



**COUNCIL MEETING  
MAY 19, 2025  
6:30 P.M.**

**ORDER OF BUSINESS**

1. PLEDGE TO FLAG
2. INVOCATION
3. APPROVAL OF AGENDA
4. CONSENT AGENDA ITEMS
5. PUBLIC HEARING
  - a. **ORDINANCE** to Approve Funds and Raise Revenue - Fiscal Year 2025-2026
  - b. **ORDINANCE** to Amend Zoning - Wilson Company LLC - Parcel 17K08026J
  - c. **ORDINANCE** to Extend Corporate Limits - Strickland Road Developers, LLC - Parcel ID 17J07022A
6. 1st OPEN FORUM
7. REGULAR BUSINESS:
  - a. MAYOR FLETA BYRD
  - b. TOWN ADMINISTRATOR'S REPORT - Leighanna Worley
    - i. **RESOLUTION** Directing the Clerk to Investigate Petition of Annexation -CCF Gordon Road, LLC - Parcel ID 05I05021E
    - ii. **CERTIFICATE of Sufficiency** - Town Clerk Emily Matthews - CCF Gordon Road, LLC - Parcel ID 05I05021E
    - iii. **RESOLUTION** Fixing Date of Public Hearing on Annexation - CCF Gordon Road, LLC - Parcel ID 05I05021E
  - c. COUNCILMEMBER COMMENTS
8. 2nd OPEN FORUM
9. ADJOURNMENT

TOWN OF WILSON'S MILLS  
TOWN COUNCIL MEETING  
April 21, 2025

**PRESENT:** Mayor Fleta Byrd, Mayor Pro-tem JC Triplett, Councilmembers David McGowan, Carolyn Dobbin, Tim Brown, and Randy Jernigan.

**OTHERS PRESENT:** Town Administrator Leighanna Worley, Town Clerk Emily Matthews, and Town Attorney Gabriel Du Sablon.

**CONVOCAATION:** Mayor Byrd declared a quorum present and called the meeting to order at 6:30pm.

**PLEDGE** Mayor Byrd led the pledge of allegiance to the flag.

**INVOCATION:** Mayor Byrd gave the invocation.

**APPROVAL OF AGENDA:** Mayor Byrd added the following agenda item: Resolution Honoring Prior Councilmember Joseph Wilder. Mayor Byrd removed the following agenda item: Discussion of Comprehensive Utilities Study.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the agenda as amended.

Councilmember Tim Brown asked why we are removing the Comprehensive Utilities Study with TRC. Town Administrator Worley said the representatives from TRC were unable to attend the meeting tonight.

Motion carried unanimously.

**APPROVAL OF MINUTES:** Mayor Byrd asked for any comments or corrections to the minutes for the Regular Town Council Meeting for March 17, 2025.

Regular Town  
Council Meeting-  
March 17, 2025:

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to approve the Regular Town Council Meeting Minutes for March 17, 2025, as presented. Motion carried unanimously.

Work Session  
Minutes - March 24,  
2025:

Mayor Byrd asked for any comments or corrections to the minutes for the Work Session for March 24, 2025.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to approve the Work Session Minutes for March 24, 2025, as presented. Motion carried unanimously.

**1<sup>st</sup> OPEN FORUM**

Mayor Byrd opened the 1<sup>st</sup> Public Forum at 6:34pm.

With no one wishing to speak, Mayor Byrd closed the 1<sup>st</sup> Open Forum at 6:35pm.

**REGULAR BUSINESS**

**MAYOR FLETA BYRD:**

Resolution Honoring  
Former Councilmember  
Joseph Wilder:

Mayor Byrd said that former Councilmember Joseph Wilder passed away suddenly over the weekend. She read the following resolution and stated all members of Council will sign it and Mr. Wilder's family will receive a copy.

**RESOLUTION HONORING FORMER COUNCILMEMBER  
JOSEPH WILDER**

**WHEREAS**, the Town Council of the Town of Wilson's Mills, North Carolina, has learned with profound sorrow of the death of Joseph Wilder, former Wilson's Mills Town Council Member; and

**WHEREAS**, Joseph Wilder represented the Town in many important roles during his life,

**WHEREAS**, Joseph Wilder was nominated to serve on the Wilson's Mills Town Council in 1997; and

**WHEREAS**, Joseph Wilder was an active member of First Missionary Baptist Church and an active community member in Wilson's Mills; and

**WHEREAS**, Joseph Wilder will be remembered as a resilient, nurturing, and hard-working person by all who knew him; and

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Wilson's Mills, North Carolina, does hereby honor the memory of Joseph Wilder, former Wilson's Mills Town Councilmember, and expresses our condolences to his family and friends on his passing.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to adopt the Resolution Honoring Former Councilmember Joseph Wilder. Motion carried unanimously.

Mayor Byrd reminded Council of their budget meeting this Thursday.

Mayor Byrd said she attended the Mayors Association meeting last week and they plan to talk to the County about the regionalization of sewer and water throughout the County.

**TOWN  
ADMINISTRATOR'S  
REPORT – Leighanna  
Worley:**

**Discussion of I-42  
Lighting:**

Ms. Worley said she was asked by Council to check into getting lighting places at the I-42 interchanges. DOT gave cost estimates for lighting those areas which we would have to pay for because those areas did not qualify for federal funding. She said it would be \$475,000 for the interchange at Swift Creek Road and \$450,000 for the one at Wilson's Mills Road. She said DOT also offered another option which is similar to the interchange lighting in Sanford. She said there is no grant for this kind of lighting but she can call Duke Energy and get more information.

Councilmember Tim Brown said this is a safety issue rather than a convenience issue. He asked if there is a way to appeal the decision regarding federal funding.

Councilmember McGowan suggested placing a guardrail in the areas due to the steep drop off.

**OTHER**

Ms. Worley said we did not receive the accessible parks grant for the fitness court at the park. She said there is an option to apply for a PART-F grant but we would need an updated master park plan because our master park plan has not been updated since 2013. She also said the fence for the dog park was started today.

Ms. Worley said she has signed the contract for the Council chambers upfit and she is meeting with the construction company tomorrow morning and should receive a timeline in the coming days. Attorney Du Sablon went through and made updates per council's request last month before signing.

Ms. Worley said she and Mayor Byrd will be attending City Vision, the North Carolina League of Municipalities conference, next week and Council will need to designate a voting delegate and alternate. She said in the past they have appointed Mayor Byrd as the delegate and herself as the alternate.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to appoint Mayor Fleta Byrd as the voting delegate and Town Administrator Leighanna Worley as the voting alternate at the City Vision conference. Motion carried unanimously.

**Resolution Directing the Clerk to Investigate Petition of Annexation – Strickland Road Developers LLC – Parcel ID 17J07022A:**

Town Administrator Worley presented the Resolution Directing the Clerk to Investigate Petition of Annexation for Parcel ID 17J07022A owned by Strickland Road Developers LLC.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to accept the Resolution Directing the Clerk to Investigate Petition of Annexation – Strickland Road Developers LLC – Parcel ID 17J07022A.

**Certificate of Sufficiency - Strickland Road Developers LLC – Parcel ID 17J07022A:**

Town Administrator Worley presented the Certificate of Sufficiency signed by Town Clerk Emily Matthews.

**Resolution Fixing Date of Public Hearing on Annexation - Strickland Road Developers LLC – Parcel ID 17J07022A:**

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to call a public hearing for May 19, 2025 at 6:30pm at Wilson's Mills Elementary School regarding the annexation of Parcel ID 17J07022A. Motion carried unanimously.

**FINANCE  
DEPARTMENT – Sherry Hudson**

Finance Officer Sherry Hudson referenced Budget Amendment #3 for Fiscal Year 2024-2025 in Council's packets. Mayor Byrd asked if this amendment will clean up any line items discussed at last month's work session. Ms. Hudson said yes it will and there will also be another amendment in June.

**An Ordinance to Amend An Ordinance to Appropriate Funds For Fiscal Year 2024-2025 – Budget Amendment #3 for FY 2024-2025:**

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the following Budget Amendment 3 for Fiscal Year 2024-2025. Motion carried unanimously.

