

FTOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
April 15, 2024

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

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

ABSENT Councilmember Randy Jernigan

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 Councilmember Carolyn Dobbins 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 March 18, 2024.

**Regular Town Council Meeting-
March 18, 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 March 18, 2024, as presented. Motion carried unanimously.

Work Session Minutes - March 25, 2024:

Mayor Byrd asked for any comments or corrections to the minutes for the Work Session for March 25, 2024.

A motion was made by Councilmember Carolyn Dobbins and seconded by Councilmember Tim Brown to approve the Work Session Minutes for March 25, 2024, as amended. Motion carried unanimously.

PUBLIC HEARINGS: Mayor Byrd opened the public hearing at 6:32pm.

Ordinance to amend Zoning – Strickland Road – Parcel ID 17J07022A

Planning Director Wendy Oldham introduced Rob Bailey of R&R Development. Mr. Bailey said the company has helped with several developments in Johnston County. He said this property is being referred to as the RA Lee Property and is located on the corner of Strickland Road and Swift Creek Road. The development will consist of mixed family detached homes and townhomes. According to NCDOT a Traffic Impact Analysis (TIA) is not required but turn lanes will be in front of the primary entrance to the development. Mr. Bailey said the lot width will be 56 feet with a separation of 20 feet. Hammerhead turnarounds will also be put in place for fire safety.

Councilmember David McGowan asked how much open space is in the area and Mr. Bailey said there are 12.86 acres of open space.

Councilmember Brown asked how many residents are expected and Mr. Bailey said 242 homes are planned. Councilmember Brown also asked the size of each

unit and Mr. Bailey said they range from 1400 to 1900 square feet. Councilmember Brown expressed concerns about vehicles parking on the street and Mr. Bailey said a parking lot can be added as a condition to the rezone.

Charles Hanson of 20 Walter Circle stated concerns with the Strickland Road changes and how they do not allow traffic to get directly onto Highway 70.

John Monroe of 1332 Swift Creek Road expressed traffic as well as noise concerns.

Jack Moore of 29 Old English Court said the entrance is directly in front of houses in the area. He expressed concerns about noise as well as houses being too close to the entrance.

Debbie Howard of 221 W Woodlawn Drive said she has no problems with the development coming in but asked if barriers of some kind could be put into place in the area.

Planning Director Oldham said this is a conditional rezone and reviewed the following conditions recommended by Town staff and accepted by applicant:

1. Single Family detached lot width will be 56'
2. Side Setbacks will be 8'
3. Building Separation will be 20' for Townhome structures
4. Minimum street width will be 27'-back to back
5. Valley curb will be used throughout development
6. Hammerhead on stub out streets will be 120'
7. No parking signs on 1 side of stub street

In addition to the following conditions decided on by Council and accepted by applicant.

8. Install stops with signs at stub outs adjoining other properties
9. Minimum 3' berm along Strickland Road with planted buffer
10. Add additional 20 spaces for parking at open space
11. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this rezoning shall be void and of no effect.

Mayor Byrd closed the public hearing at 7:40pm.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett, based on the information set forth in the Request for Council Action and given during the public hearing, to adopt the Statement of Consistency and Reasonableness set forth in the Request for Council Action, and to adopt the following Ordinance to Amend Zoning on Strickland Road from Agriculture to Mixed Use with the following conditions:

1. Single Family detached lot width will be 56'
2. Side Setbacks will be 8'
3. Building Separation will be 20' for Townhome structures
4. Minimum street width will be 27'-back to back
5. Valley curb will be used throughout development
6. Hammerhead on stub out streets will be 120'

7. No parking signs on 1 side of stub street
8. Install stops with signs at stub outs adjoining other properties
9. Minimum 3' berm along Strickland Road with planted buffer
10. Add additional 20 spaces for parking at open space

Motion carried unanimously.

AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING ORDINANCE

PROPERTY OWNED BY
R.A. LEE PROPERTIES, LLC
3.94 ACRES LOCATED ON STRICKLAND ROAD FROM AGRICULTURE (AG)
TO
MIXED USE (MU-1)

WHEREAS, a petition has been received from Robert Bailey on behalf of R.A. Lee Properties, LLC to rezone a 40.29-acre tract of land from AG Agriculture 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 April 15, 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 AG Agriculture to MU Mixed Use, and to amend the Wilson's Mills Zoning Map to show the area change:

BEGINNING AT THE Northwestern corner of the property now or formerly owned by Ebi and Chuck G. Igba and described in that deed recorded in Deed Book 5616, Page 705, Johnston County Registry and traveling with the Western Line of the Igba property South 41 degrees 25 minutes 35 seconds West 381.79 feet to a point; thence North 65 degrees 15 minutes 46 seconds West 176.98 feet to a point; thence North 13 degrees 27 minutes 49 seconds East 109.79 feet to a point; thence North 89 degrees 28 minutes 22 seconds West 153.80 feet to a point; thence North 1 degree 23 minutes 23 seconds East 316.86 feet to a point; thence North 61 degrees 35 minutes 05 seconds West 48.27 feet to a point, thence North 61 degrees 52 minutes 32 seconds East 19.48 feet to a point; thence following a curve with an arc length of 206.4 feet, a radius of 1163 feet, a chord bearing of South 70 degrees 52 minutes 43 seconds East and a chord length of 205.97 feet'; thence following a curve with an arc length of 332.32 feet, a radius of 1163 feet, a

chord bearing of South 57 degrees 36 minutes 44 seconds East and a chord length of 331.19 feet to the point and place of BEGINNING, and containing 3.94 acres, more or less, and identified as Tract 2 on a survey by Alsey J. Gilbert PLS and dated June 9, 2020.

Section 2. The aforementioned rezone is subject to the following conditions:

1. Single Family detached lot width will be 56'
2. Side Setbacks will be 8'
3. Building Separation will be 20' for Townhome structures
4. Minimum street width will be 27'-back to back
5. Valley curb will be used throughout development
6. Hammerhead on stub out streets will be 120'
7. No parking signs on 1 side of stub street
8. Install stops with signs at stub outs adjoining other properties
9. Minimum 3' berm along Strickland Road with planted buffer
10. Add additional 20 spaces for parking at open space
11. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this rezoning shall be void and of no effect.

Section 3. All laws and clauses in conflict with this Ordinance Amendment are hereby repealed.

Section 4. This Ordinance Amendment shall be effective immediately upon adoption.

Ordinance to
Amend Zoning – 42
Talton Farm Road –
Parcel ID
17K08028A

Mayor Byrd opened the public hearing at 7:46pm

Planning Director Oldham introduced David Bergmark with McAdams. Mr. Bergmark said this property is a little over 200 acres and was recently annexed into the town. He also said this is the property or the future high school.

With no one else wishing to speak Mayor Byrd closed the public hearing at 7:55pm

A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to adopt the following Ordinance to Amend Zoning of 42 Talton Farm Road from I2 to Civic. Motion carried unanimously.

AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING ORDINANCE

PROPERTY OWNED BY
LYN ANDREWS
216.840 ACRES LOCATED AT 42 TALTON FARM ROAD FROM I-2 (JOHNSTON COUNTY)
TO
CIVIC (CIV)

WHEREAS, a petition has been received from David Mergmark of McAdams on behalf of Lyn Andrews to rezone a 216.840-acre tract of land from I-2 to CIV Civic; 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 April 15, 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 I-2 to CIV Civic, and to amend the Wilson's Mills Zoning Map to show the area change:

Beginning at a point in the centerline of Southern Railroad, having North Carolina State Plane coordinates of N:663,303.01 feet, E: 2,197,766.10 feet; located North 55°13'32" East, 106.25 feet from NGS Monument "NCRR JO H105 2", having North Carolina State Plane coordinates of N:663,242.41 feet, E: 2,197,678.82 feet; thence along and with the centerline of Southern Railroad North 53°18'30" West, 650.66 feet to a point; thence leaving the centerline of Southern Railroad North 48°38'29" East, 4,420.06 feet to a Concrete Monument found, passing through a Concrete Monument found, on line, at 101.18 feet, passing through a Concrete Monument found, on line, at 2,699.45 feet and passing through a 1/2 Inch Iron Pipe found, on line, at 3,110.49 feet; thence North 66°29'07" East, 345.43 feet to a point in the centerline of Parker Branch; thence along and with the centerline of Parker Branch the following twenty-nine (29) courses and distances: South 1°01'00" East, 34.40 feet to a point; South 3°40'07" West, 55.18 feet to a point; South 39°46'54" West, 7.77 feet to a point; South 34°06'58" East, 8.58 feet to a point; South 77°32'36" East, 26.30 feet to a point; South 62°30'02" East, 23.21 feet to a point; South 71°41'44" East, 21.87 feet to a point; North 75°41'22" East, 15.13 feet to a point; North 27°39'53" East, 25.30 feet to a point; North 78°54'07" East, 23.32 feet to a point; North 56°52'59" East, 42.22 feet to a point; North 73°47'38" East, 47.03 feet to a point; South 89°47'54" East, 68.03 feet to a point; South 71°00'18" East, 79.91 feet to a point; South 65°30'35" East, 84.87 feet to a point; South 77°24'52" East, 39.51 feet to a point; South 75°28'45" East, 48.18 feet to a point; South

46°06'18" East, 57.51 feet to a point; South 40°24'49" East, 37.05 feet to a point; South 14°47'12" East, 34.88 feet to a point; South 6°18'20" East, 66.91 feet to a point; South 39°07'53" East, 54.42 feet to a point; North 82°32'30" East, 33.94 feet to a point; North 75°26'13" East, 55.16 feet to a point; North 35°42'32" East, 66.32 feet to a point; North 8°34'21" East, 67.13 feet to a point; North 23°03'46" East, 86.03 feet to a point; North 42°38'08" East, 55.71 feet to a point; North 43°08'33" East, 77.79 feet to a point on the western bank of the Neuse River; thence leaving the centerline of Parker Branch, along and with the western bank of the Neuse River the following twenty-eight (28) courses and distances: South 37°47'00" East, 73.23 feet to a point; South 38°57'48" East, 120.47 feet to a point; South 34°38'00" East, 313.31 feet to a point; South 33°45'32" East, 107.67 feet to a point; South 37°50'07" East, 69.40 feet to a point; South 32°46'50" East, 183.78 feet to a point; South 23°59'57" East, 69.48 feet to a point; South 30°12'33" East, 217.19 feet to a point; South 27°49'09" East, 216.14 feet to a point; South 19°57'38" East, 51.09 feet to a point; South 28°01'06" East, 118.36 feet to a point; South 37°52'10" East, 66.76 feet to a point; South 24°48'40" East, 168.55 feet to a point; South 33°50'49" East, 77.45 feet to a point; South 33°32'02" East, 137.20 feet to a point; South 24°23'30" East, 142.44 feet to a point; South 27°29'05" East, 138.95 feet to a point; South 20°08'17" East, 155.34 feet to a point; South 19°15'30" East, 105.27 feet to a point; South 14°35'27" East, 51.96 feet to a point; South 26°13'34" East, 189.18 feet to a point; South 20°31'11" East, 112.26 feet to a point; South 28°44'42" East, 56.66 feet to a point; South 25°03'12" East, 168.56 feet to a point; South 21°46'00" East, 111.13 feet to a point; South 21°26'57" East, 98.40 feet to a point; South 27°46'56" East, 127.78 feet to a point; South 23°11'00" East, 109.89 feet to an Iron Rod found; thence leaving the western bank of the Neuse River, South 58°07'36" West, 464.36 feet to an Iron Rod found; thence North 33°45'24" West, 1,440.41 feet to an Iron Rod found; thence South 78°57'32" West, 465.11 feet to an Iron Rod found; thence South 44°29'18" West, 322.60 feet to an Iron Rod found; thence North 89°34'45" West, 340.03 feet to an Iron Rod found; thence North 54°26'37" West, 231.09 feet to an Iron Rod found; thence North 67°04'52" West, 294.24 feet to an Iron

