mills Road, Wilson's Mills, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official corporate seal of said Town to be affixed this the ____ day of _____, 20__.

Emily Matthews, CMC, Town Clerk

State of North Carolina
County of Johnston

I, _____, a Notary Public, do hereby certify that Emily Matthews, Town Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of _____, 20__.

My commission expires: _____

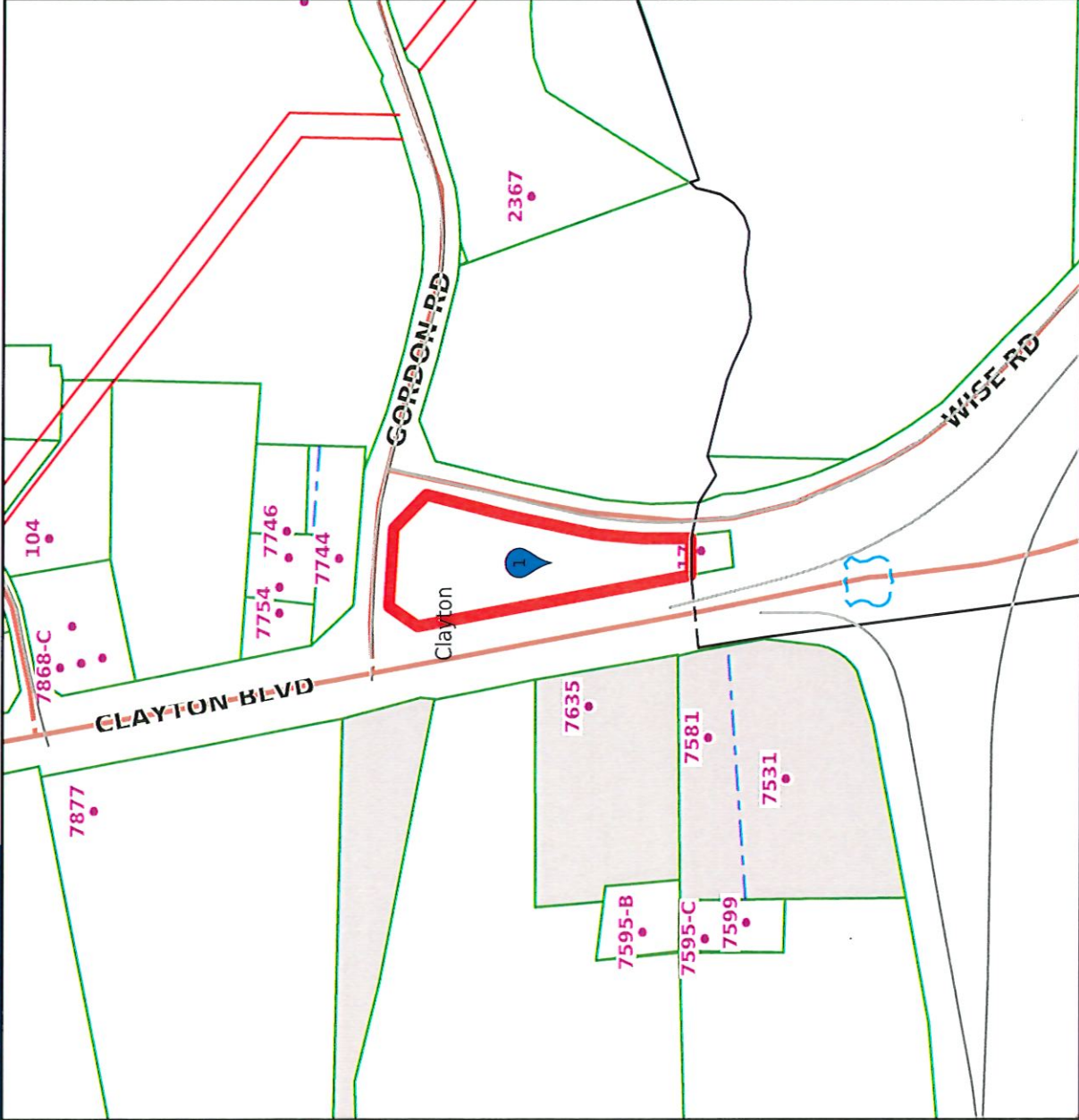
(SEAL)

