

TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
March 18, 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 Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin 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 February 19, 2024.

**Regular Town
Council Meeting-
February 19, 2024:**

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to approve the Regular Town Council Meeting Minutes for February 19, 2024, as presented. Motion carried unanimously.

**Work Session
Minutes - February
26, 2024:**

Mayor Byrd asked for any comments or corrections to the minutes for the Work Session for February 26, 2024.

Councilmember McGowan mentioned a typographical error on page 2 of the minutes.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin to approve the Work Session Minutes for February 26, 2024, as amended. Motion carried unanimously.

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 6:33pm.

Sean Hanlon of 124 Waber Court brought minutes from past Council meetings to reference as he expressed his concerns about TJ Auto which is beside his home. He stated there is no fence around the business and there are still issues with the outdoor lighting which causes the light to shine into his home at night. Mayor Byrd suggested Mr. Hanlon speak with Planning Director Wendy Oldham. Mayor Byrd also said it is outlined in the town's ordinances how long a business has to repair any issues that conflict with the ordinances. Town Administrator Worley said she and Mrs. Oldham have answers to Mr. Hanlon they were going to present tomorrow but Mrs. Oldham has answers tonight if she may address Council. Mrs. Oldham said Mr. Nelson, the owner of the business, was given conditional zoning approval so he could open the business on the grounds that he would move forward with the required changes. She said Mr. Nelson is willing to put up a fence as well as a privacy screening on the fence to screen out any light. Mr. Nelson also downgraded the bulb for the outdoor

lighting and turned it, so it is shining towards the ground and not into Mr. Hanlon's window. Mr. Hanlon stated it is a motion spotlight and turns on randomly. Councilmember Brown called point of order and asked Mr. Hanlon what the direct issue is. After further discussion, Councilmember David McGowan said Council could not make a decision tonight and asked if all parties can get together and make a decision that best benefits everyone. Mr. Hanlon said he doesn't agree with the decision, but he will respect it if necessary and agreed to meet with Mrs. Oldham to discuss these issues further.

With no one else wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:47pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Fleta Byrd stated she has no report at this time.

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

Ms. Worley said the scheduled work session for April is for April 22nd and that is the day she and the Mayor will be leaving for a conference with the League of Municipalities so she would like the work session to be moved to the following week which is April 29th.

**Reschedule April
Work Session:**

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to change the Council work session from April 22nd to April 29th. Motion carried unanimously.

Mrs. Worley also mentioned with the work sessions being at 5:30pm it is not giving Council enough time to discuss all items as well as adjourn in time for the Planning Board to set up for their 7:00pm meeting. Ms. Worley asked if Council would be available to move the time to 5:00 rather than 5:30. She also stated it might be best to change all conversations with 310 Architecture and Interiors regarding the upfit of Council chambers to special meetings in order to be able to discuss the project thoroughly. Some Councilmembers express concerns about changing the time to 5:00pm due to their work schedules. Councilmember McGowan stated he does not like the work sessions because he feels they are not open enough due to not being recorded. Mayor Pro-tem Triplett said he likes the work sessions and doesn't mind moving them to another day if that would be easier. Mayor Fleta Byrd asked if moving the time to 5:00 would be acceptable to Council. Councilmember Brown suggested special meetings for discussion with 310 rather than having them join the work sessions.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to change the time of Council Work Sessions from 5:30pm to 5:00pm. Motion carried unanimously.

Ms. Worley clarified that moving forward work sessions will discuss budgeting items and departmental reports and special meetings will be called to discuss the Council Chambers with 310.

**Discussion of Town
Hall Campus Master
Plan:**

Ms. Worley mentioned the need for a Town Hall Campus Master Plan. She said Lee Worsley with Central Pines would be willing to come in and help with the plan. The plan would cover parking, entrance and exits involving the council chambers as well as road development.

