

TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
October 21, 2024

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

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

CONVOCATION: 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 asked for approval of the agenda.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett 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 16, 2024.

Regular Town Council Meeting- September 16, 2024: A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to approve the Regular Town Council Meeting Minutes for September 16, 2024, as presented. Motion carried unanimously.

Work Session Minutes - September 23, 2024: Mayor Byrd asked for any comments or corrections to the minutes for the Work Session for September 23, 2024.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to approve the Work Session Minutes for September 23, 2024, as presented. Motion carried unanimously.

PUBLIC HEARINGS: Mayor Byrd said prior to the meeting the applicant requested the public hearing be postponed until Council's December meeting.

Ordinance to Amend Zoning – Catawba Road – Parcel ID 1708051V: A motion was made by Councilmember Randy Jernigan to table the public hearing for the Rezone of Parcel ID 1708051V until December 16, 2024.

Councilmember McGowan asked why the applicant is asking for the Public Hearing to be moved and Councilmember Tim Brown said that he feels it is unfair to have to postpone when there was not adequate notice that the owner chose to postpone.

Councilmember Randy Jernigan withdrew his previously stated motion.

Mayor Pro-tem JC Triplett said he wants to know why the applicant chose to postpone since it was so last minute and Councilmember McGowan agreed. Councilmember Brown asked if we have sewer capacity in the area of the rezone. Councilmember Jernigan said the amount of sewer capacity is unknown and we do not need to build further until we know we have the proper capacity.

Mrs. Oldham said the applicant wants a soil scientist to access the property before moving forward. She said the primary reason for them wanting the soil scientist is because there are a lot of wetlands on the property so they want to know how much of the area is buildable. She said continuing the public hearing for 2 months will allow them to come up with a more realistic site plan as well.

Mayor Pro-tem Triplett said he doesn't think 2 months is long enough and it could possibly take longer to assess the area and the wetlands.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to continue the public hearing of the rezone of parcel ID 1708051V until December 16, 2024. Motion carried unanimously.

Mayor Byrd welcomed comments about this rezone during public forum. Attorney Du Sablon noted that any comments that will be included in the record for Council's decision will need to be made in December as well when the hearing is continued.

Ordinance to
Amend Zoning –
5691 US Highway 70
Business - Parcel ID
05106028:

Mayor Byrd opened the public hearing at 6:50pm

Mrs. Oldham referenced the application in Council's packets and said the property is currently zoned as Single Family Residential and Commercial but the applicant is asking it be rezoned to Mixed Use. She said this is currently a vacant parcel.

Councilmember McGowan asked what the land is going to be used for and the applicant, Randy Jones, said that it has to be rezoned before moving forward with any plans. He said he currently has a concept but it will not be finalized until it is rezoned.

Councilmember Tim Brown asked about sewer capacity in the area and Mrs. Oldham said Mr. Jones is working with Johnston County Public Utilities to check on sewer capacity.

Crystal Hoffman of 5300 US Highway 70 said she wants to see places in town that the residents will use such as a grocery store or dry cleaners.

With no one else wishing to speak Mayor Byrd closed the public hearing at 7:12pm

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to adopt the following Ordinance to Amend Zoning of 5691 US Highway 70 Business from Single Family Residential and Commercial to Mixed Use. Motion carried unanimously.

AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING ORDINANCE

PROPERTY OWNED BY
WILLIAM R. JONES
59.650 ACRES LOCATED AT 5691 US HIGHWAY 70 BUSINESS FROM
SINGLE FAMILY RESIDENTIAL (SFR-3) AND COMMERCIAL (C-70)
TO MIXED USE (MU)

WHEREAS, a petition has been received from William R. Jones to rezone a 59.650-acre tract of land from SFR-3 (Single Family Residential) and C-70 (Commercial) to MU (Mixed Use); 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 October 21, 2024 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 SFR-3 (Single Family Residential) and C-70 (Commercial) to MU (Mixed Use), and to amend the Wilson's Mills Zoning Map to show the area change:

BEGINNING; thence N 2 Deg 6 Min 16 Sec E a distance of 570.46 feet; thence N 0 Deg 41 Min 55 Sec E a distance of 1534.36 feet; thence N 0 Deg 11 Min 52 Sec E a distance of 198.00 feet; thence S 86 Deg 2 Min 47 Sec W a distance of 574.92 feet; thence N 87 Deg 38 Min 26 Sec W a distance of 1469.69 feet; thence S 24 Deg 12 Min 7 Sec E a distance of 103.91 feet; thence S 26 Deg 36 Min 4 Sec E a distance of 192.47 feet; thence S 27 Deg 51 Min 38 Sec E a distance of 94.51 feet; thence S 27 Deg 40 Min 14 Sec E a distance of 235.41 feet; thence S 24 Deg 51 Min 30 Sec E a distance of 328.60 feet; thence S 46 Deg 34 Min 36 Sec E a distance of 145.87 feet; thence S 82 Deg 3 Min 21 Sec E a distance of 244.38 feet; thence following the curvature thereof an arc (said arc having a chord bearing of S 47 Deg 9 Min 41 Sec E, a clockwise direction, an arc distance of 831.54 feet and a radius of 853.02 feet); thence S 12 Deg 16 Min 1 Sec E a distance of 244.38 feet; thence S 9 Deg 16 Min 20 Sec E a distance of 149.76 feet; thence S 11 Deg 24 Min 17 Sec E a distance of 283.90 feet; thence following the curvature thereof an arc (said arc having a chord bearing of S 18 Deg 17 Min 46 Sec E, a clockwise direction, an arc distance of 104.33 feet and a radius of 197.50 feet); thence S 89 Deg 10 Min 58 Sec E a distance of 455.20 feet to the point and place of BEGINNING, containing 60.143 acres, more or less

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

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

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 7:13pm.

Peggy Overby of 114 Catawba Road said the site on Catawba Drive that was set for public hearing this evening is a wetland and she and her neighbors have strong opinions regarding where any water would go if this area were to be rezoned.

Beth Smith of 109 Northfort Drive asked if new letters are going to be sent out to homeowners for the Catawba rezone and Mayor Byrd said no because the Public Hearing is being continued to December. Mrs. Smith asked how residents will

know it is being continued and Town Attorney Du Sablon said more than likely the ones wishing to speak on the matter are already in attendance at tonight's meeting and will be likely to come back in December.

David Jones of 3935 Wilson's Mills Road said he also owns properties on Mitchner Drive and discussed the wetlands in the area.

Gene Overby of 114 Catawba Drive said adding more people in such a small area will affect the people that are already living in the area. He said he feels postponing the public hearing is unfair and he also believes it is unfair that the residents will not be notified that it is being continued until December.

Crystal Hoffman of 5300 US Highway 70 asked if Sydisco is in our town limits and asked about it expanding. Mayor Byrd directed her to speak with Mrs. Oldham. Ms. Worley later stated that Sydisco is not in our ETJ, it is right outside of the ETJ limits.

Craig Olive of 5278 US Highway 70 said he is concerned about residue from cars affecting well water in the Catawba area.

Mr. Hoffman of 5300 US Highway 70 said he likes the growth in town but he feels Council needs to look at the tax base before they move forward with more developments.

**Exit and Arrival of
Councilmember:**

Councilmember Brown exited the meeting at 7:27pm and rejoined the meeting at 7:30pm

Tony Eason of 214 Mitchner Drive said he was upset that the public hearing is being continued and he and his neighbors are not in favor of the rezone. He said he just wants peace and privacy in their area.

With no one else wishing to speak, Mayor Byrd closed the 1st Open Forum at 7:33pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd said the Johnston County Mayors meeting will be held next week and she plans to attend.

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

**Town Hall Campus
Master Plan RFQ
Approval:**

Town Administrator Worley said the Request For Qualifications (RFQ) for the Town Hall Campus Master Plan was discussed in the work sessions over the summer and there is a draft of the RFQ in Council's packets. She said there are highlighted dates on the RFQ that discuss the timeline of when we would like to send out the RFQ to bidders. She said we are still working on the RFQ for the design of the Police Department which will be helpful in the design of the town campus.

Councilmember Brown asked If Council could talk about this more during their work session next week and Ms. Worley agreed.

OTHER

Ms. Worley gave Council a copy of the survey that was completed of the town hall campus for them to review.

Ms. Worley said the dedication for the Phillip R. Wright Community Park will be on November 10th at 4pm and invited Council and staff to attend.

Councilmember McGowan asked if there were any updates on the dog park and Ms. Worley said there are no updates at this time.

**COUNCILMEMBER
COMMENTS:**

Mayor Fleta Byrd asked if there were any comments from Council.

Mayor Byrd said the Touch A Truck event at the park on Saturday was a success and thanked Events Coordinator Emily Matthews for her hard work. Councilmember Tim Brown agreed. Councilmember Tim Brown thanked the mayor for attending meetings and representing us.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:46pm.

Jim Uzzle of 138C Uzzle Industrial Drive welcomed any citizens to attend Planning Board meetings if they have concerns about growth in town.

With no one else wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:48pm.

ADJOURN:

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to adjourn. Motion carried unanimously.

The meeting adjourned at 7:49pm.



Emily Matthews

EMILY MATTHEWS, CMC
Town Clerk

Fleta A. Byrd

FLETA A. BYRD, Mayor