NOTARY PUBLIC



*** DISCLAIMER ***

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



Result 1

id: 05105021E
Tag: 05105021E
NCPin: 167700-36-7507
Mapsheet No: 1677
Owner Name 1: CCF GORDON ROAD, LLC
Owner Name 2: GURLEY, WORTH P JR
Mail Address 1:
Mail Address 2: PO BOX 27121
Mail Address 3: RALEIGH, NC 27611-7121
Site Address 1:
Site Address 2:
Book: 05910
Page: 0782
Market Value: 1097710
Assessed Acreage: 4.600
Calc. Acreage: 4.600
Sales Price: 265000
Sale Date: 2021-04-23



Scale: 1:5974 - 1 in. = 497.86 feet

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

Request for Council Action

Agenda Item 5(ii)

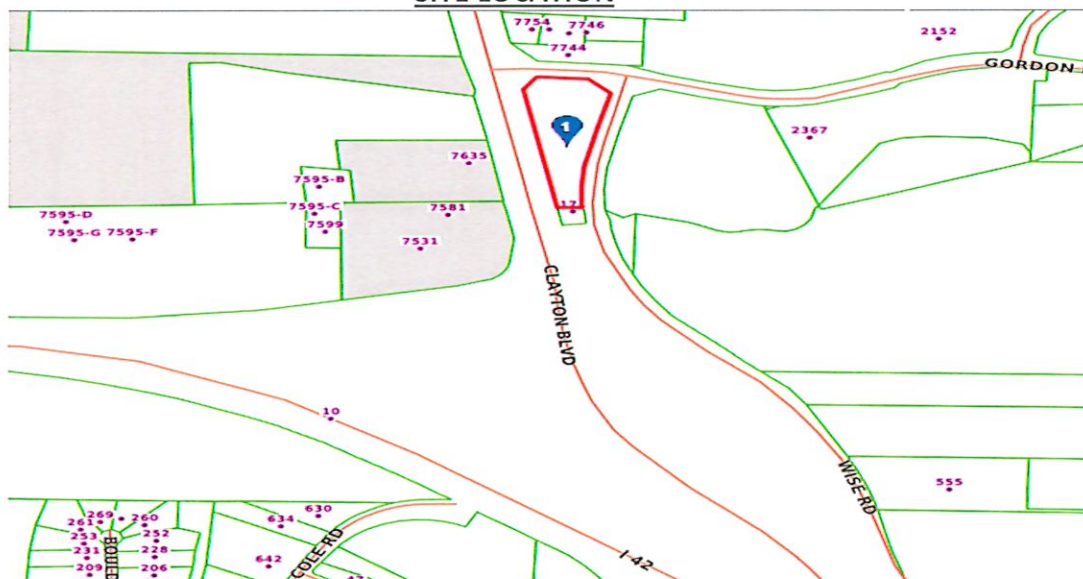
TO: Mayor Fleta Byrd and Town Council Members
FROM: Wendy Oldham, CZO
DATE: July 21, 2025
FILE No.: RZ-02-2025
REQUEST: Rezone from Corridor Commercial (CRM) "Clayton's Classification" to Commercial (C-70).

CURRENT SITE INFORMATION	
LOCATION:	Intersection of Clayton Blvd and Gordon Road
TAX ID:	05I05021E
SITE ACREAGE:	4.600
ZONING:	Corridor Commercial (CRM) "Clayton's Classification"
CURRENT USE:	Undeveloped

BACKGROUND

Parcel No. 05I05021E is an undeveloped tract of land that was located within Clayton's ETJ. The parcel is currently zoned Corridor Commercial (CRM) which is Clayton's Zoning Classification. This parcel was annexed into the Town of Wilson's Mills with the previous action item on tonight's agenda. The site is presently vacant and does not contain any existing structures or infrastructure. It is located at the intersection of Clayton Blvd and Gordon Road. No prior development proposals or permits have been recorded on this parcel in recent years. This request for action seeks to rezone, to support future planning and development consistent with the area's growth and land-use goals for commercial properties.

SITE LOCATION



PARCEL PHOTO



STANDARDS FOR APPROVAL

Town Council approval shall be based on the findings of facts and to include the Planning Board's recommendations. Both are listed below.

FINDINGS OF FACT

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: **This site is located at the intersection of US Highway 70 Business West, Gordon Road and Wise Road. The proposed use of the property for a convenience store with fuel pumps will promote public health, safety and general welfare by providing a convenient and practical location for the traveling public who desire safe and convenient access to obtain food, beverages and general supplies while traveling along the public thoroughfares.**
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: **Upon approval by the Town and all by all applicable governmental agencies (e.g., NCDOT), the use or development of the subject property will comply with all applicable regulations and standards of the Town's Development Ordinance and all other applicable regulations.**
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: **The comprehensive plan of the Town promotes and encourages commercial development at appropriate locations. The subject property is located along a US Highway and at a location that is accessible to the traveling public without significant impact to nearby properties.**
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: **The use and development of this property will be in harmony with the area in which it is to be located because it is located at the intersection of US**

Highway 70 Business West and other streets where this type of use is contemplated. The adjoining or nearby properties are commercial, a water pump station owned by the County and agricultural farmland.

