TOWN OF WILSON'S MILLS
TOWN COUNCIL MEETING
September 21, 2026

PRESENT: Mayor Pro-tem JC Triplett, Councilmembers David McGowan, Tim Brown, Carolyn Dobbin, and Doris Riley.

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

CONVOCATION: Mayor Pro-tem Triplett declared a quorum present and called the meeting to order at 6:30pm.

PLEDGE: Mayor Pro-tem Triplett led the pledge of allegiance to the flag.

INVOCATION: Town Manager Leighanna Worley gave the invocation.

APPROVAL OF AGENDA: Mayor Pro-tem Triplett asked for approval of the agenda.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the agenda as presented. Motion carried unanimously.

APPROVAL OF CONSENT AGENDA: Mayor Pro-tem Triplett asked for approval of the consent agenda.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to approve the consent agenda as presented. Motion carried unanimously.

Presentation of Certificates of Appreciation Mayor Pro-tem JC Triplett presented certificates of appreciation to former Planning Board Member Jim Uzzle and former Planning Board Chairman Donald Byrd for their dedicated service to the Planning Board. He also presented a framed proclamation in honor of Mayor Fleta Byrd to the Byrd family.

PUBLIC HEARING: Mayor Pro-tem Triplett opened the public hearing at 6:35pm.

Ordinance to Amend the Unified Development Ordinance Article 10.1.18 – Food Trucks: Mrs. Oldham said the decision on this article of the Udo has gone back and forth between Council and the Planning Board and it seems a mutual ground had finally been found. She said Council previously mentioned adding a warning into the article that would apply for food trucks not adhering to the ordinance. She said the ordinance states the food truck maintains a clean area where parked and leave everything clean when leaving. She said there is a 90 day in town limit for the food truck to operate and a 30-day notice required if they choose to change locations within town limits. There is also a property owner consent form to show that the property owner is aware the food truck will be there.

With no one else wishing to speak, Mayor Pro-tem Triplett closed the public hearing at 6:40pm.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to adopt the following Ordinance to Amend the Unified Development Ordinance Article 10.1.18 – Food Trucks. Motion carried unanimously.

AN ORDINANCE TO AMEND
THE WILSON'S MILLS UNIFIED DEVELOPMENT ORDINANCE – ARTICLE 10.1.18

WHEREAS, the Town Council adopted the amended Unified Development Ordinance on April 20, 2026; and

WHEREAS, the Planning Board held a public meeting on June 22, 2026 and the Town Council held a public hearing on September 21, 2026 to receive public comment and input on the amended Unified Development Ordinance – Article 10.1.18; and

WHEREAS, newspaper notice publications were carried out for the public hearing pursuant to G.S. § 160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Town Council recommending approval of said amendment that was generally consistent with the Town's Adopted Comprehensive Plan; and

WHEREAS, the Wilson's Mills Town Council also finds that the approval of the proposed text amendments in are reasonable and in the public interest.

BE IT ORDAINED BY THE TOWN COUNCIL:

Section 1: Article 10.1.18 of The Unified Development Ordinance of the Town of Wilson's Mills is hereby amended as follows:

10.1.18 Food Trucks

A. Zoning Districts where additional standards below apply: See Article 8 – Table of Permitted Uses.

B. Standards:

1. Must be inspected and approved by the Johnston County Health Department prior to initial set up and at each location change

2. The maximum time permitted per permit shall be 90 consecutive days. If moving to a new location within Town jurisdiction during the 90-day time period, 30 days' notice must be given to the Planning Department.

3. Must have a completed, signed and submitted Property Owner Letter of Consent prior to permit approval.

4. An approved zoning compliance permit with additional standards included must be issued by the Planning Department.

5. A refundable deposit of $200 must be paid with the zoning permit application fee. Refund will be issued via check within 30 days of verification by Zoning Officer that the additional standards were upheld.

6. Property must be kept clean and left clean upon departure in order to be refunded the deposit. If the property is not kept clean and/or left clean, the following

will apply:

1st offense- Deposit withheld

2nd offense- Deposit withheld and no future Food Truck permits in Town jurisdiction.

7. Traffic cannot be impacted by the placement of the food truck.

8. Tables may be placed in front of or on the side of the food truck as long as there is ample parking and appropriate traffic flow.