**AN ORDINANCE TO AMEND  
AN ORDINANCE TO APPROPRIATE FUNDS  
FOR THE FISCAL YEAR BEGINNING JULY 1, 2024  
AND ENDING JUNE 30, 2025**

TOWN OF WILSON'S MILLS  
FY 24-25 BUDGET AMENDMENT #3

**BE IT ORDAINED** by the Town Council of the Town of Wilson's Mills, County of Johnston, State of North Carolina, and meeting in Regular Session this 21st day of April 2025 that the Town Budget adopted on June 14, 2024, for FY 2024-2025 is hereby amended and adopted.

Section I. That the following Revenue items in the General Fund Budget be DECREASED and/or INCREASED by the following amounts:

GENERAL FUND	REVENUES	DECREASE	INCREASE
<u>Account No.</u>	<u>Line Item</u>	<u>Amount</u>	<u>Amount</u>
10-3100-170	Penalties & Int. on Taxes	\$4,000.00	
10-3199-110	Ad Valorem Current		\$30,150.00
10-3231-310	Sales & Use Tax		\$117,000.00
10-3315-330	Powell Bill Street Aid	\$1.00	
10-3431-431	Ticket & Violation Fees		\$1,000.00
10-3491-410	Planning Fees		\$50,000.00
10-3491-412	PD Fees	\$250.00	
10-3612-411	Festival & Events		\$125.00
10-3701-002	Grants		\$6,500.00
10-3831-000	Interest Earned		\$1,600.00
10-3839-850	Insurance Proceeds		\$4,780.00
10-3840-800	Misc. Collections/Pet Fee		\$1,500.00
10-3981-970	Drug Seizure to reimburse GF	\$1.00	
		\$4,252.00	\$212,655.00

Section II. That the following Expenditure items in the General Fund Budget be INCREASED and/or DECREASED by the following amounts:

<u>Account No.</u>	<u>Line Item</u>	INCREASE	DECREASE
-	Governing Board	<u>Amount</u>	<u>Amount</u>
10-4110-299	Dept. Supplies	\$10,000.00	
10-4110-359	Tax Collections Fees	\$1,000.00	
10-4110-550	Capital Outlay-TH Upfit	\$49,627.00	
10-4110-553	Professional Municipal Studies	\$6,001.00	
10-4110-693	Emp./Vol. Appreciation		\$4,000.00
10-4110-710	Town Hall - Principal	\$1.00	
10-4110-711	Christmas Family	\$1,048.00	
10-4110-720	Town Hall - Interest	\$1.00	
10-4110-991	Appropriated Fund Balance	\$71,864.00	
	Administration		
10-4120-126	Salaries Part Time	\$1,208.00	

	Police		
10-4310-126	Salaries - Part Time	\$24,044.00	
10-4310-212	Uniforms	\$500.00	
10-4310-252	Tires	\$2,000.00	
10-4310-321	Telephone	\$1,000.00	
10-4310-553	Capital Outlay-Vehicles	\$4,397.00	
	Public Works		
10-4410-260	Dept. Supplies	\$2,500.00	
10-4410-311	Travel		\$100.00
10-4410-351	Maint. - Bldg. & Grounds	\$5,000.00	
10-4410-395	Employee Training		\$1,925.00
10-4410-398	Drug Testing		\$95.00
10-4410-550	Capital Outlay-Equip.	\$1,457.00	
	Planning & Zoning		
10-4910-260	Dept. Supplies	\$500.00	
10-4910-321	Telephone	\$75.00	
10-4910-325	Postage	\$250.00	
10-4910-370	Advertising	\$500.00	
10-4910-491	Dues	\$50.00	
	Park & Events		
10-6120-992	PW Comm. Park	\$31,500.00	
		\$214,523.00	\$6,120.00

Section I. That the following Revenue items in the Sewer Budget be DECREASED and/or INCREASED by the following amounts:

SEWER	REVENUES	DECREASE	INCREASE
<u>Account No.</u>	<u>Line Item</u>	<u>Amount</u>	<u>Amount</u>
30-3800-001	Late Fees		\$1,000.00
		\$0.00	\$1,000.00

Section II. That the following Expenditure items in the Sewer Budget be INCREASED and/or DECREASED by the following amounts:

<u>Account No.</u>	<u>Line Item</u>	INCREASE	DECREASE
	<u>Expenditures</u>	<u>Amount</u>	<u>Amount</u>
30-7140-199	Professional Services		\$20,447.00
30-7140-711	Prin. USDA Bond "A"	\$21,447.00	

**PLANNING  
DEPARTMENT – Wendy  
Oldham**

**Resolution in  
Opposition of  
Legislative  
Preemption of Local  
Government  
Planning and  
Zoning:**

Planning Director Wendy Oldham said there are a lot of changes happening in the General Assembly right now in reference to Planning and Zoning. She reviewed several Senate Bills and one House Bill that would have an impact on the planning and zoning as well as her authority on planning and zoning here in Wilson's Mills. Council expressed concerns about these bills and agreed they are not something we would like to impact Wilson's Mills. The following Senate Bills were discussed:

- Senate Bill 495 - an act to increase affordable housing and would mandate we would have to allow accessory dwellings that are not stick built.
- Senate Bill 497 – an act to require the siting of middle housing in all residential zones.
- Senate Bill 499 - an act to allow by right residential development and use in all areas that are zoned for commercial use.
- Senate Bill 587 - an act to clarify nonconformities in land development regulations.
- Senate Bill 688 - an act to amend local government planning and developmental laws.
- House Bill 765 which addresses the following:
  - Repeals the prohibition on down-zoning, retroactive to December 11, 2024.
  - Clarifies the general authority to adopt and enforce development regulations.
  - Clarifies nonconformities.
  - Amends various aspects related to the process of implementing development regulations, including certain uses by right in certain jurisdictions, subdivision approvals and certain zoning approvals by administrative decision, and imposing a requirement for fiscal notes in certain instances.
  - Imposes personal civil liability for each member of decision-making boards in certain instances related to development decisions and approvals.
  - Requires every local governmental unit operating a water system, sewer system, or both to allocate capacity as requests are received, and establishes a vested right in that capacity allocation that runs with the land.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to adopt the Resolution in opposition of Legislative Preemption of Local government Planning and Zoning. Motion carried unanimously.

**Call Public Hearing  
– Rezone for Parcel  
IDs 17K08026J,  
17K08026C,  
17K08026I, &  
17K08016N:**

Mrs. Oldham said in 2019 when the Unified Development Ordinance was adopted the zoning of the 4 parcels in question were changed based on new zoning classifications. She said currently 3 of the 4 parcels house a propane business which is not allowed for what it is currently zoned for. The company wants to

expand their business and that is why the 4<sup>th</sup> parcel is up for rezone. She said 3 of the parcels are currently zoned as mixed use and the other parcel zoned as Single Family Residential and all 4 parcels are requesting to be rezoned to industrial.

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to call a public hearing for May 19, 2025 at 6:30pm at Wilson's Mills Elementary School regarding the Rezone of Parcels 17K08026J, 17K08026C, 17K08026I, & 17K08016N. Motion carried unanimously.

**EVENTS**  
**DEPARTMENT: Emily**  
**Matthews**

Ms. Matthews referenced the Committee Appointment Application in Council's packets for Brian Cullin. She said he is a member of the Clayton Rugby Team and is excited to be a part of the Events Committee.

**Appointment to**  
**Events Committee –**  
**Brian Cullin:**

A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to appoint Brian Cullin to the Events Committee. Motion carried unanimously.

**COUNCILMEMBER**  
**COMMENTS:**

Councilmember Tim Brown asked for an update on the traffic study on Fire Department Road and Wilson's Mills Road. Ms. Worley said she needs to speak with property owner before moving forward and she is hoping to have more information for Council at their work session next week.

Councilmember Brown asked if we are still on track with the timeline for the Council Chambers and Ms. Worley said yes.

Councilmember Brown asked for updates on a burning ordinance in town and Mrs. Oldham said she is working on getting that typed up and sent to Planning Board in May. Council should be able to call a public hearing in June and hold the hearing in July.

Councilmember David McGowan thanked Public works Director Patrick Moore for keeping the streets in town looking good.

**2<sup>nd</sup> OPEN FORUM**

Mayor Byrd opened the 2nd Public Forum at 7:29pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:30pm.