STATEMENT OF CONSISTENCY AND REASONABLENESS

The proposed rezoning request for Parcel 05I05021E, from Corridor Commercial (CRM) to Commercial (C-70), is consistent with the Town's Comprehensive Land Use Plan. The requested zoning designation aligns with the Plan's goals to promote inclusive, community-oriented services and supports a mix of commercial uses that serve the daily needs of residents.

The proposed use—a Convenience Store with Fuel Pumps—is reasonable and appropriate within the C-70 zoning district and is compatible with the surrounding development context. This use supports the public interest by providing accessible goods and services to the local community, enhancing convenience, and promoting economic vitality in the area.

Furthermore, the request is in accordance with the Town's Unified Development Ordinance and contributes to the orderly growth and development envisioned in the Comprehensive Plan.

PLANNING BOARD RECOMMENDATION(S)

The rezoning application for Parcel No. 05I05021E was reviewed by the Town of Wilson's Mills Planning Board at its regularly scheduled meeting on June 23, 2025. The Planning Board determined that the request is consistent with the Town's Future Land Use Map and Comprehensive Land Use Plan. After discussion, the Board voted unanimously to recommend approval of the rezoning from Corridor Commercial (CRM) "Clayton's Classification" to Commercial (C-70), and to forward the request to the Town Council for final consideration.

THE TOWN'S PLANNING DEPARTMENT RECOMMENDATION(S)

Planning staff has reviewed the rezoning request for Parcel No. 05I05021E, proposing a change from Corridor Commercial (CRM) to Commercial (C-70). Based on analysis of the Future Land Use Map, applicable zoning regulations, and the surrounding development pattern, staff found the request to be consistent with the Town of Wilson's Mills Comprehensive Land Use Plan.

The proposed C-70 zoning district supports a broad range of commercial uses intended to serve the daily needs of residents and promote economic development along key transportation corridors. The location of the parcel, with its proximity to existing and planned commercial uses, makes it suitable for this district. The applicant's voluntary disclosure of a proposed convenience store with fuel pumps is a permitted use in the C-70 district and appears compatible with surrounding land uses and infrastructure.

Planning staff recommends approval of the rezoning request, as it promotes orderly growth, aligns with adopted planning goals, and is in the public interest. This recommendation is consistent with the Planning Board's unanimous vote to recommend approval at their June 23, 2025, meeting.

TOWN COUNCIL ACTION

1. Accepting the Planning Boards Consistency and reasonableness Statement regarding the Comprehensive Land Use Plan and Future Land Use Map, I make a motion to **approve** the rezone of Intersection of Clayton Blvd and Gordon Road, Parcel ID: 05|05021E, from Corridor Commercial (CRM) to Commercial (C-70).
2. Accepting the Planning Boards Consistency and reasonableness Statement regarding the Comprehensive Land Use Plan and Future Land Use Map, I Make a motion to **deny** the rezone of Intersection of Clayton Blvd and Gordon Road, Parcel ID: 05|05021E, from Corridor Commercial (CRM) to Commercial (C-70):

Denial based upon: _____

Attachments:

Rezone Application

Pictures of Posting

Johnstonian News Article

Copy of Letter to Adjoining Properties

Copy of Future Land Use Map



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. "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: SEC 45 Hwy 70 and Gordon Rd.
Zoning District: CRM Size of Property (in acres): 4.46 AC
Johnston Co. Tax PIN #: 167700-36-7507 Proposed Building Square Footage: 3500 SF
Town Jurisdiction: ✓ In-Town Limits ETJ

Existing land use/zoning on adjoining properties:

North: Commercial
South: Commercial
East: Co. Water Pump Station
West: Agricultural

APPLICANT INFORMATION:

Applicant: Zaremba Group LLC
Address: 14600 Detroit Ave #1500
City: Lakewood State: OH Zip: 44107
Phone: 216-374-1611 Email: mwervey@zarembagroup.com
Property Owner (Owner Consent Form is required if different from applicant): R. DONAVON MUMFORD
Address: 111 E. NORTH STREET
City: RALEIGH State: NC Zip: 27601
Phone: 919-578 9764 Email: don@mumford-law.com

REZONING REQUEST:

☒ General Use ☐ Conditional Zoning

Existing Zoning Classification: CRM

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: Convenience Store with Fuel Pumps

Proposed Conditions Offered by Applicant:

N/A

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.