9. Current permit fees and deposit amounts will be listed on the Town of Wilson's Mills Fee Schedule

10. These standards do not apply to Food Trucks participating in a Town sponsored event.

Section 2: The Town Clerk is hereby authorized and directed to cause the said Unified Development Ordinance for the Town of Wilson's Mills, North Carolina, to be physically revised and amended to reflect the changes ordained by this Ordinance.

Section 3: After reviewing all the information presented, the Wilson's Mills Town Council finds the text amendment request generally consistent with the Comprehensive Plan, and reasonable, and in the public interest.

Section 4: All ordinances or parts of ordinances in conflict with this ordinance are hereby
repealed. If any section, paragraph, subdivision, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause, or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

1st OPEN FORUM

Mayor Pro-tem Triplett opened the 1st Public Forum at 6:42pm.

With no one wishing to speak, Mayor Pro-tem Triplett closed the 1st Open Forum at 6:43pm.

REGULAR BUSINESS

MAYOR PRO-TEM JC TRIPLETT:

Mayor Pro-tem Triplett said he is working as the Mayor until a new Mayor can be appointed. He said he is meeting with Ms. Worley regularly and has attended the recent Mayors meeting.

TOWN MANAGER'S REPORT – Leighanna Worley:

Ordinance to Change Speed Limit on Various Streets:

Ms. Worley referenced the Ordinance to Change Speed Limit on Various Streets in Council's packets. She said she has talked to NC DOT about the intersection of Fire Department Road and Wilson's Mills Road and the fact that Council's concerned about the congestion in that area. She said when speaking with the representatives they suggested reducing the speed in the area as well as reducing the speed on Talton Farm Road and Wilson's Mills Road Extension. She said she is not sure if changing the speed limit will help with the congestion. The changes on Wilson's Mills Road would change the speed limit from 45 to 35 miles per hour, with the exception of the school zone during posted days and times. She said the speed limit in the school zone could

possibly change from 35 to 25 miles per hour. She said the entirety of Wilsons Mills Road Extension would be changed entirely to 35 miles per hour, and Talton Farm Road would change to 25 miles per hour. She said the ordinance can be approved partially to only apply the change of speed limit on certain roads. Councilmember Brown said he doesn't think it is fair for the town to have to change the speed limits rather than Dot taking action in the areas. Councilmember Riley agreed. Ms. Worley said we are looking into changing the speed limits in order to show DOT we are open to the suggestions they are giving us. Councilmember McGowan said the ordinance should be denied entirely and instead go back to DOT with our concerns again.

A motion was made by Councilmember David McGowan and seconded by Councilmember Doris Riley to deny the adoption of the Ordinance to Change Speed Limits on Various Streets. Motion carried unanimously.

Memorial Tree for Mayor Fleta Byrd:

Ms. Worley said Council talked at their August Work Session about a donation that was made by the Wilder Family in honor of Mayor Fleta Byrd who recently passed away. Council decided to use the funds to plant a tree in honor of Mayor Byrd on Town Hall Campus. She spoke with the Byrd family, and they said they thought a crepe myrtle tree would be best. She said Council discussed planting it at the front of Town Hall. She said $100 was donated and after researching she learned the tree would be $65, and a tree marker would range from 30 to 60 dollars. She said the remainder of the funds needed could come out of the budget, but some members of Council wanted the opportunity to donate as well. Councilmember McGowan suggested that Council also does something from the Council in order to honor Mayor Byrd.

After further discussion it was the consensus to move forward with purchasing the tree and tree marker.

Manager Comments/Updates:

Ms. Worley said as of the 17th we are still waiting on the County permits from the Town Hall monument sign.

Ms. Worley said the reduction of the speed limit on various roads was just one suggestion from DOT. She said DOT has reviewed what was done in the area and reviewed multiple times going back to 2022. A signal warrant evaluation as well as a crash analysis was done, and the signal warrant evaluation met the requirements, but the crash analysis didn't. She said the intersection of Wilson's Mills Road and Fire Department Road was also evaluated for potential mobility program funding. She said a light at the intersection wouldn't help the congestion problem due to traffic having to stop at the light. A roundabout in the area would cost 5 to 6 million dollars. She said DOT asked for us to keep our request on the UCPRPO meeting agenda and Mrs. Oldham attends their meetings. She said projects for this year are done but we can hopefully get on the list of projects for next year. Ms. Worley spoke with the manager at JD's Country Store which is at the intersection of Wilson's Mills Road and Fire Department Road and he said the owners are open to the interim solution suggested which was a median in front of the store allowing for only one entrance and one exit. The manager will get signatures from the owners saying they agree to the interim solution, and we can send the appropriate paperwork to DOT. Ms. Worley said while the median may not help with congestion, it will make the intersection safer.