**ADJOURN:**

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to adjourn. Motion carried unanimously.

The meeting adjourned at 7:30pm.

---

FLETA A. BYRD, Mayor

ATTEST:

---

EMILY MATTHEWS, CMC  
Town Clerk



TOWN OF WILSON'S MILLS  
WORK SESSION MEETING  
April 28, 2025

**PRESENT:** Mayor Fleta Byrd, Mayor Pro-tem JC Triplett, Councilmembers David McGowan, Tim Brown, Randy Jernigan, and Carolyn Dobbins.

**OTHERS PRESENT:** Town Administrator Leighanna Worley, Town Clerk Emily Matthews, Finance Officer Sherry Hudson, Public Works Director Patrick Moore, Planning Director Wendy Oldham, and Police Chief AZ Williams.

**CONVOCAION:** Mayor Byrd declared a quorum present and called the meeting to order at 5:03pm.

**Departmental Reports** Events Coordinator Emily Matthews said beginning next month all events reports will come from the new Events Coordinator Peter Vantine. Mayor Byrd said the Food Truck Rodeo was a success on Saturday.

Finance Officer Sherry Hudson referenced her report and asked if there were any questions. Mayor Byrd asked if there is anything in the budget that stands out and needs to be mentioned and Ms. Hudson said no since there was a budget amendment done last week at Council's regular meeting.

Councilmember McGowan asked if the final walkthrough has been completed in The Cottages subdivision. Planning Director Wendy Oldham said they are waiting on the final paperwork for the stormwater pond. Councilmember McGowan expressed his concerns about vandalism in the area and Councilmember Brown said we may need to look into placing commercial grade fencing in some subdivisions.

Public Works Director Patrick Moore said we recently received generators from a Law Enforcement program.

Chief Williams said the department was unable to get the Tahoes they originally ordered last year but we were able to get additional Durangos. Councilmember McGowan asked if we will have enough long rifles if we get the requested number of officers in the coming fiscal year and chief said we will need more rifles if all positions are filled.

**MOU Water and Sewer**

Mayor's association has contacted an attorney to start a regionalization study for water and sewer in the county but they will not discuss it with the municipalities until a Memorandum of Understanding is signed by all interested parties.

Councilmember McGowan asked how the representatives from each municipality is determined and Mayor Byrd said that has not yet been decided, but it would be in the charter once created.

Town Administrator Worley said this would work like an agreement from the town saying we want to be involved in the study when it takes place. She said price and representation from each municipality would be determined after all interested parties have expressed their interest. She said she is not sure that we could approve and sign this because we don't maintain the water and sewer lines in town, they are maintained by the County.

Mayor Byrd said we will get the MOU sent over to Attorney Du Sablon for review and guidance.

**Budget**

Town Administrator Worley said the budget is now balanced after removing the items previously discussed at Council's last budget session as well as adding in other items that were discussed. She said she added in the funds for the existing School Resource Officer, removed the Administrative Assistant from the Police Department and changed the salary for the additional SRO to 3 months rather than a year.

Councilmember McGowan asked for clarification on the percentage of the salary increased for the Police Department and said all employees should be getting the same percentage. Town Administrator Worley explained that the salary increases are based on the adjustment of the salary grade scale rather than on a specific percentage. Ms. Worley also expressed that this is not a raise for employees, it is a salary increase for each position and the public needs to understand that as well.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to call a public hearing for May 19, 2025 at 6:30pm at Wilson's Mills Elementary school to discuss the Budget for Fiscal Year 2025-2026.

Councilmember Brown asked if Council could receive an update on the percentage increase for each employee before the meeting on May 19<sup>th</sup>. Ms. Worley said she could provide the percentage based on each position but couldn't provide the employees names. She said she would send that over to Council prior to their May 19<sup>th</sup> meeting.

With a motion on the table, voting in favor of the motion were Mayor Pro-tem JC Triplett, Councilmember Randy Jernigan, Councilmember Carolyn Dobbin and Councilmember David McGowan. Voting in opposition was Councilmember Tim Brown. Motion carried 4 to 1.

**ADJOURN:**

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to adjourn. Motion carried unanimously.

The meeting adjourned at 6:08pm.

---

FLETA A. BYRD, Mayor

ATTEST:

---

EMILY MATTHEWS, CMC  
Town Clerk

# Request for Council Action

## Agenda Item 5b

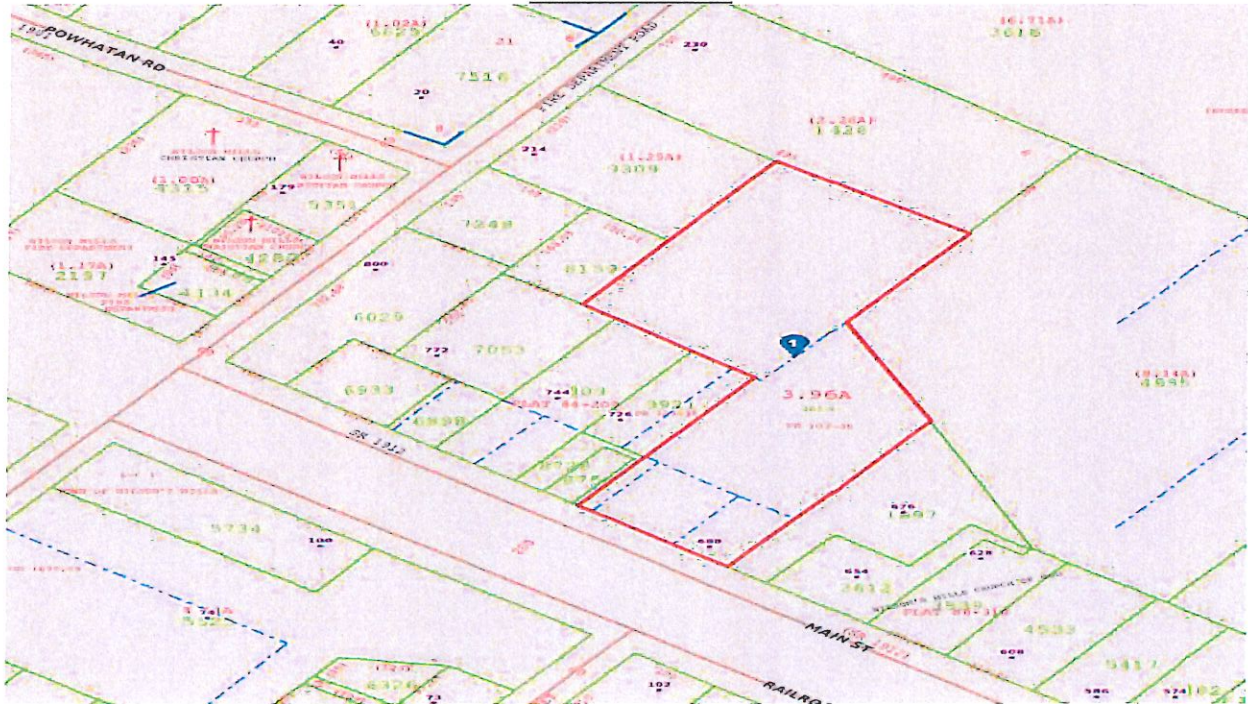
**TO:** Mayor Fleta Byrd and Town Council Members  
**FROM:** Wendy Oldham, CZO  
**DATE:** May 19, 2025  
**FILE No.:** RZ-01-2025  
**REQUEST:** Rezone from MU (Mixed Use) and SFR-2 (Single Family Residential) to IND (Industrial)

CURRENT SITE INFORMATION	
<b>LOCATION:</b>	688 Main Street
<b>TAX ID:</b>	17K08026J
<b>SITE ACREAGE:</b>	3.96
<b>ZONING:</b>	MU and SFR-2
<b>CURRENT USE:</b>	Propane Storage/Delivery