Mary Ann Wervey
Applicant Printed Name

Mary A Wervey
Applicant Signature

6.17.25
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: This site is located at the intersection of US Highway 70 Business West, Gordon Road and Wise Road. The proposed use of the property for a convenience store with fuel pumps will promote public health, safety and general welfare by providing a convenient and practical location for the traveling public who desire safe and convenient access to obtain food, beverages and general supplies while traveling along the public thoroughfares.

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: Upon approval by the Town and by all applicable governmental agencies (e.g., NCDOT), the use or development of the subject property will comply with all applicable regulations and standards of the Town's Development Ordinance and all other applicable regulations. The applicant has broad experience in developing and operating stores in other jurisdictions in North Carolina and is familiar with the applicable regulations.

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: The comprehensive plan of the Town promotes and encourages commercial development at appropriate locations. The subject property is located along a US Highway and at a location that is accessible to the traveling public without significant impact to nearby properties.

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: The use and development of this property will be in harmony with the area in which it is to be located because it is located at the intersection of US Highway 70 Business West and other streets where this type of use is contemplated. The adjoining or nearby properties are commercial, a water pump station owned by the County and agricultural farmland.

For Town Use Only

Date Received: 6-20-25 Case #: RZ-02-2025

Payment Amount: 500.00 Date Paid: 6-18-2025

Application Received by: Wendy Oldham

PB Date: 6-23-25 Recommended X 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, R. Donavon Munford, Jr. hereby affirm that I am the owner of the property located at:

Property Address/Physical Location: SEC US HWY 70

City: Wilson's Mills State: NC Zip Code: 27520

Johnston Co. Tax PIN #: 167700-36-7507

Project/Activity/Permit for which application is being made: Rezoning to Commercial

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.

R. Donavon Munford, Jr.
Owner's Printed Name

[Signature]
Owner's Signature

6/19/2025
Date

APPLICANT/AGENT INFORMATION:

Applicant/Owner's Authorized Agent: Zaremba Group LLC

Address: 14600 Detroit Ave #1500

City: Lakewood State: OH Zip Code: 44143

Phone: 216-374-1611 Email: mwervey@zarembagroup.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.

Mary Ann Wervey
Applicant/Agent Printed Name

[Signature]
Applicant/Agent Signature

6/17/25
Date

User:

County:

Book:

Page:

Tract:

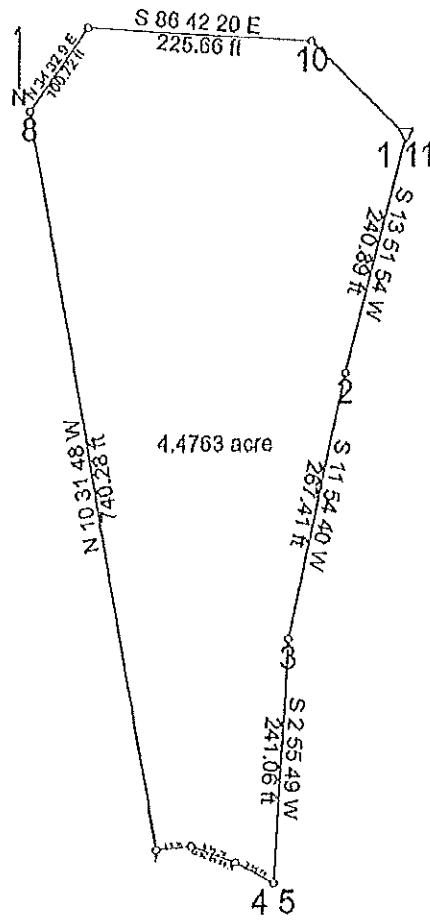
Folder:

Call	Start Type	Q	Deg	Min	Sec	Dist	Arc	Rad Dir
1	1 -	SW	13	51	54	240.89 ft	-	- -
2	2 -	SW	11	54	40	267.41 ft	-	- -
3	3 -	SW	2	55	49	241.06 ft	-	- -
4	4 -	NW	62	11	45	43.59 ft	-	- -
5	5 -	NW	69	58	24	47.44 ft	-	- -
6	6 -	SW	83	31	55	34.55 ft	-	- -
7	7 -	NW	10	31	48	740.28 ft	-	- -
8	8 -	NE	34	32	9	100.72 ft	-	- -
9	9 -	SE	86	42	20	225.66 ft	-	- -
10	10 -	SE	45	18	51	134.44 ft	-	- -