Councilmember McGowan said he mentioned auxiliary police force a couple months ago to help with the congestion problem. Councilmember Brown said

he feels we shouldn't have to use town employees and funds to address the congestion problem because this is occurring on Department of Transportation roads, not town owned roads. Ms. Worley said there used to be an advisory council through the Rural Planning Organization and the elected officials board was called Transpiration Advisory Committee. She said Wilson's Mills hasn't been on the board in years, but this might be a good opportunity for us to have representation on the board. She said she would like to send a letter to the County Commissioners letting them know we are interested in being on the board and she needs a volunteer from Council to serve on the board. Councilmember Brown asked when the board meets and Ms. Worley said every 3 months. Councilmember Tim Brown volunteered to serve on the board with Mayor Pro-tem Triplett as a backup representative. Ms. Worley said she will send a letter letting the Commissioners know we are interested.

PLANNING DIRECTOR – Wendy Oldham:

Mrs. Oldham said she received an annexation petition for landed owned by Smithfield Free Will Baptist Church. She referenced the resolution in Council's packets as well as the supporting info. She said this would be a satellite annexation, and the area is within the interest boundary that was included in the interlocal agreement with the county.

Resolution Directing the Clerk to Investigate Petition of Annexation - Smithfield Free Will Baptist Church - Parcel ID 05I06039C:

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to adopt the following Resolution Directing the Clerk to Investigate Petition of Annexation - Smithfield Free Will Baptist Church - Parcel ID 05I06039C. Motion carried unanimously.

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 September 21, 2026 Council Meeting to investigate the sufficiency of the above-described petition and to certify at the October 2026 meeting to Town Council the result of her investigation.

Certificate of Sufficiency - Smithfield Free Will Baptist Church - Parcel ID 05I06039C:

Mrs. Oldham referenced the Certificate of Sufficiency in Council's packets and said it is signed by Town Clerk Emily Matthews.

Resolution Fixing Date of Public Hearing on Annexation -

Mrs. Oldham said a public hearing will need to be called for the annexation of land owned by Smithfield Free Will Baptist Church.

Smithfield Free Will Baptist Church - Parcel ID 05106039C:

A motion was made by Councilmember David McGowan and seconded by Councilmember Doris Riley to adopt the following Resolution Fixing Date of Public Hearing on Monday October 19, 2026, at 6:30pm in the Council Chambers of Wilson's Mills Town Hall for the Annexation of land owned by Smithfield Free Will Baptist Church - Parcel ID 05106039C. Motion carried unanimously.

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

WHEREAS, a petition requesting annexation of the satellite 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 satellite area described herein will be held at the Wilson's Mills Town Hall Council Chambers, 4083 A Wilson's Mills Road, Wilson's Mills, North Carolina, at 6:30 p.m. on October 19, 2026.

Section 2. The area proposed for annexation is described as follows and can be identified as Parcel ID: 05106039C:

BEGINNING AT A 1" IRON PIPE FOUND IN THE EASTERN MARGIN OF THE RIGHT OF WAY FOR US HIGHWAY 70 BUSINESS AND HAVING NORTH CAROLINA GRID COORDINATES OF NORTHING: 666342.72', EASTING: 2178339.32'; THENCE WITH THE EASTERN MARGIN OF SAID RIGHT OF WAY N 23 ° 08' 31"W A DISTANCE OF 1521.69' TO A 5/8" REBAR WITH CAP SET; THENCE N 77° 47' 02" EA DISTANCE OF 60.29'TO A5/8" REBAR WITH CAP SET; THENCE S 57 ° 26' 26" EA DISTANCE OF 835.99' TO A CONCRETE MONUMENT FOUND; THENCE N 09 ° 43' 13" WA DISTANCE OF 192. 76' TO A 5/8" REBAR WITH CAP SET HAVING NORTH CAROLINA GRID COORDINATES OF NORTHING: 667494.79, EASTING: 2178472.28'; THENCE S 88 ° 34' 49" EA DISTANCE OF 465. 72' TO A CONCRETE MONUMENT FOUND; THENCE S 03 ° 28' 51" EA DISTANCE OF 1044.39' TO A SURVEY NAIL FOUND AT THE BASE OF A BENT 1 /2" IRON PIPE; THENCE S 81 ° 34' 20" WA DISTANCE OF 669.16' TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 23.116 ACRES.