### BACKGROUND

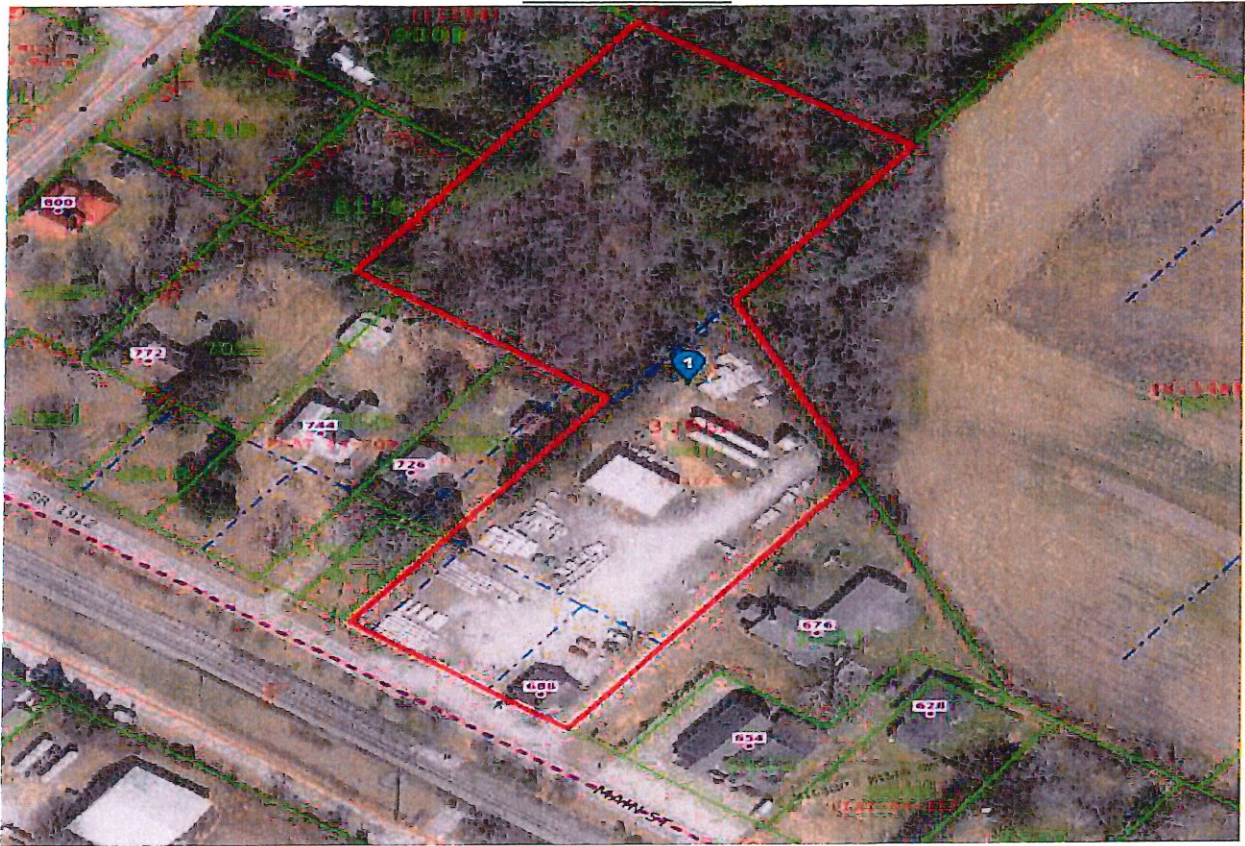
This parcel was inadvertently zoned MU and SFR when the Unified Development Ordinance was adopted in December 2019. It should have been Industrial due to the nature of the business that has been on the property since the early 1970's. When the rezone process began, this was 4 parcels. During the rezone process, the owner has recombined all 4 properties into 1.

### 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 so as to maintain or promote public health, safety and welfare.

**Statement by Applicant:** The owner has stated to the Planning Department that this proposed use will be located, designed and proposed to be operated so as to maintain or promote public health, safety and 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:** The owner has stated 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.

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 owner stated to the Planning Department 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.

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 owner stated to the Planning Department 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 and development of the Town of Wilson's Mills and its environs.

#### **STATEMENT OF CONSISTENCY AND REASONABLENESS**

This action is consistent with the Town's Adopted Comprehensive Land Use Plan and the Town's Unified Development Ordinance. This action is not consistent with the Future Land Use Map as this parcel was listed as Civic and Commercial. The Future Land Use Map did not take into consideration the business that has been on this property for years. This action is reasonable as the business has been there for years.

#### **PLANNING BOARD RECOMMENDATION(S)**

The application for rezoning went before the Town of Wilson's Mills Planning Board on March 24, 2025. The Planning Board recognized the inconsistency with the Future Land Use Map but still recommended approval of File No. RZ-01-2025 to allow the rezone from MU and SFR-2 to IND to support the existing business that has been on this parcel for years.

#### **THE TOWN'S PLANNING DEPARTMENT RECOMMENDATION(S)**

After reviewing the file and verifying the inadvertent actions, staff recommends approval for rezoning Parcel ID 17K08026J from Mixed Use and Single Family Residential to Industrial. Staff agrees with the Planning Board decision to approve the rezone.

#### **TOWN COUNCIL ACTION**

1. Make a motion to approve the rezone of 688 Main Street, Parcel ID: 17K08026J, from Mixed Use and Single Family Residential to Industrial, or
2. Make a motion to deny the rezone of 688 Main Street, Parcel ID: 17K08026J, from Mixed Use and Single Family Residential to Industrial:

Denial based upon: \_\_\_\_\_

**Attachments:**

Rezone Application

Pictures of Posting

Copy of Future Land Use Map

Copy of Letter to Adjoining Properties



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.

NA A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.

NA Remittance of associated fee(s)\* to accompany this application. (\*See Town of Wilson's Mills fee schedule)

**GENERAL PROJECT INFORMATION:**

Please See attachment for more info.

Project Address / Location: 688 Main Street Smithfield, N.C 27577 ↗

Zoning District: MU-1 and SFR-2 Size of Property (in acres): All 4 parcels (4.929)

Johnston Co. Tax PIN #: 17K08026J, 17K08026I, 17K08026C, 17K08016N Proposed Building Square Footage: NA

Town Jurisdiction: ✓ In-Town Limits \_\_\_\_\_ ETJ

Existing land use/zoning on adjoining properties:

North: Residential  
South: \_\_\_\_\_  
East: \_\_\_\_\_  
West: \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant: Planning Technician (on behalf of the owner) <sup>Wilson</sup> company LLC

Address: PO Box 24

City: Wilson's Mills State: NC Zip: 27593

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (Owner Consent Form is required if different from applicant): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**REZONING REQUEST:**

☒ General Use ☐ Conditional Zoning

Existing Zoning Classification: \_\_\_\_\_

Proposed Zoning Classification: \_\_\_\_\_

If the request is to a Conditional Zoning District, this application should be accompanied by a site-specific development plan that includes land use, existing conditions, buildings, lots, etc. per the WMDO. In addition, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use: Industrial (IND)

Proposed Conditions Offered by Applicant: NA

**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.

Cynthia Paul  
Applicant Printed Name

Cynthia Paul  
Applicant Signature

3/12/2025  
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:**

The Owner has Stated to the Planning Department that this proposed use will be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and 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:**

The owner has Stated 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.

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 owner Stated to the Planning Department 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.

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 owner Stated to the Planning Department that the use or development will be in harmony with the area in which it is to be located and conforms to the general Plan 5 for the land and development of the Town of Wilson's Mills and its environs.