*Distance, arc, radius units in feet

Area: 4.4763 acre (194986 sq. ft.) Closing: NE 2 Deg, 51 Min, 37 Sec Closing Distance: 0.31 ft Closing Error: 0.01% Perimeter: 2076.04 ft

BEGINNING; thence S 13 Deg 51 Min 54 Sec W a distance of 240.89 feet; thence S 11 Deg 54 Min 40 Sec W a distance of 267.41 feet; thence S 2 Deg 55 Min 49 Sec W a distance of 241.06 feet; thence N 62 Deg 11 Min 45 Sec W a distance of 43.59 feet; thence N 69 Deg 58 Min 24 Sec W a distance of 47.44 feet; thence S 83 Deg 31 Min 55 Sec W a distance of 34.55 feet; thence N 10 Deg 31 Min 48 Sec W a distance of 740.28 feet; thence N 34 Deg 32 Min 9 Sec E a distance of 100.72 feet; thence S 86 Deg 42 Min 20 Sec E a distance of 225.66 feet; thence S 45 Deg 18 Min 51 Sec E a distance of 134.44 feet to the point and place of BEGINNING, containing 4.476 acres, more or less;



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



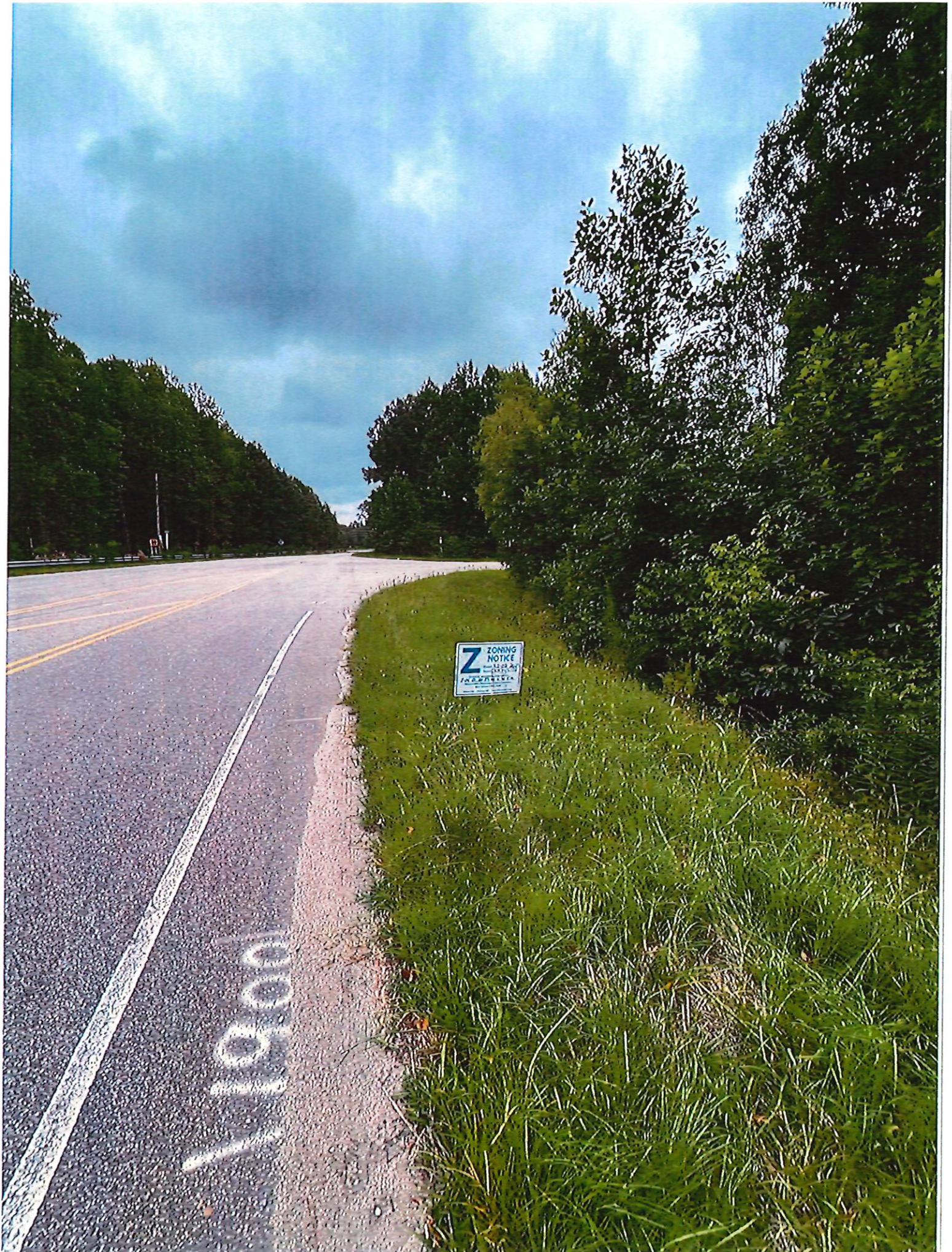


Z ZONING NOTICE

Case# RZ-02-2085
Request CRM to C-70

A PUBLIC HEARING will be held on
July 21, 2015 at 6:30 P.M.
Wilson's Mills Elementary School (Cafeteria)
4654 Wilson's Mills Road

Wilson's Mills 919-938-7285 www.wilsonsmillsnc.org



Z ZONING
NOTICE
FOR THE
PROPOSED
PROJECT
IN THE
TOWN OF
MILWAUKEE

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Johnstonian News - (Johnston County)** on the dates indicated below. If changes are needed, please contact us prior to deadline at (919) 284-2295. Please note: when you submit a legal document, you are responsible for ensuring payment for the associated fees or charges are paid.

Notice ID: WyqxJ2wJTmbtsKUWdglM | Proof Updated: Jun. 27, 2025 at 11:22am EDT
Notice Name: RZ-02-2025 (Zaremba Group LLC.)

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER **FILING FOR**