*Rod found; thence South 31°09'50" West, 715.64 feet to an Iron Rod found in the southern 60 foot right-of-way line of Bear Farm Road, passing through an Iron Rod found, on line, at 646.77 feet; thence along and with the southern 60 foot right-of-way line of Bear Farm Road the following seven (7) courses and distances: North 88°14'27" West, 660.74 feet to an Iron Rod found; along a curve to the left, having a radius of 39,971.20 feet, an arc length of 618.34 feet and a chord bearing and distance of North 88°41'02" West, 618.33 feet to an Iron Rod found; North 89°07'38" West, 610.56 feet to a 15 Inch Pine tree; along a curve to the left, having a radius of 146.20 feet, an arc length of 111.86 feet and a chord bearing and distance of South 68°57'17" West, 109.15 feet to an Iron Rod found, passing through an Aluminum Monument found, on line, at an arc length of 98.03 feet; South 47°02'12" West, 334.84 feet to an Iron Rod found; along a curve to the right, having a radius of 15,383.80 feet, an arc length of 504.46 feet and a chord bearing and distance of South 47°58'34" West, 504.43 feet to the **Beginning**, passing through an Aluminum Monument found, on line, at an arc length of 8.91 feet, passing through an Aluminum Monument found, on line, at an arc length of 344.25 feet and passing through an Iron Rod found, on line, at an arc length of 402.21 feet, containing 218.51 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 7:55pm.

Dasha Whitaker of 184 Clearwater Drive asked how long it will take to get a visual of the portion of the developments that will be behind her home. Mayor Byrd referred Ms. Whitaker to make an appointment with Mrs. Oldham to get more information.

With no one else wishing to speak, Mayor Byrd closed the 1st Open Forum at 7:57pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd said she and Town Administrator Worley attended the town and state dinner recently. She said she also attended the sewer meeting as well as the monthly Mayor's meeting. She said there is a lot going on in town as well

in the County and she is staying updated on everything so she can do what is best for our community.

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

**CPRC Proposal for
Facilitation &
Planning – Campus
Master Plan:**

Alana Keegan of Central Pines addressed Council about the process of developing a Master Plan for Town Hall Campus and referenced the proposal in Council's packets. She said the role of Central Pines would be to do an environmental scan including gathering information on staffing needs. She also said they are proposing 3 additional meetings with Council and necessary staff. She said these meetings will include the results of the environmental scan, discussing the desire of Council, and the final meeting would be coming to a consensus of both the staffing needs and the desire of Council. Central Pines would create RFQs and if the process starts in May it should be finished by August.

Councilmember Brown asked who the stakeholders would be and Alana said that would be discussed in the meetings and decided on by Council.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin to approve the CPRC Proposal for Facilitation and Planning for the Town Hall Campus Master Plan. Motion carried unanimously.

**Award Bid for
Branding and Logo:**

Ms. Worley said we received 5 submissions in response to the RFQs send out for the branding and logo. She reviewed the scoring, timelines, and cost of each and said the top 3 were Expanding Eden, Haven Creative, and Small Town Soul. Interviews were held with each company and Small Town Soul is the recommendation of staff. Their total timeline would be 7 months which is longer than other companies but Small Town Soul had a more personal approach. The total bid from Small Town Soul was \$29,500 and Council earmarked \$50,000 so the bid is under budget. Councilmember McGowan and Mayor Pro-tem Triplett said they both liked Smalltown Soul.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to award the bid for Branding and Logo to Small Town Soul for \$29,500. Motion carried unanimously.

**Economic
Development
Advisory Board
Recommendation –
Carolyn Dobbin:**

Ms. Worley referenced the Economic Development application in Council's packets and said up until now Mayor Pro-tem Triplett has been serving on the Board, but Councilmember Dobbin has recently applied. She said if recommended by Council, the application would do to the Johnston County Commissioners for possible appointment.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to recommend Carolyn Dobbin to the Johnston County Commissioners for appointment to the Economic Development Advisory Board. Motion carried unanimously.