**For Town Use Only**

Date Received: 3/12/2025 Case #: RZ-01-2025

Payment Amount: \$ 0 NA Date Paid: NA

Application Received by: Cynthia Paul

PB Date: 3/24/25 Recommended \_\_\_\_\_ Denied \_\_\_\_\_

Site Posted Date: \_\_\_\_\_ Ad Run Dates: \_\_\_\_\_

Letters Mailed Date: \_\_\_\_\_ Hearing Called by TC on: \_\_\_\_\_

TC Date: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_



**Z**

# ZONING NOTICE

Case# AZ-01-2025

Request ML 1 1/2 SF to IND

A PUBLIC HEARING will be held on  
MAY 14th 2025 @ 6:30 PM

Wilson's Mill Elementary School (Cafeteria)  
461 Wilson's Mills Road

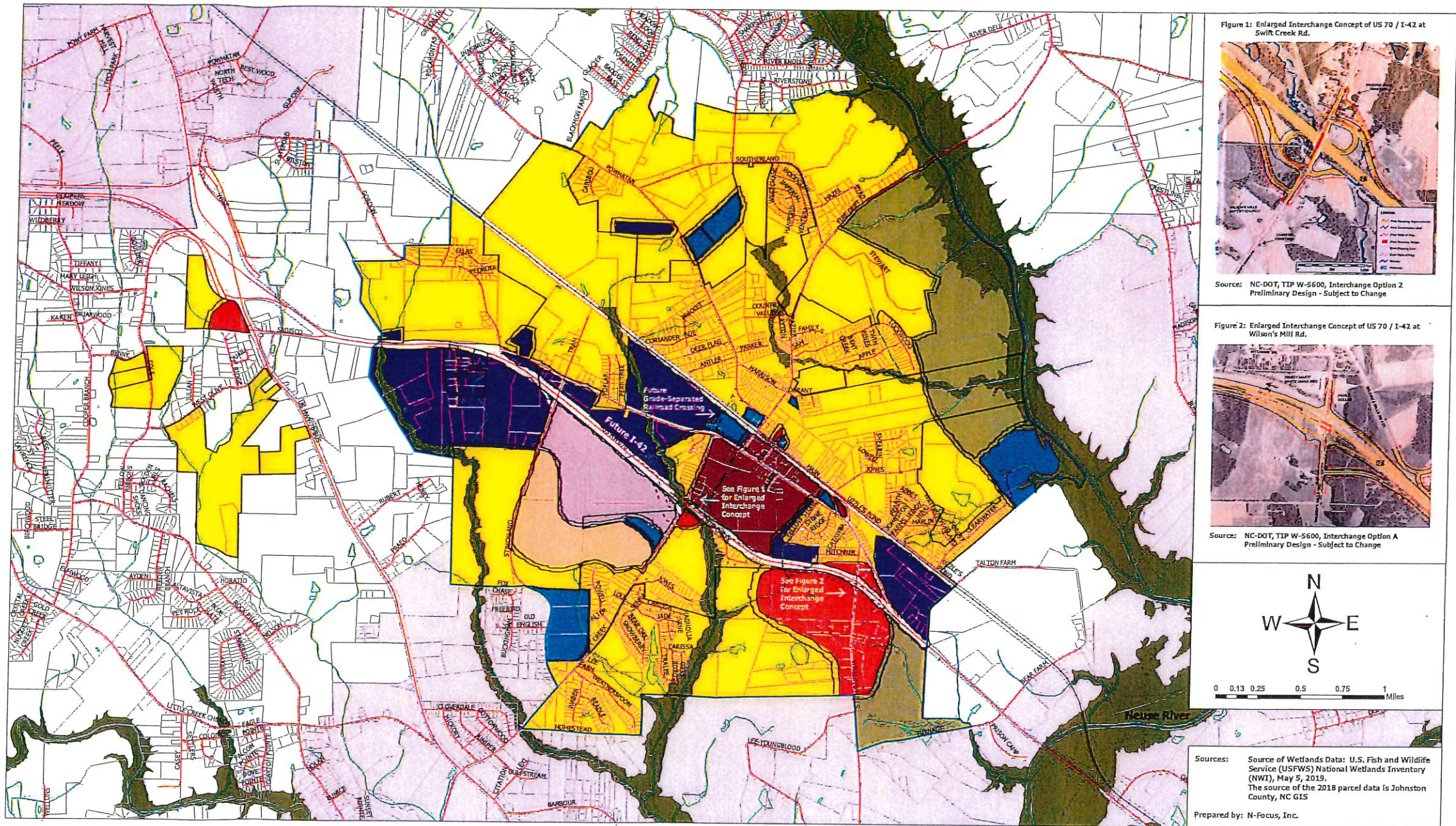
Wilson's Mills www.wilsonsmill.org



# Suburban Propane

**Z** ZONING  
NOTICE  
Case # 17-01-0025  
Request # 17-01-0025 00-002  
A PROPERTY OWNER'S NOTICE OF INTENT TO  
MAY 11, 2017 4:30 P.M.  
Suburban Propane, Inc. 10000  
10000  
10000





## 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





## TOWN OF WILSON'S MILLS

4083 Wilson's Mills Road – P. O. Box 448 – Wilson's Mills, NC 27593  
Voice: 919-938-3885 – Fax: 919-938-1121  
Website: [www.wilsonsmillsnc.org](http://www.wilsonsmillsnc.org)

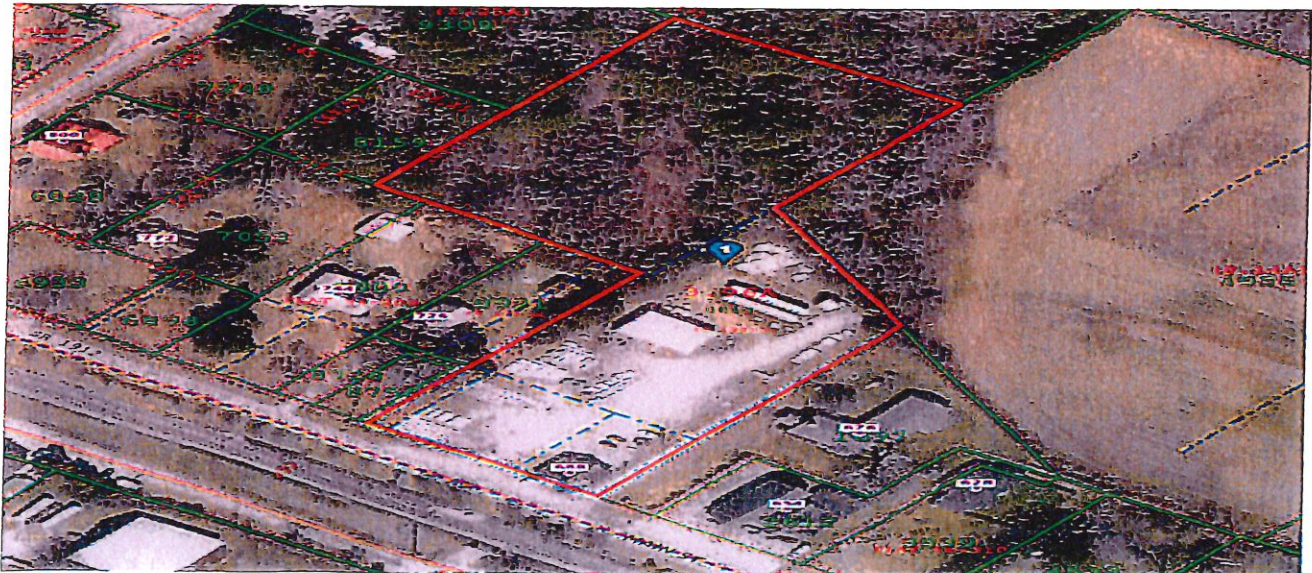
April 30, 2025

Dear Property Owner:

You are hereby advised that Wilson's Mills Town Council will hold a **public hearing on May 19, 2025, at 6:30 p.m. at Wilson's Mills Elementary School** in the cafeteria. The purpose of the hearing is to consider a rezone request concerning property adjacent to property owned by you. All interested citizens are invited to attend the meeting.

The petitioner is requesting a rezone of Parcel ID 17K08026J from Mixed Use (MU) to Industrial (IND).

All interested persons are invited to attend the meeting. The Town Council will be making their decision immediately after this hearing.



If you have any questions regarding this matter, please feel free to contact me at 919-938-3885 x 220 or [woldham@wilsonsmillsnc.org](mailto:woldham@wilsonsmillsnc.org).

