TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
October 17, 2022

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

OTHERS PRESENT: Town Administrator/Clerk Leighanna Worley and Town Attorney Gabriel Du Sablon

CONVOCATION: Mayor Byrd declared a quorum present and called the meeting to order at 6:32pm.

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

INVOCATION: Mayor Byrd gave the invocation.

APPROVAL OF AGENDA: Mayor Byrd asked for the approval of the agenda.

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

APPROVAL OF MINUTES: Mayor Byrd asked for any comments or corrections to the minutes for the Regular Town Council Meeting for September 19, 2022.

Regular Town Council Meeting- September 19, 2022:

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to approve the Regular Town Council Meeting Minutes for September 19, 2022, as presented. Motion carried unanimously.

Closed Session – September 19, 2022: Mayor Byrd asked for any comments or corrections to the minutes for the Closed Session Meeting for September 19, 2022.

A motion was made by Councilmember Randy Jernigan and seconded by Mayor Pro-tem JC Triplett to approve the Closed Session Meeting Minutes for September 19, 2022, as presented. Motion carried unanimously.

Special Meeting Minutes – September 30, 2022 Mayor Byrd asked for any comments or corrections to the minutes for the Special Council Meeting for September 30, 2022.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the Special Council Meeting Minutes for September 30, 2022, as presented. Motion carried unanimously.

Special Meeting Minutes – October 3, 2022 Mayor Byrd asked for any comments or corrections to the minutes for the Special Council Meeting for October 3, 2022.

A motion was made by Councilmember Carolyn Dobbin and seconded by Councilmember Tim Brown to approve the Special Council Meeting Minutes for October 3, 2022, as presented. Motion carried unanimously.

PUBLIC HEARINGS Mayor Byrd opened the public hearing at 6:36pm.

Ordinance to Rezone – 5300 Wilson's Mills Road Jeff and Dawn Hodge of 5308 Wilson's Mills Road asked about the lot size and how much is taking away. Mayor Byrd said that it is going from 30,000 to 20,000 square feet. The previous zoning is not buildable, but the rezone would make it buildable. Mrs. Hodge stated that she is not in favor of the rezone.

Cliff Holloman of National Land Reality in Kinston, North Carolina referenced the handout given to Council and stated this is lot one of Poplar Creek subdivision. He stated that he is attending the meeting on behalf of the builders, and they have stated that the landowners surrounding the property will not be landlocked. Councilmember Brown asked if Mr. Holloman and the builder have worked with the Planning Department to make sure everything is in order for the rezone. Development Compliance Officer Wendy Oldham said that she has met with Mr. Parrish, the builder, and he is familiar with the conditions of the rezone and everything is in order.

With no one else wishing to speak Mayor Byrd closed the public hearing at 6:47pm.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to adopt the Ordinance to Rezone 5300 Wilson's Mills Road from SFR-1 to SFR-2. Motion carried unanimously.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to adopt a Statement that the rezoning of 5300 Wilson's Mills Road from SFR-1 to SFR-2 was consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan and reasonable for the reasons stated in the Staff Report/Request for Council Action and the Findings of Fact listed therein. Motion carried unanimously.

Ordinance to Rezone – 4083 Wilson's Mills Road – Tract One

Mayor Byrd opened the public hearing at 6:49pm.

A resident of Wilson's Mills Road asked what it means to go from industrial to civic. Mayor said it is now being used for business and has to be rezoned in order to be used for town use.

With no one else wishing to speak Mayor Byrd closed the public hearing at 6:52pm.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to approve the rezoning of 8.121 acres located at 4083 Wilson's Mills Road from Industrial to Civic, based on a finding that the rezoning was consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan and reasonable for the reasons stated in the Staff Report/Request for Council Action and the Findings of Fact listed therein. Motion carried unanimously.

Ordinance to Rezone – 4083 Wilson's Mills Road – Tract Two

Mayor Byrd opened the public hearing at 6:55pm.

With no one wishing to speak, Mayor Byrd closed the public hearing at 6:56pm.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Carolyn Dobbin to approve the rezoning of 3.391 acres located at 4083 Wilson's Mills Road from Industrial to Civic, based on a finding that the rezoning was consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan and reasonable for the reasons stated in the Staff Report/Request for Council Action and the Findings of Fact listed therein. Motion carried unanimously.

Ordinance to Rezone – 4083 Wilson's Mills Road – Tract Three

Mayor Byrd opened the public hearing at 6:57pm.

With no one wishing to speak, Mayor Byrd closed the public hearing at 6:58pm.

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to approve the rezoning of 6.870 acres located at 4083 Wilson's Mills Road from Industrial to Mixed Use, based on a finding that the rezoning was consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan and reasonable for the reasons stated in the Staff Report/Request for Council Action and the Findings of Fact listed therein. Motion carried unanimously.

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 7:00pm.