Wendy Oldham Johnstonian News - (Johnston
woldham@wilsonsmillsnc.org County)
(919) 938-3885

Columns Wide: 1 **Ad Class: Legals**

07/09/2025: Other	30.00
07/16/2025: Other	30.00

Subtotal	\$60.00
Tax %	0
Processing Fee	\$11.00
Total	\$71.00

The public will take notice that the Town Council of the Town of Wilson's Mills has called a public hearing to solicit citizen input on rezoning Parcel 05105021E located at the Intersection of Clayton Blvd & Gordon Road from Corridor Commercial (Clayton's Zoning Classification) to Commercial (C-70) on Monday July 21, 2025 at 6:30 p.m at Wilson's Mills Elementary School Cafeteria at 4654 Wilson's Mills Road Wilson's Mills NC. All interested citizens are invited to attend the meeting.

Emily Matthews
Town Clerk

The Johnstonian
July 9, 16, 2025

TOWN ADMINISTRATOR
Leighanna T. Worley, MMC

MUNICIPAL CLERK
Emily A. Matthews, CMC

FINANCE OFFICER
Sherry L. Hudson, CMC

PLANNING DIRECTOR
Wendy G. Oldham, CZO

PUBLIC WORKS DIRECTOR
Patrick Moore

CHIEF OF POLICE
A.Z. Williams



FILE COPY

MAYOR
Fleta A. Byrd

MAYOR PRO-TEM
JC Triplett

COUNCILMEMBERS
Randy N. Jemigan
David J. McGowan
Carolyn W. Dobbin
Tim E. Brown

TOWN ATTORNEY
Gabriel Du Sablon

7/1/2025

Dear Property Owner:

You are hereby notified that the Wilson's Mills Town Council will hold a public hearing on **Monday July 21, 2025**, at 6:30 p.m. at Wilson's Mills Elementary School, located at 4654 Wilson's Mills Road, Wilson's Mills, North Carolina 27593.

The purpose of this hearing is to consider the **Rezoning of Parcel 05I05021E** located at the intersection of Clayton Blvd and Gordon Road. The Rezone request is to change the Zoning Classification from Corridor Commercial (Clayton's Classification) to Commercial (C-70).