Sincerely,

Wendy Oldham, CZO  
Planning Director

AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING ORDINANCE

PROPERTY OWNED BY  
WILSON COMPANY, LLC  
3.96 ACRES LOCATED AT 688 MAIN STREET FROM  
MIXED USE (MU) AND SINGLE FAMILY RESIDENTIAL (SFR-2)  
TO INDUSTRIAL (IND)

WHEREAS, a petition has been received from Wilson Company, LLC to rezone a 3.96-acre tract of land from MU (Mixed Use) and SFR-2 (Single Family Residential) to IND (Industrial) ; 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 May 19, 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 MU (Mixed Use) and SFR-2 (Single Family Residential) to IND (Industrial), and to amend the Wilson's Mills Zoning Map to show the area change:

*BEGINNING at an iron pin, set in the northern right of way line of Main Street (SR 1910), said point being the southeast corner of Parcel #I7K08026J, and thence the following courses and distances: N 36° 37' 48" E 119.07 feet; N 36° 37' 48" E 241.66 feet; N 25° 9' 58" W 218.05 feet; N 36° 57' 27" E 220.08 feet; N 55° 22' 56" W 252.10 feet; S 36° 27' 54" W 351.11 feet; S 48° 50' 54" E 47.40 feet; S 53° 21' 03" E 105.93 feet; S 52° 16' 57" E 56.38 feet; S 52° 40' 06" E 29.79 feet; S 37° 04' 21" W 197.75 feet; S 37° 04' 21" W 120.64 feet; S 52° 24' 58" E 20.00 feet; S 53° 05' 39" E 110.22 feet; S 53° 46' 54" E 74.73 feet to the point and place of BEGINNING;*

*As shown more particularly on a plat map entitled "Recombination Survey for Wilson Company LLC" by On the Level Land Surveying, PLLC, dated March 3, 2025.*

**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 21<sup>st</sup> DAY OF OCTOBER 2024

\_\_\_\_\_  
FLETA A. BYRD, Mayor

ATTEST:

\_\_\_\_\_  
EMILY MATTHEWS, CMC, Town Clerk

**TOWN OF WILSON'S MILLS  
BUDGET ORDINANCE  
FISCAL YEAR 2025-2026**

**AN ORDINANCE TO APPROPRIATE FUNDS AND RAISE REVENUE FOR THE FISCAL YEAR  
BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WILSON'S MILLS, NORTH CAROLINA, MEETING IN REGULAR SESSION, THAT:** the following anticipated Fund Revenues and Departmental Expenditures, together with certain fees and charges schedules and with certain restrictions and authorizations are hereby appropriated and approved for the operation of the Town Government and its activities for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

**SECTION I. GENERAL FUND**

**A. REVENUES ANTICIPATED:**

Current Year Ad Valorem Taxes	\$2,828,210.00
Prior Year Ad Valorem Taxes	\$600.00
Motor Vehicle Tax	\$208,000.00
Tax Penalties & Interest	\$3,100.00
Festivals & Events	\$2,500.00
Utility Franchise Taxes	\$117,300.00
Court Facility Fees	\$3,686.00
Ticket and Violation Fees	\$5,550.00
Local Government Sales Tax	\$725,000.00
Sales Tax Refund	\$40,000.00
Beer & Wine	\$15,050.00
Powell Bill Street Grant	\$95,176.00
ABC Board Local	\$10,400.00
Interest Income	\$3,600.00
Fees Collected – Planning Dept.	\$90,000.00
Fees Collected – Police Dept.	\$275.00
Misc Collections/Pet Fees	\$7,500.00
Revenue Replacement	\$177,774.00
Grants	\$60,500.00
Fund Balance (General Fund)	\$0.00
Fund Balance (Powell Bill)	\$0.00
<b>TOTAL</b>	<b>\$4,394,221.00</b>

**B. EXPENDITURES AUTHORIZED BY DEPARTMENT:**

Governing Body	\$678,990.00
Administration	\$617,742.00
Police	\$2,151,212.00
Public Works	\$551,366.00
Planning & Zoning	\$292,911.00
Events	\$102,000.00
Transfers to Other Funds	\$0.00
<b>TOTAL</b>	<b>\$4,394,221.00</b>

**SECTION II. WATER AND SEWER FUND**

**A. REVENUES ANTICIPATED:**

Sewer Charges	\$7,500.00
Late Fees	\$500.00
Johnston County Public Utilities	\$168,000.00



Interest Earned	\$0.00
Transfer In – General Fund	\$0.00
<b>TOTAL</b>	<b>\$176,000.00</b>

**B. EXPENDITURES AUTHORIZED:**

Professional Services	\$14,590.00
Dept./Office/Misc. Supplies	\$1,000.00
Postage	\$500.00
USDA Sewer Loan “A” – Principal	\$65,000.00
USDA Sewer Loan “A” – Interest	\$79,475.00
USDA Sewer Loan “B” – Principal	\$6,000.00
USDA Sewer Loan “B” – Interest	\$9,435.00
<b>TOTAL</b>	<b>\$176,000.00</b>

**SECTION III. LEVY OF TAXES**

There is hereby levied for Fiscal Year 2025-2026 an ad valorem tax rate of \$0.50 per one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of July 1, 2025 for the purpose of raising the revenue from current taxes as set forth in the foregoing estimate of revenues, and in order to finance the foregoing applicable appropriations.

**SECTION IV. SPECIAL AUTHORIZATION – BUDGET OFFICER**

- A. The Financial Officer is authorized to transfer funds between line items for expenditures within departmental budgets.
- B. Proposed changes from one departmental budget to another departmental budget must be approved by the Town Council of the Town of Wilson’s Mills.

**SECTION V. UTILIZATION OF FINANCIAL OFFICER / MAYOR**

This Ordinance shall be the bases of the Financial Plan for the Town of Wilson’s Mills municipal government during the 2025-2026 Fiscal Year. The Financial Officer shall administer the Budget and he/she shall ensure that operating officials are provided guidance and sufficient detail to implement their appropriate portion of the budget.

The Administrative Department shall establish and maintain all records which are in accordance with this Budget Ordinance and the appropriate Statutes of North Carolina.

Copies of the Ordinance and any relevant fee schedule shall be maintained in the office of the Town Clerk of the Town of Wilson’s Mills and shall be made available for public inspection.