Jim Uzzle of 138-C Uzzle Industrial Drive commended the town on the new welcome sign on Fire Department Road. He said it looks great and hopes there will be more updated welcome signs in town soon.

With no one else wishing to speak, Mayor Byrd closed the 1st Open Forum at 7:01pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd addressed the purchase of the new town hall property on Wilson's Mills Road. She said this property and the buildings will be not only for town hall but also buildings for maintenance, utilities, and the police department in the future. Councilmember McGowan stated that he has heard several residents concerned that 8.91 of the 11.5 acres is wetland. Councilmember McGowan clarified it is not wetlands in that area.

TOWN ADMINISTRATOR'S REPORT – Leighanna Worley:

Town Administrator Worley gave updates on the new town hall purchase and said that staff is still working on the completion of the purchase agreement. She said that she has spoken with the Local Government Commission (LGC) so that they are aware of the purchase and the item will be placed on the LGC's agenda for December 6th. She stated that the closing on the property should be by the end of 2022 and move in can start in the beginning of 2023.

Ms. Worley said that the requests for qualifications (RFQs) for the sewer feasibility study are ready to be sent out, but we are waiting on grant information. She said that the RFQs should be in in time for Council's November meeting.

Ms. Worley said the Citizen's Academy that was planned for this fall will be moved to next spring due to the current lack of space in town hall. She said once staff has relocated to the new town hall, we will be able to hold the Citizens Academy there.

FINANCE OFFICER'S REPORT – Sherry Hudson:

Finance Officer Sherry Hudson referenced the financials for the month ending September 2022 in Council's packets and there were no questions.

Review of Financial Statements – September 2022:

Ms. Hudson said that the auditor is still working on the audit for the 2021-2022 fiscal year. She stated that the audit will need to be complete before we can be on the LGC agenda for the new town hall.

PLANNING AND ZONING REPORT – Wendy Oldham

Development Compliance Officer Wendy Oldham referenced the Planning Department report in Council's packets and there were no questions.

Call Public Hearing – Rezone Request – 200 Powhatan Road

Mrs. Oldham said that the owner of 200 Powhatan Road has requested a rezone from SFR2 to MU. She said this will be a conditional zoning which means the owner would present what they plan to do with the property and Council would be able to enforce conditions of the rezone.

A motion was made by Councilmember Randy Jernigan and seconded by Councilmember Carolyn Dobbin to Call the Public Hearing for the Rezoning of 200 Powhatan Road, for November 21, 2022, at 6:30pm, in the Wilson's Mills Elementary School Cafeteria. Motion carried unanimously.

Call Public Hearing – Rezone Request – 366 Powhatan Road

Mrs. Oldham said that the owner of 366 Powhatan Road is the same owner as 200 Powhatan and has requested a rezone from SFR2 to MU for this property as well. She said this will also be a conditional rezone.

A motion was made by Councilmember Randy Jernigan and seconded by Councilmember Carolyn Dobbin to Call the Public Hearing for the Rezoning of 366 Powhatan Road, for

November 21, 2022, at 6:30pm, in the Wilson's Mills Elementary School Cafeteria. Motion carried unanimously.

Resolution to Accept Streets in Poplar Creek Subdivision

Mrs. Oldham referenced the Request for Action in Council's packets. She stated that the developer for Poplar Creek, Wayne Baker, has requested that the town take over the streets in the subdivision and maintain the upkeep.

A motion was made by Councilmember Randy Jernigan and seconded by Councilmember David McGowan to adopt the following Resolution to Accept Streets in Poplar Creek Subdivision. Motion carried unanimously.

RESOLUTION
To Take In Private Streets
Into the Town of Wilson's Mills

WHEREAS, the Town of Wilson's Mills has coordinated with the developer of Poplar Creek the private streets listed below in an agreement that the Town take these streets into the Town system; and
WHEREAS, said streets meet the standards of NCDOT pursuant to Wilson's Mills Ordinance requirements per the report on file with Clerk's office and dated October 17, 2022,; and
WHEREAS, the Town Council of the Town of Wilson's Mills desires to take said streets into the Town system.
NOW THEREFORE, the Town of Wilson's Mills fully understands the requirements of taking over these streets being listed.

- Jasper Creek Court
- 1,404 feet of Poplar Drive

Councilmember McGowan asked if the retention pond in the subdivision is fenced in, and Mrs. Oldham said that the pond was put in before the ordinances required ponds to be fenced in.

EVENTS REPORT – Emily Matthews

Town Administrator Worley said the Community Day with the Fire Department on the 15th was a huge success. She said that the Events Committee is currently working on the Christmas event for this year and it is being renamed to "Tinsel Tree Lane."

POLICE DEPARTMENT REPORT – Chief Williams

Chief Williams referenced the Police Department report and asked if there were any questions.

Councilmember McGowan asked where most traffic accidents are occurring, and Chief said that most are happening on Highway 70 and are related to the construction taking place.