**Presentation of
Petition for
Annexation – Reba
C. Walker – Parcel
ID 17K0843I:**

Ms. Worley referenced the petition for annexation for parcel ID 17K0843I.

**Resolution Directing
the Clerk to
Investigate Petition
of Annexation --
Reba C. Walker –
Parcel ID 17K0843I:**

Councilmember Dobbin asked where this property is located and Ms. Worley said it is by Greater Vision Worship Center on Highway 70.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the Resolution Directing the Clerk to Investigate Petition of Annexation. Motion carried unanimously.

Certificate of Sufficiency – Town Clerk Emily Matthews – Reba C. Walker – Parcel ID 17K0843I:

Ms. Worley referred to the Certificate of Sufficiency and asked if there were any questions.

She said the certificate was copied for Council’s packets before it was sealed by the Clerk, but the property has been investigated efficiently.

Resolution Fixing Date of Public Hearing on Annexation – Reba C. Walker – Parcel ID 17K0843I:

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to call the public hearing for May 20, 2024, in the Wilson’s Mills Elementary cafeteria at 6:30pm for the annexation of parcel ID 17K0843I. Motion carried unanimously.

OTHER:

Ms. Worley referenced the email from Interstate Outdoor in reference to the billboard outside of Town Hall. She said the billboard is owned by Interstate Outdoor and reminded Council the previous owner of the Town Hall property agreed to have the billboard removed within 12 months of purchase of the property. The 12 months end in May and Interstate Outdoor offered options rather than removing the billboard. They offered to keep the billboard and would pay the town \$4,000 a year for 10 years. If the town chooses not to go with that option Interstate Outdoors requested a 90 day grace period with the compensation of \$1,000.

Councilmember McGowan suggested placing a Wilson’s Mills ad on the billboard for the 90 days rather than receiving the \$1,000. Mayor Pro-tem Triplett said he is in favor of the 90 day grace period and would prefer to receive the \$1,000. Councilmember Brown said he thinks we should receive \$5,000 instead of \$1,000.

After further discussion a motion was made by Councilmember David McGowan to present the proposal to Interstate Outdoors to allow the billboard to remain in place for no more than 90 days in the amount paid to the town of \$22 per day.

The motion was amended to include that Town Administrator Leighanna Worley has the authority to negotiate with Interstate Outdoors and the authority to sign a short-term lease with them. Motion was seconded by Mayor Pro-tem JC Triplett. Motion carried unanimously.

Ms. Worley said she and the Mayor have spoken with Senators and State Representatives about mail delivery in town. She said Senators Budd and Tillis are willing to help us with this. She also said once you start this process you cannot reapply for mail delivery service again for another 10 years.

PLANNING DEPARTMENT – Wendy Oldham:

Planning Director Wendy Oldham stated the applicant of the property is requesting the property be rezoned from Agriculture to C-70.

Call for Public Hearing – Rezone of Reba C. Walker Property – Parcel ID 17K0843I:

A motion was made by Councilmember David McGowan motion and seconded by Councilmember Carolyn Dobbin to call the public hearing for the rezone of Parcel ID 17K0843I for Monday May 20, 2024, at 6:30pm in the Wilson’s Mills Elementary School cafeteria. Motion carried unanimously.

COUNCILMEMBER COMMENTS:

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

Councilmember Brown said we will need to rename the town streets soon due to development and Mayor Byrd said Mrs. Oldham is working with the appropriate parties to get that done.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 8:44pm.

Jim Uzzle of 138C Uzzle Industrial stated the billboard outside of town hall would be costly and difficult to remove. He also said he thinks the town would be able to make more money by keeping it.

With no one else wishing to speak, Mayor Byrd closed the 2nd Open Forum at 8:46pm.

ADJOURN:

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

The meeting adjourned at 8:46pm.





FLETA A. BYRD, Mayor



EMILY MATTHEWS, CMC
Town Clerk