**ADOPTED THIS 19<sup>th</sup> DAY OF MAY 2025**

\_\_\_\_\_  
FLETA A. BYRD, Mayor

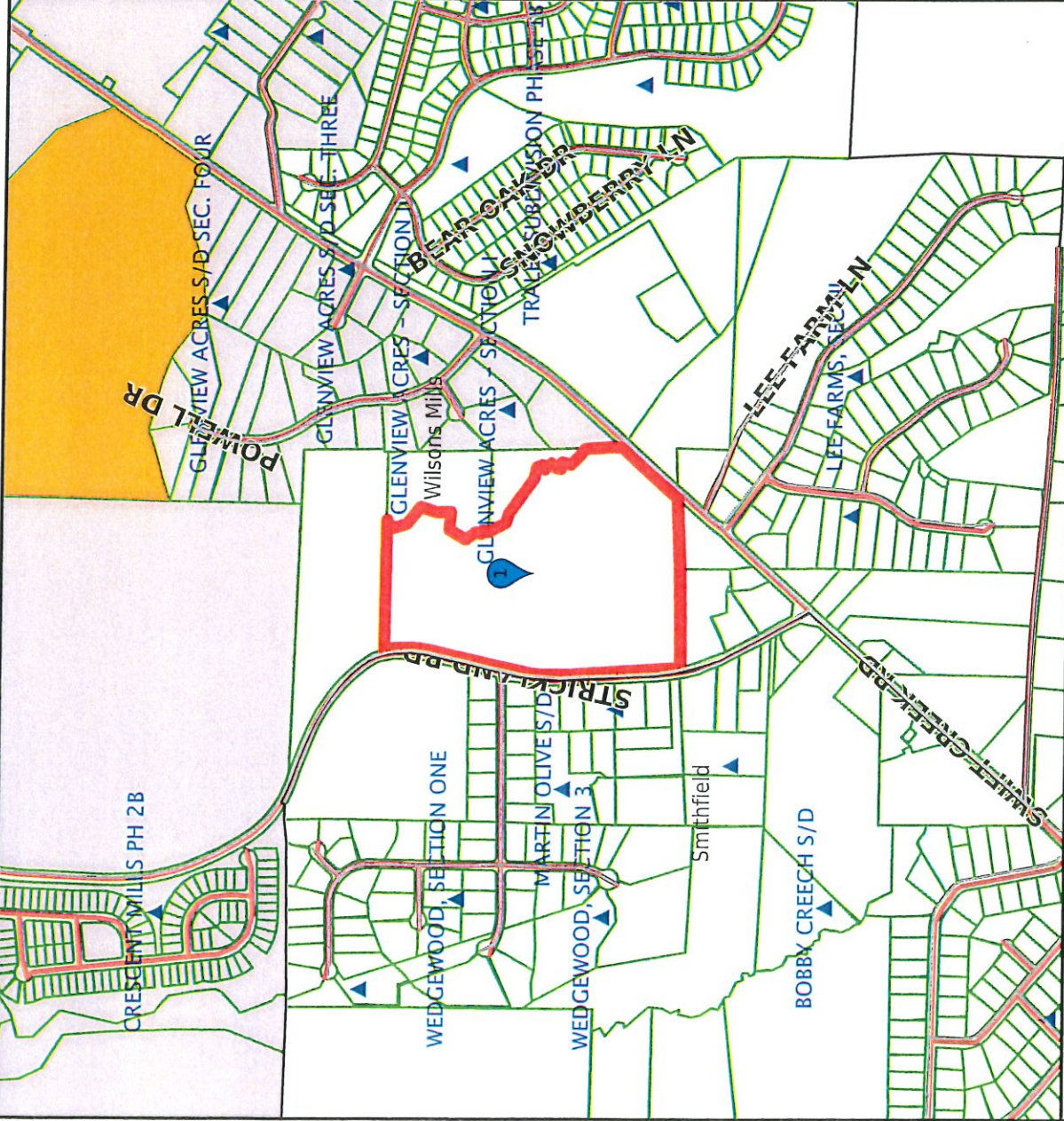
**ATTEST:**

\_\_\_\_\_  
EMILY MATTHEWS, CMC Town Clerk



\*\*\* DISCLAIMER \*\*\*

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



Scale: 1:11949 - 1 in. = 995.72 feet

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

Result 1

id: 17J07022A  
Tag: 17J07022A  
NCPin: 168619-51-7735  
Mapsheet No: 168619  
Owner Name 1: STRICKLAND ROAD DEVELOPERS, LLC  
Owner Name 2:  
Mail Address 1: 1611 JONES FRANKLIN RD STE 101  
Mail Address 2:  
Mail Address 3: RALEIGH, NC 27606-3376  
Site Address 1:  
Site Address 2:  
Book: 06785  
Page: 0770  
Market Value: 740350  
Assessed Acreage: 40.290  
Calc. Acreage: 40.290  
Sales Price: 1974500  
Sale Date: 2024-11-26

**TOWM #205**

**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 May 19, 2025 after due notice by the Johnstonian News on May 7<sup>th</sup> and May 14<sup>th</sup>, 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 J Farms, LLC is hereby annexed and made part of the Town of Wilson's Mills, as of May 19, 2025.

*Beginning at a 5/8" Iron Pipe found 0.2 feet below the existing ground in the eastern Right of Way of Strickland Road (N.C.S.R. 1907); Thence, S 88° 14' 07" W for a distance of 30.72 feet to found mag nail in the centerline of Strickland Road (N.C.S.R. 1907); Thence following the centerline of Strickland Road (N.C.S.R. 1907) the following courses; N 06° 30' 50" W for a distance of 60.82 feet to a found mag nail; Thence, N 02° 54' 19" W for a distance of 507.86 feet to a found mag nail; Thence, N 02° 58' 39" W for a distance of 144.92 feet to a found mag nail; Thence, N 00° 25' 19" E for a distance of 144.77 feet to a found mag nail; Thence, N 07° 46' 21" E for a distance of 44.26 feet to a found mag nail; Thence, N 10° 36' 35" E for a distance of 51.35 feet to a found mag nail; Thence, N 12° 31' 01" E for a distance of 38.05 feet to a found mag nail; Thence, N 12° 36' 27" E for a distance of 102.30 feet to a found mag nail; Thence, N 12° 49' 08" E for a distance of 64.12 feet to a found mag nail; Thence, N 13° 11' 12" E for a distance of 95.66 feet to a found mag nail; Thence, N 12° 53' 58" E for a distance of 99.97 feet to a found mag nail; Thence, N 12° 20' 54" E for a distance of 100.00 feet to a found mag nail; Thence, N 10° 00' 59" E for a distance of 50.01 feet to a found mag nail; Thence, N 06° 39' 21" E for a distance of 49.98 feet to a found mag nail; Thence, N 02° 37' 10" E for a distance of 49.97 feet to a found mag nail; Thence, N 01° 45' 28" W*

for a distance of 50.04 feet to a found mag nail; Thence, N 06° 25' 50" W for a distance of 50.07 feet to a found mag nail; Thence, N 12° 07' 14" W for a distance of 49.99 feet to a found mag nail; Thence, N 16° 23' 09" W for a distance of 21.67 feet to a found mag nail; Thence, S 89° 04' 56" E for a distance of 31.50 feet to a 5/8" Iron Pipe found flush with the existing ground in the eastern Right of Way of Strickland Road (N.C.S.R. 1907); Thence, S 89° 04' 56" E for a distance of 782.04 feet to a 3/4" Iron Pipe found 0.7 feet above the existing ground on the east side of the creek; Thence with said creek for the following courses; S 58° 12' 57" W for a distance of 60.61 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 15° 58' 43" E for a distance of 91.64 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank; Thence, S 50° 15' 22" E for a distance of 124.91 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 17° 33' 16" W for a distance of 98.00 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 01° 20' 10" E for a distance of 86.34 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, N 84° 20' 51" W for a distance of 101.96 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 30° 00' 47" W for a distance of 111.24 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 35° 28' 58" E for a distance of 70.23 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 12° 27' 46" W for a distance of 35.95 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank; Thence, S 68° 19' 42" E for a distance of 23.14 feet to a bent 5/8" Iron Pipe found 0.6 feet above the existing ground on the east side of the creek bank; Thence, S 19° 12' 37" W for a distance of 36.92 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 27° 55' 58" E for a distance of 112.12 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank; Thence, S 72° 29' 21" E for a distance of 57.29 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank; Thence, S 54° 03' 11" E for a distance of 249.15 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 77° 16' 40" E for a distance of 68.16 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank; Thence, S 21° 56' 59" E for a distance of 35.70 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 62° 55' 33" W for a distance of 29.99 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank; Thence, S 43° 39' 18" E for a distance of 54.22 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 41° 26' 11" W for a distance of 43.52 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 01° 14' 27" W for a distance of 34.08 feet to a 5/8" Iron Pipe found 0.8 feet above the existing ground on the east side of the creek bank; Thence, N 88° 25' 33" E for a distance of 34.33 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 14° 12' 34" W for a distance of 54.24 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 43° 37' 36" E for a distance of 72.05 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 51° 44' 45" E for a distance of 52.02 feet to a 5/8" Iron Pipe found 1.3 feet above the existing ground on the east side of the creek bank; Thence leaving said creek S 00° 59' 55" E for a distance of 254.54 feet to a cotton spindle found in the centerline of Swift Creek Road (N.C.S.R. 1501); Thence, S 41° 44' 30" W for a distance of 391.28 feet to a cotton spindle found in the centerline of Swift Creek Road (N.C.S.R. 1501); Thence leaving said centerline, S 88° 21' 03" W for a distance of 41.13 feet to a 5/8" Iron Rebar with a cap found 0.4 feet below the existing ground, being the western Right of Way of Swift Creek Road (N.C.S.R. 1501); Thence, S 88° 21' 03" W for a distance of 404.83 feet to a 5/8" Iron Pipe found 0.2 feet above the existing grade; Thence S 88° 21' 26" W a distance of 569.70 feet to a 5/8" Iron Pipe found 0.2 feet below the existing grade in the eastern Right of Way of Strickland Road (N.C.S.R. 1907), being the point and place of beginning containing 1,818,815 square feet, 41.754 acres.

**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 19<sup>th</sup> DAY OF MAY 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 41.754 acres located on Strickland Road, duly adopted by the Town Council of the Town of Wilson's Mills, North Carolina at a meeting held on May 19, 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**

# Memo

**Date:** 05/19/2025

**To:** Mayor and Councilmembers

**From:** Emily Matthews, Town Clerk

**RE:** Annexation of Parcel ID 05I05021E

---

The following items are for agenda items 7a(i-iii) and are not related to the annexation that was just discussed for the Strickland Road Property.

