

TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
August 19, 2024

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 and Town Attorney Gabriel Du Sablon.

ABSENT: Town Clerk Emily Matthews

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: Jim Uzzle gave the invocation.

APPROVAL OF AGENDA: Mayor Byrd asked for any additions or corrections to the agenda.

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

APPROVAL OF MINUTES: Mayor Byrd asked for any additions or corrections on the Regular Town Council Meeting Minutes for June 17, 2024.

Regular Town Council Meeting – June 17, 2024: A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the minutes for the Regular Town Council Meeting for June 17, 2024. Motion carried unanimously.

Work Session Minutes – June 24, 2024: Mayor Byrd asked for any additions or corrections on the Work Session Meeting Minutes for June 24, 2024.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin to approve the minutes for the Work Session Meeting Minutes for June 24, 2024. Motion carried unanimously.

Regular Town Council Meeting – July 15, 2024: Mayor Byrd asked for any additions or corrections on the Regular Town Council Meeting Minutes for July 15, 2024.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to approve the minutes for the Regular Town Council Meeting for July 15, 2024. Motion carried unanimously.

Closed Session Meeting Minutes – July 15, 2024: Mayor Byrd asked for any comments or corrections on the Closed Session Meeting Minutes for July 15, 2024.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to approve the minutes for the Closed Session Meeting Minutes for July 15, 2024. Motion carried unanimously.

PUBLIC HEARINGS:

**Ordinance to
Amend Wilson’s
Mills Code of
Ordinances:**

Mayor Byrd opened the Public Hearing at 6:33pm.

Town Administrator Worley said the Code of Ordinances need to be amended due to the adoption of the Unified Development Ordinance which covers all the articles that are listed in the ordinance.

Mayor Byrd closed the Public Hearing at 6:35pm.

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to adopt the following Ordinance to Amend Wilson’s Mills Code of Ordinances. Motion carried unanimously.

**AN ORDINANCE TO AMEND
THE WILSON’S MILLS CODE OF ORDINANCES**

WHEREAS, the required newspaper notices have been placed in *The Johnstonian News* on August 7, 2024 and August 14, 2024 and a public hearing held at a Regular Meeting on August 19, 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:

BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Wilson’s Mills that the following ordinances which are part of the Wilson’s Mills Code of Ordinances are to be repealed;

- Chapter 2 Administration
 - Article II Boards, Commissions and Agencies
 - Division 2 Board of Adjustment
 - Section 2-48 Establishment and Procedure
- Chapter 6 Buildings and Building Regulations
 - Article III Minimum Housing Standards
 - Section 6-50 through 6-59
- Chapter 8 Businesses and Business Regulations
 - Article II Business Licensing
 - Section 8-19 through 8-36
- Chapter 16 Flood Damage Prevention
 - Article I General
 - Article II Administration
 - Article III Provisions for Flood Hazard Reduction
 - Article IV Legal Status Provisions
 - Sections 16-1 through 16-99
- Chapter 18 Planning and Development
 - Article II Planning Board
 - Article III Stormwater Management
 - Sections 18-19 through 18-64
- Chapter 20 Streets, Sidewalks and Other Public Places
 - Article II Excavations

- Sections 20-19 through 20-24
- Chapter 22 Subdivision Regulations
 - Article I In General
 - Article II Subdivision Procedures
 - Article III Subdivision Design Standards
 - Article IV Certificates and Endorsements
 - Article V Open Space Requirements
 - Sections 22-1 through 22-127
- Chapter 26 Traffic and Motor Vehicles
 - Article VI Junkyards and Automobile Graveyards
 - Sections 26-131 through 26-140
- Chapter 30 Zoning
 - Article I General
 - Article II District Regulations
 - Article III Development Standards
 - Article IV Watershed Regulations
 - Article V Nonconformities
 - Article VI Administration and Amendments
 - Article VII Permits; Certificates; Plans; Amendments
 - Article VIII Enforcement
 - Sections 30-1 through 30-732

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 6:36pm.

With no one wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:37pm.

MOTION TO GO INTO CLOSED SESSION:

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin at 6:37pm to go into Closed Session pursuant to N.C.G.S. 143-318.11(a)(1) "...to prevent disclosure of privileged information..." Motion carried unanimously.

MOTION TO COME OUT OF CLOSED SESSION:

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to come out of closed session at 7:00pm. Motion carried unanimously.

Call to Order:

Mayor Byrd called the meeting back to order at 7:00pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd said the groundbreaking at the new high school was a good experience and she thanked the staff and Councilmembers that were able to attend. She said she has been attending meetings of the Mayors Association and have been discussing water and sewer with the county. She also said Community Day on August 17th was a success and thanked the staff and Councilmembers that attended.