**Appointment to
Events Committee –
Jeffery Barley:**

Ms. Worley referenced the Events Committee Appointment application for Jeffery Barley and stated he is part of the Clayton Rugby Club.

A motion was made by Councilmember Tim Brown and seconded by Mayor

Pro-tem JC Triplett to appoint Jeffery Barley to the Events Committee. Motion carried unanimously.

OTHER:

Ms. Worley said the livability publication that Council approved to purchase an ad in has been received at Town Hall and it looks great. She also said there are extra copies at Town Hall for anyone who would like a copy.

Ms. Worley said we have received 5 submittals for Requests for Qualifications (RFQs) for branding and logo, and they will be presented to Council at their April meeting.

Ms. Worley gave updates on the Council Chambers upfit and said 310ai have started working and should have plans ready for Council next week. She said she has received 4 schematic plans, and she will bring them to Council at their next meeting with 310ai.

Ms. Worley gave updates from DOT regarding new traffic patterns. She said the closing of Uzzle Industrial Drive, and the opening of the service road is expected to happen around March 25th and openings of various other roads in town will happen in April. All traffic for Highway 70 will be shifted to the newly constructed bridges in August or September and the final paving and road markings will be completed in late fall or early spring.

Councilmember Brown said the interchange at Swift Creek Road and Highway 70 is confusing. Ms. Worley said she can contact DOT to put up additional signage.

**PLANNING
DEPARTMENT – Wendy
Oldham:**

**Call for Public
Hearing – Rezone of
Parcel ID
17J07022A**

Planning Director Wendy Oldham stated the applicant is requesting the property be rezoned from Agriculture to Mixed Use. Councilmember McGowan asked where this parcel is located, and Mrs. Oldham said this is located on Strickland Road near Swift Creek Road.

A motion was made by Councilmember David McGowan motion and seconded by Mayor Pro-tem JC Triplett to call the public hearing for the rezone of Parcel ID 17J07022A for Monday April 15, 2024, at 6:30pm in the Wilson’s Mills Elementary School cafeteria. Motion carried unanimously.

**Call for Public
Hearing – Rezone of
Parcel ID
17K08028A**

Planning Director Wendy Oldham stated the applicant is requesting the property be rezoned from I2 to Civic. I2 is a Johnston County designation.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to call the public hearing for the rezone of Parcel ID 17J07022A for Monday April 15, 2024, at 6:30pm in the Wilson’s Mills Elementary School cafeteria.

Councilmember Jernigan asked if this property is for the newly planned schools and Mrs. Oldham said yes.

With a motion on the table, the motion carried unanimously.

**Amended
Memorandum of
Understanding –
Upper Coastal Plain
Rural Planning
Organization:**

Mrs. Oldham referenced the Request for Action in Council’s packets. She said on October 7, 2002, the Town of Wilson’s Mills entered into an agreement through Memorandum of understanding (MOU) with Upper Coastal Plain Rural Planning Organization (UCPRPO) regarding transportation planning. At the time, the Local Purchasing Agency (LPA) was Nash County. On September 14, 2022, approved to move the LPA to City of Wilson. Councilmember McGowan

asked if this has any direct effect on the transportation plans in Wilson’s Mills and Mrs. Oldham said no.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the adoption of the Amended Memorandum of Understanding for cooperative, comprehensive and continuing transportation planning and continue the establishment of a Rural Planning Organization for the County of Johnston, municipality of Wilson’s Mills. Motion carried unanimously.

COUNCILMEMBER COMMENTS:

Mayor Fleta Byrd asked if there were any comments.

Councilmember McGowan spoke about the food drive at Wilson’s Mills Elementary School. He said he and Public Works Director Patrick Moore bought food earlier this month and helped feed 20 families with the funds Council budgeted this year.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:18pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:19pm.

ADJOURN:

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

The meeting adjourned at 7:19pm.





FLETA A. BYRD, Mayor



EMILY MATTHEWS, CMC
Town Clerk