Sincerely,

Wendy Oldham, CZO

Planning Director

919-938-3885 x 220

woldham@wilsonsmillsnc.org

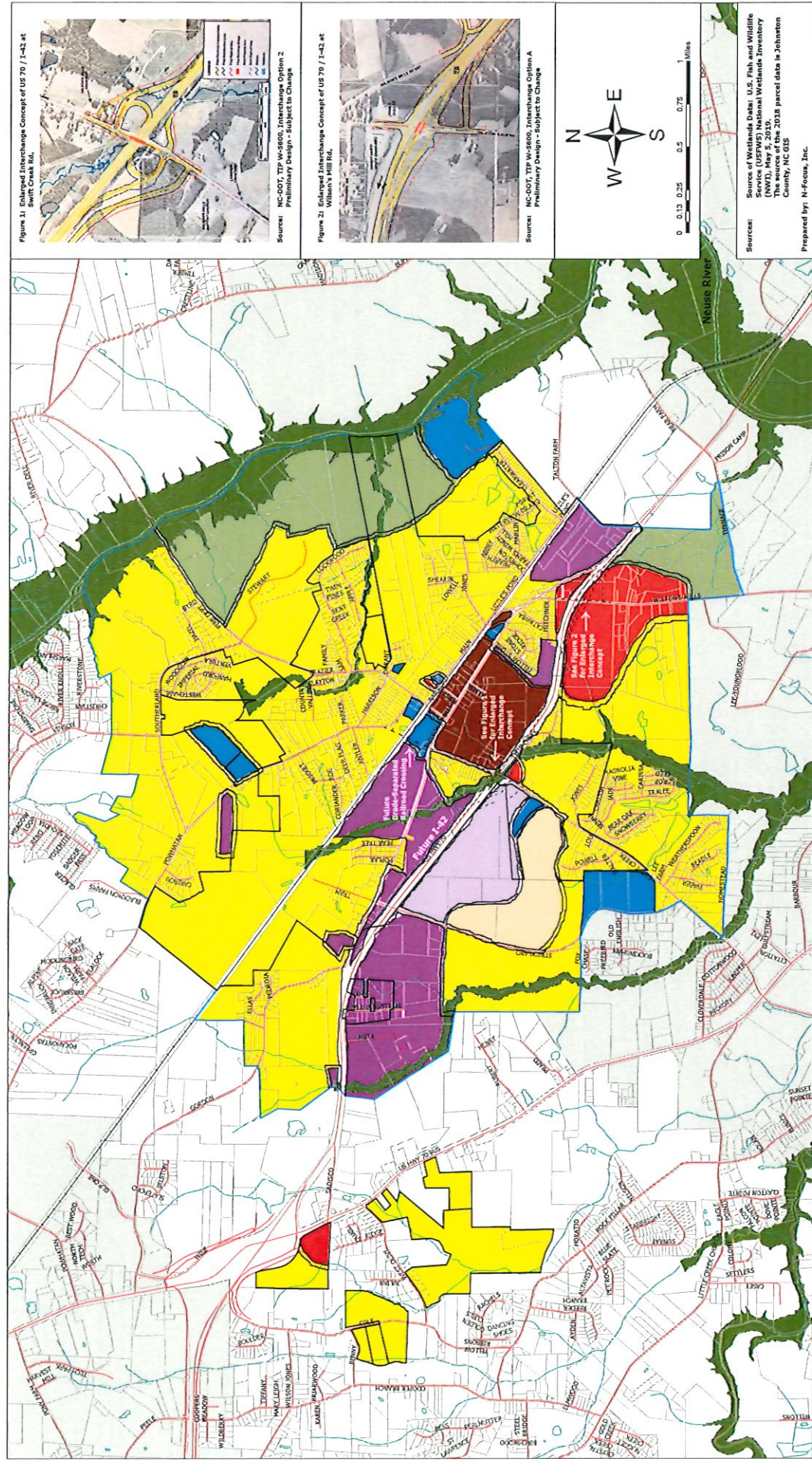


Figure 1: Enlarged Interchange Concept of US 70 / I-42, at Swift Creek Rd.



Figure 2: Enlarged Interchange Concept of US 70 / I-42, at Wilson's Mill Rd.

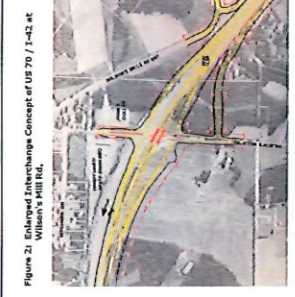


Figure 3: Enlarged Interchange Concept of US 70 / I-42, at Wilson's Mill Rd.

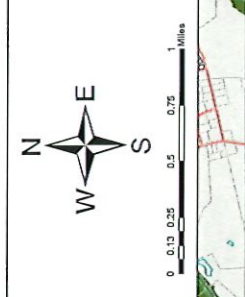
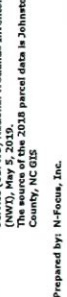


Figure 4: Enlarged Interchange Concept of US 70 / I-42, at Wilson's Mill Rd.



Future Land Use Plan

Wilson's Mills, NC November 18, 2019

- Town Limits
- ETJ
- Wetlands Identified by USFWS
- Surrounding Municipal Jurisdictions
- Parcels
- 2018 Flood Zone
- Water / Rivers
- Roadways
- Railroad
- Civic
- Commercial
- Employment/Manufacturing
- Mixed Use
- Rural
- Single Family Neighborhood
- Town Center
- Transitional Neighborhood

Sources:
Source of Wetlands Data: U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI), May 5, 2019.
The source of the 2018 parcel data is Johnston County, NC GIS.
Prepared by: N-Focus, Inc.

AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING ORDINANCE

**PROPERTY OWNED BY
CCF GORDON ROAD, LLC
4.60 ACRES LOCATED ON GORDON ROAD FROM CORRIDOR COMMERCIAL
(CRM) TO
COMMERCIAL (C-70)**

WHEREAS, a petition has been received from Mary Ann Wervey on behalf of CCF Gordon Road, LLC to rezone a 4.60-acre tract of land from CRM (Corridor Commercial) to C-70 (Commercial); and

WHEREAS, the required newspaper notices have been given, adjacent property owners notified, the recommendation from the Wilson's Mills Planning Board received, and a public hearing held at a Regular Meeting on August 11, 2025 with members of the public soliciting input on the matter.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Wilson's Mills that:

Section 1. The Zoning Ordinance of the Town of Wilson's Mills is amended to change the following area from CRM (Corridor Commercial) to C-70 (Commercial), and to amend the Wilson's Mills Zoning Map to show the area change:

Being all of that parcel of land now or formerly of CCF Gordon Road, LLC (NCPIN: 167700-36-7507) as described in deed book 5910 at page 782, and shown as tract 4 in plat book 99 at page 347 of the Johnston County Register of Deeds, lying in Clayton Township, Johnston County, North Carolina and being more particularly described as follows: Beginning at a concrete monument found on the northeastern corner of the herein described parcel and the eastern right of way of Wise Road, said monument being the true point of beginning and having North Carolina state plain coordinates of N: 676,824.39' and E: 2,173,900.57'; thence, continuing with said right of way, S13°51'54"W a distance of 240.89 feet to a concrete monument found; thence, continuing with said right of way, S11°54'40"W a distance of 267.41 feet to a ¾" iron pipe set; thence, continuing with said right of way, along a curve to the left, having a radius of 1,345.93 feet, a chord of 240.74 feet bearing S02°55'49"W and an arc length of 241.06 feet to a ¾" iron pipe set; thence, leaving said right of way, N62°11'45"W a distance of 43.59 feet to a ¾" iron pipe set; thence, N69°58'24"W a distance of 47.44 feet to a ¾" iron pipe set; thence, S83°31'55"W a distance of 34.55 feet to a ¾" iron pipe set on the eastern right of way of U.S. Highway 70; thence with said right of way, N10°31'48"W a distance of 740.28 feet to a concrete monument found; thence, continuing with said right of way, N34°32'09"E a distance of 100.72 feet to a ¾" iron pipe set on the southern right of way of Gordon Road; thence, with the southern right of way of Gordon Road, S86°42'20"E a distance of 225.66 feet to a ¾" iron pipe set; thence, continuing with said right of way, S45°18'51"E a distance of 134.44 feet to the point of beginning; The described parcel contains 194,145 square feet or 4.46 acres, more or less.

Section 2. All laws and clauses in conflict with this Ordinance Amendment are hereby repealed.

Section 3. This Ordinance Amendment shall be effective immediately upon adoption.

DULY ADOPTED THIS THE 11th DAY OF AUGUST 2025

FLETA BYRD, Mayor

ATTEST:

EMILY MATTHEWS, CMC, Town Clerk

PROCLAMATION
NAMING THE HARDY PITCH

WHEREAS, Ted being the founding member and President of Clayton RFC, est. 2013, to get the club to where it is today; and

WHEREAS, with teams preferring to play down in the lowest division possible, and always fighting to stay there, Ted saw an opportunity within the structure to form a development league where teams struggling with numbers, & travel, and also field a second team, to be able to play meaningful rugby, without being on the end of lopsided games. The teams and players it helped develop is immense to local rugby. Without it and Ted's dedication to the sport many teams may have folded; and

WHEREAS, Ted is directly responsible for the existence of Johnston County Rugby Park; and

WHEREAS, Hardy Family sacrificed time, energy, and money for the betterment of others and the community, both Wilson's Mills and the rugby community as a whole.

NOW, THEREFORE, BE IT PROCLAIMED, the championship field at the Johnston County Rugby Park, located at the Phillip R. Wright Community Park will be named "Hardy Pitch"

Duly proclaimed this 11th day of August 2025

ATTEST:

Mayor Fleta Byrd

Mayor Pro-tem JC Triplett

Councilmember Tim Brown

Councilmember Carolyn Dobbin

Councilmember Randy Jernigan

Councilmember David McGowan