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.

Call Public Hearing Initial Zoning

Mrs. Oldham said the applicant has requested to change the zoning of the parcel

Designation Hearing for Parcel ID 05I06039C:

from County Agricultural to the town zoning of industrial. She said a public hearing will need to be called for the zoning designation.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Doris Riley to call a public hearing for October 19, 2026, at 6:30pm in the Wilson's Mills Town Hall Council Chambers to discuss the Initial Zoning Designation for Parcel ID 05I06039C. Motion carried unanimously.

Call Public Hearing – Special Use Permit – 214 Fire Department Road – parcel ID 17K07020K:

Mrs. Oldham said a Special Use Permit (SUP) has been submitted for 214 Fire Department Road, and a public hearing needs to be called.

Councilmember Brown asked what kind of facility is on the property and Mrs. Oldham said it is a multi-unit assisted home.

A motion was made by Councilmember Tim Brown to deny calling a public hearing regarding the Special Use Permit (SUP) for 214 Fire Department Road until more information can be given to Council.

Mrs. Oldham explained this would just be to call the hearing, and more information would be given to Council prior to the hearing being held. Councilmember Brown said he doesn't want a public hearing until getting more information from Mrs. Oldham and Ms. Worley. Councilmember McGowan said between now and the October meeting Council can receive more information as well as talk with Ms. Worley and Mrs. Oldham.

Councilmember Brown withdrew his previous motion.

Councilmember Dobbin asked if this is the only home like this that has submitted a SUP and Mrs. Oldham said yes. Councilmember Dobbin asked if this would mean someone will be at the home at all times taking care of the residents and Mrs. Oldham said no, it is not required by law to have someone on the premises at all times. She said she has more information about this coming to Council at their Work Session next week. She said when the applicant originally applied, they thought they were under a different category and wouldn't need a SUP. She said after the zoning permit was submitted more information about the facility was given and they had to complete the SUP process. She said the home is already occupied and the state issued approval for the home based on the initial zoning application. She said when the state found out they needed a Special Use Permit, they pulled approval for the home. She said it is unknown if people are still living in the home after the state pulled their approval. She said a supervisor from Department of Social Services will come to the Work Session with more information on their role concerning these homes.

A motion was made by Councilmember David McGowan and seconded by Councilmember Doris Riley to call a public hearing for October 19, 2026, at 6:30pm in the Wilson's Mills Town Hall Council Chambers to discuss the Special Use Permit for 214 Fire Department Road Parcel ID 17K07020K. Motion carried unanimously.

Request to Change Time for Planning Board Meetings:

Mrs. Oldham said it was previously discussed by Council as well as the Planning Board to change the dates and times of the Planning Board meetings each month. She said after speaking with the Planning Board they have decided to change the meetings to the 1st Monday rather than the 4th and the time to

6:30pm rather than 7:00pm. She said since they are advisory board to Council, there will need to be a vote by Council.

Mayor Pro-tem Triplett asked if the public will be made aware of the changes and Mrs. Oldham said we can put an announcement on the town website and Facebook page.

A motion was made by Councilmember David McGowan and seconded by Councilmember Doris Riley to change the time for Planning Board meetings from 7:00pm on the fourth Monday of the month to 6:30pm on the first Monday of the month. Motion carried unanimously.

COUNCILMEMBER COMMENTS:

Councilmember McGowan said citizens of Ives Landing Subdivision have concerns about the new speed limit being enforcement. He said he would make Chief Williams aware of their concerns.

2nd OPEN FORUM

Mayor Pro-tem Triplett opened the 2nd Public Forum at 7:35pm.

With no one wishing to speak, Mayor Pro-tem Triplett closed the 2nd Open Forum at 7:36pm.

MOTION TO GO INTO CLOSED SESSION:

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to go into Closed Session at 7:36pm pursuant to N.C.G.S. 143-318.11(a)(3) "…consult with attorney…" and invite Planning Director Wendy Oldham into the Closed Session. Motion carried unanimously.

MOTION TO COME OUT OF CLOSED SESSION:

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to come out of Closed Session at 9:32pm and stated Planning Director Wendy Oldham was present for the Closed Session. Motion carried unanimously.

ADJOURN:

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

The meeting adjourned at 9:33pm.

TOWN OF WILSON'S MILLS NORTH CAROLINA ESTABLISHED 1868

JC TRIPLETT, Mayor Pro-tem

ATTEST:

EMILY MATTHEWS, CMC
Town Clerk