Councilmember Brown expressed concerns on the new traffic lights crossing 70. He said the timing is off and could be a contributor to more accidents in the future.

Resolution Regarding the North Carolina Governor's Highway Safety Program

Mayor Byrd referenced the Resolution Regarding the North Carolina Governor's Highway Safety Program. She said the grant is for $10,000 to assist with police projects in the future. She asked if there were any questions for Chief Williams and there were none.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to adopt the following Resolution Regarding the North Carolina Governor's Highway Safety Program. Motion carried unanimously.

RESOLUTION REGARDING THE
NORTH CAROLINA GOVENOR'S HIGHWAY SAEFTY PROGRAM

WHEREAS, the Town of Wilson's Mills (herein called the "Agency") has completed an application contract for traffic safety funding; and that Wilson's Mills Town Council (herein called the "Governing Body") has thoroughly considered the problem identified and has reviewed the project as described in the contract;

THEREFORE, NOW BE IT RESOLVED BY THE TOWN OF WILSON'S MILLS IN OPEN MEETING ASSEMBLED IN THE TOWN OF WILSON'S MILLS, NORTH CAROLINA, THIS 17th DAY OF OCTOBER, 2022, AS FOLLOWS:

1. That the project referenced above is in the best interest of the Governing Body and the general public; and
2. That Daniel J. Wright is authorized to file, on behalf of the Governing Body, an application contract in the form prescribed by the Governor's Highway Safety Program for federal funding in the amount of $ 10,000 to be made to the Governing Body to assist in the defraying the cost of the project described in the contract application; and
3. That the Governing Body has formally appropriated the cash contribution of $0 as required by the project contract; and
4. That the Project Director designated in the application contract shall furnish or make arrangement for other appropriate persons to furnish such information, data, documents and reports as required by the contract, if approved, or as may be required by the Governor's Highway Safety Program; and
5. That certified copies of this resolution be included as part of the contract referenced above; and
6. That this resolution shall take effect immediately upon its adoption.

OTHER:

Mayor Byrd said earlier this month most of the local pastors in the area gathered at New Generation for a luncheon with the Police Chief. She said it was a successful event and gave everyone a chance to voice their opinions on how to improve the town moving forward.

Development Compliance Officer Wendy Oldham introduced her two new employees, Planning Technician Leigh Hartley and Code Enforcement Officer Cynthia Paul.

PUBLIC WORKS REPORT – Patrick Moore

Public Works Supervisor Patrick Moore referenced his report in Council's packets and asked if there were any questions.

Mayor Byrd asked how much has been completed on the new dog park. Mr. Moore said that the clearing of the area should be done this week and that a fence will be put up afterwards.

Councilmember McGowan asked for updates on the Kubota mower and Mr. Moore said that the mower was sold recently.

Councilmember McGowan asked about the storage of spare tires for the police vehicles and Mr. Moore said they are stored in the enclosed trailer at Town Hall.

COUNCILMEMBER COMMENTS:

Mayor Byrd asked for any comments from Council.

Councilmember David McGowan stated he feels due to the rapid growth in staff there should be a second town vehicle available. Ms. Worley said this vehicle would probably need to be larger than the current town vehicle which is a Sonata. She said a bigger vehicle will make it easier to carry equipment and have more room for passengers. After discussion it was the consensus of Council to allow Town Administrator Worley to look for a vehicle for no more than $30,000 in cost.

A motion was made by Mayor Pro-tem JC Triplett and second by Councilmember David McGowan to allow Town Administrator Leighanna Worley to look for a town vehicle totaling no more than $30,000. Motion carried unanimously.

Mayor Byrd requested that if a vehicle cannot be found within the price range, Ms. Worley bring the subject back to Council.

Councilmember Brown stated that he would like to see pickleball at the park and requested that staff look into it.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:41pm.

Donald Byrd of 755 Powhatan Road commented there should be a significant sound system at the new town hall because with the current sound system is it hard to hear during some meetings. Mr. Byrd also commented on parking issues on Wilson's Mills Road.

Jim Uzzle asked for an update on the rugby fields at the Community Park. Councilmember McGowan said the field was not properly graded, and they are currently putting down new grass seed. He said that the Rugby Club is working with H&H Homes. Town Administrator Worley said she is meeting with the Rugby Club on Friday as well as representatives from Part F Grants. She said the Rugby Club has offered to donate lights for the fields and Part F Grants will allow us to use the lights as part of the grant matching.

With no one else wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:46pm.

OTHER:

Councilmember McGowan asked if Development Compliance Officer Wendy Oldham could have the retention pond in Poplar Creek fenced in even though it was not required when it was put in. Mrs. Oldham said she would talk to the developer.

ADJOURN:

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

The meeting adjourned at 7:47pm.

Fleta D Byrd
FLETA BYRD, Mayor

Emily A. Matthews
EMILY MATTHEWS
Deputy Clerk