TOWN ADMINISTRATOR'S REPORT – Leighanna Worley:

Grant Project Fund Budgeting Breakdown:

Ms. Worley said the scope of work that was sent to the state is in Council's packets. This scope of work includes a line item breakdown of the grant project funds and she said most of the numbers listed are estimate because none of the money has been spent yet other than for design services. She said the funds are planned to be used for the Council chamber upfit, master plan for town hall campus, Police Department design, new town hall sign, and veteran's memorial.

The funds can also be used on the town hall front entrance, wayfinding signage throughout campus, ADA upgrades throughout building, and replacement of all HVAC in building.

Ms. Worley said she will keep Council updated and give them updated financials each month.

310ai Additional Services Agreement No. 2 – Front Entrance:

Ms. Worley said the Additional Service Agreement in their packets was tabled at a previous meeting due to Council wanting to receive estimates for the chambers as well as the remaining funds from the grant. She said this additional work would remove the vestibule from the front entrance and add a covered walkway. She said this would match the entrance to the Council chambers.

Mayor Byrd said she thinks Council needs to move forward with changing the front entrance due to the grant money being available to have the work done. She said the front and back entrances matching will be beneficial and makes things look more cohesive. Mayor Pro-tem JC Triplett agreed with Mayor Byrd. Councilmember Brown expressed concerns about the funds being used before the work is even started.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the 310ai Additional Services Agreement No. 2. Voting in favor of the motion were Mayor Pro-tem JC Triplett, Councilmembers Randy Jernigan, Carolyn Dobbin, and David McGowan. Voting in opposition of the motion was Councilmember Tim Brown. Motion passed 4 to 1.

PLANNING DEPARTMENT – Wendy Oldham:

Letter of Support for Johnston County Great Trail State Program (GTSP) Grant Application:

Planning Director Wendy Oldham referenced the request for council action in Council’s packets and said Johnston County is applying for a grant to purchase land along Talton Farm Road and the Neuse River to be used for the Mountain to Sea Trail and East Coast Greenway, both of which go through Wilson’s Mills. This land acquisition will bring connectivity between Wilson’s Mills and other communities as well as bring visitors to our Town to support our new businesses that are currently being planned. Once purchased, this land can only be developed for outdoor recreation activities/purposes. It will also preserve the natural habitats for our wildlife. It will be located directly beside the new Wilson’s Mills High School and Wilson’s Mills Middle School, which will help connect these schools with neighborhoods and other communities and give families a great place to enjoy the outdoors.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan to approve the Letter of Support for Johnston County Great Trail State Program Grant Application and allow Mayor Byrd to sign the letter. Motion carried unanimously.

COUNCILMEMBER COMMENTS:

Councilmember McGowan discussed the developments and growth in town and mentioned Council needing to investigate ways to slow down the rapid growth. Councilmember Brown agreed and said we need more commercial before moving forward with additional residential. Mayor Byrd reminded Council there are no rooftops yet, they are still in the planning stages. She suggested giving this assignment to the Planning Board in order to slow down growth. Mayor Pro-tem Triplett said he thinks if we limit further residential growth commercial business will not want to come into town. Councilmember McGowan asked how many houses have been approved to come into town and Planning Director Wendy Oldham said about 3,400. Attorney Du Sablon said this assignment would be best given to the Planning Board. More discussion followed in regard

to when Council has control over rezones versus when they do not. Council also discusses quasi-judicial hearings and conditional rezones.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:36pm.

Jim Uzzle of 138C Uzzle Industrial said window treatments on west side of Town Hall are needed and that needs to be included in any estimates received. He also expressed concerns about commercial growth in town as well as the changes on Highway 70.

With no one else wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:40pm.

MOTION TO GO INTO CLOSED SESSION:

A motion was made by Mayor Pro-Tem JC Triplett and seconded by Councilmember David McGowan to go into Closed Session at 7:40pm pursuant to N.C.G.S. 143-318.11(a)(6) Personnel. Motion carried unanimously.

MOTION TO COME OUT OF CLOSED SESSION:

A motion was made by Councilmember Randy Jernigan and seconded by Mayor Pro-tem JC Triplett to come out of closed session at 8:25pm. Motion carried unanimously.

ADJOURN:

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

The meeting adjourned at 8:25pm.



ATTEST



EMILY MATTHEWS, CMC
Town Clerk



FLETA A. BYRD, Mayor