Emily



## ANNEXATION BY PETITION

Date: 5/9/2025


To the Wilson's Mills Town Council of the Town of Wilson's Mills, Johnston County, North Carolina:

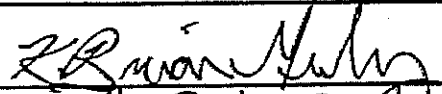
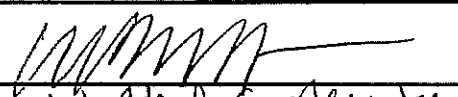
(1) We the undersigned owner(s) of real property respectfully request that the area described in paragraph 2 below be annexed to the Town of Wilson's Mills.

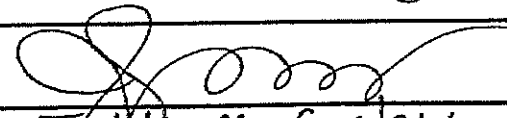
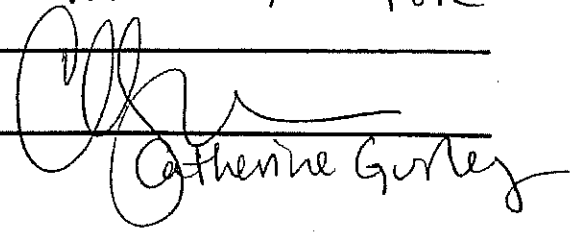
(2) The area to be annexed is contiguous to the Town of Wilson's Mills and the boundaries of such territory are as follows:

(Description will be attached or typed on the back of this page)

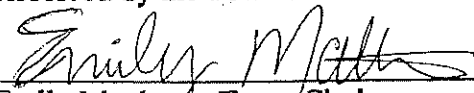
A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Wilson's Mills.

Name	Address	Signature
CCF Gordon Road, LLC;	111 E. North St, Raleigh, NC 27601	
		R. Donavon Munford, Jr, Manager

	
Kenneth Brian Gurley	W. A. P. Gurley, Jr.

	
Judith M. Gurley	Catherine Gurley

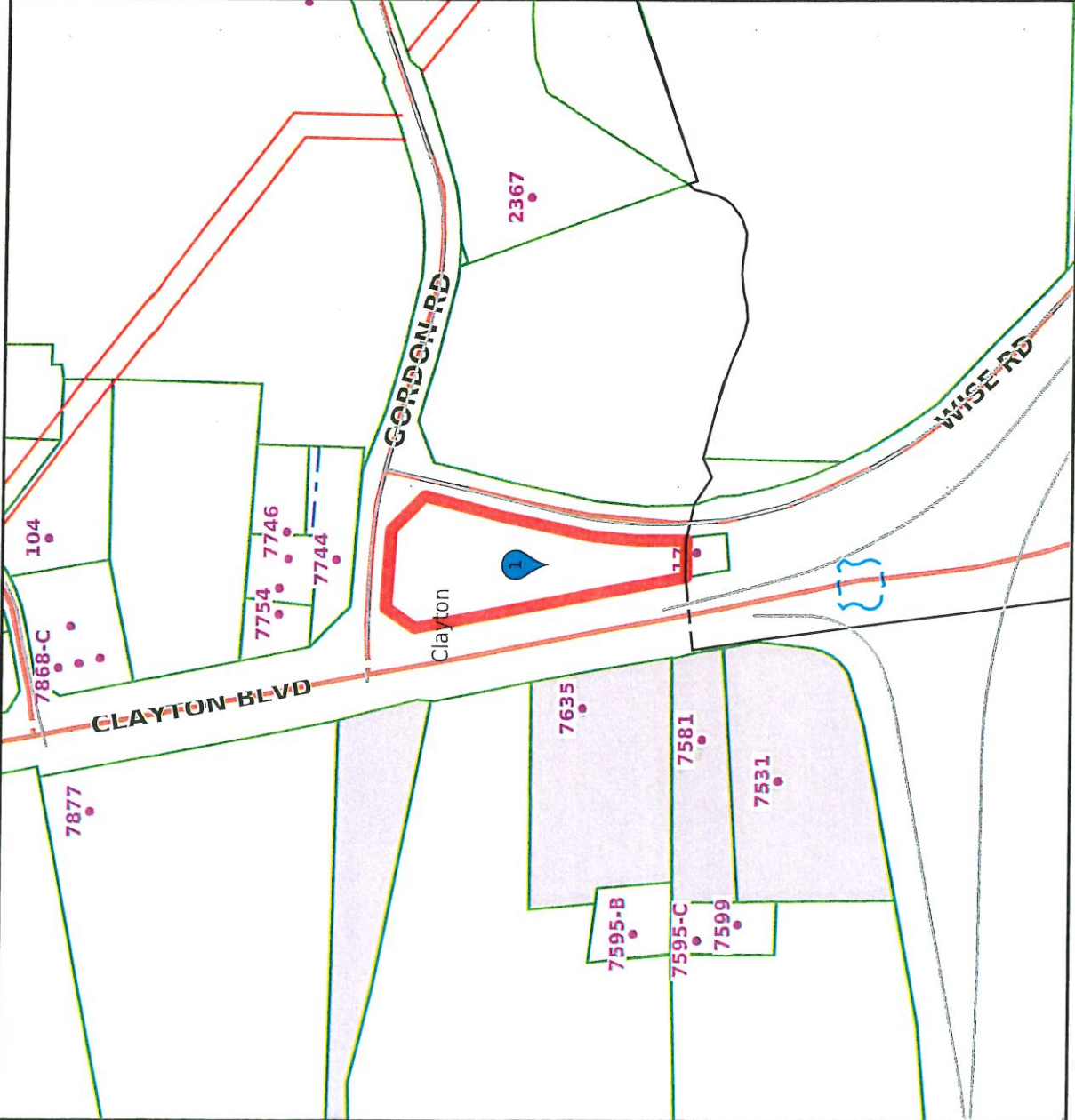
Received by the Town Clerk of the Town of Wilson's Mills this 9<sup>th</sup> day of May, 2025.

  
Emily Matthews, Town Clerk



\*\*\* DISCLAIMER \*\*\*

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



**Result 1**

id: 167700-36-7507  
Tag: 05I05021E  
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.)



**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE  
A PETITION RECEIVED UNDER G.S. 160A-31**

**WHEREAS**, a petition requesting annexation of 1 parcel described in said petition was received by the Town Clerk; and

**WHEREAS**, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

**WHEREAS**, the Town Council of the Town of Wilson's Mills deems it advisable to proceed in response to this request for annexation.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Wilson's Mills that:

The Town Clerk was hereby directed at the May 19, 2025 Council Meeting to investigate the sufficiency of the above-described petition and to certify at the May 2025 meeting to Town Council the result of her investigation.

**DULY ADOPTED THE 19<sup>th</sup> DAY OF MAY 2025**

---

**FLETA A. BYRD, Mayor**

**ATTEST:**

---

**EMILY MATTHEWS, CMC, Town Clerk**

## CERTIFICATE OF SUFFICIENCY

To the Town Council of the Town of Wilson's Mills, North Carolina:

I, Emily Matthews, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Wilson's Mills, this 19<sup>th</sup> day of May 2025.



*Emily Matthews*  
Emily Matthews, cmc Town Clerk

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION  
OF ANNEXATION PURSUANT TO G.S. 160A-58.2**

**WHEREAS**, a petition requesting annexation of the contiguous area described herein has been received; and

**WHEREAS**, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, certification by the Town Clerk as to the sufficiency of the petition has been made.

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

**Section 1.** A public hearing on the question of annexation of the contiguous area described herein will be 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 June 16, 2025.

**Section 2.** The area proposed for annexation is described as follows and can be identified as Parcel ID 05I05021E:

*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.*

The property described hereon is subject to all easements, rights-of-way and restrictions of record.

**Section 3.** Notice of the public hearing shall be published once in the Johnstonian News, a newspaper having general circulation in the Town of Wilson's Mills, at least ten (10) days prior to the date of the public hearing.

**DULY ADOPTED THIS THE 19<sup>th</sup> DAY OF MAY 2025**

---

**FLETA A. BYRD, Mayor**

**ATTEST:**

---

**EMILY MATTHEWS, CMC Town Clerk**