



**COUNCIL MEETING
APRIL 15, 2024
6:30 P.M.**

ORDER OF BUSINESS

- 1. PLEDGE TO FLAG**
- 2. INVOCATION**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - a. Regular Town Council Meeting - March 18, 2024
 - b. Work Session Meeting Minutes - March 25, 2024
- 5. PUBLIC HEARING**
 - a. **ORDINANCE** to Amend Zoning - Strickland Road - Parcel 17J07022A
 - b. **ORDINANCE** to Amend Zoning - 42 Talton Farm Road - Parcel 17K08028A
- 6. 1st OPEN FORUM**
- 7. REGULAR BUSINESS:**
 - a. MAYOR FLETA BYRD
 - b. TOWN ADMINISTRATOR - Leighanna Worley
 - i. CPRC Proposal for Facilitation & Planning - Campus Master Plan
 - ii. Award Bid for Branding and Logo
 - iii. Economic Development Advisory Board Appointment - Carolyn Dobbin
 - iv. Presentation of Petition for Annexation - Reba C. Walker - Parcel ID 17K08043I
 - v. **RESOLUTION** Directing the Clerk to Investigate Petition of Annexation -Reba C. Walker - Parcel ID 17K08043I
 - vii. **CERTIFICATE** of Sufficiency - Town Clerk Emily Matthews -Reba C. Walker - Parcel ID 17K08043I
 - viii. **RESOLUTION** Fixing Date of Public Hearing on Annexation - Reba C. Walker - Parcel ID 17K08043I
 - c. PLANNING - Wendy Oldham
 - i. **Call For Public Hearing** - Rezone of Parcel ID 17K08043I
 - d. COUNCILMEMBER COMMENTS
- 8. 2nd OPEN FORUM**
- 9. ADJOURNMENT**

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.

ATTEST:

FLETA A. BYRD, Mayor

EMILY MATTHEWS, CMC
Town Clerk

TOWN OF WILSON'S MILLS
WORK SESSION
March 25, 2024

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

OTHERS PRESENT: Town Administrator Leighanna Worley, Town Clerk Emily Matthews, Finance Officer Sherry Hudson, Public Works Director Patrick Moore, Planning Director Wendy Oldham, and Police Chief AZ Williams.

ABSENT: Councilmember Randy Jernigan

CONVOCATION: Mayor Byrd declared a quorum present and called the meeting to order at 5:06pm.

Departmental Report Q&A: Town Administrator Worley asked if there were any questions about the departmental reports.

Councilmember McGowan asked Chief if the applicants for employment have already completed Basic Law Enforcement training or if they are still currently enrolled. Chief said 2 of the applicants are from other departments and one of them is out of state.

Councilmember Brown asked if we are under contract with Flatiron, the company who is working on the paving of the roads. Chief said there is not a contract, rather there was an agreement between Flatiron and the Police Department that we would provide assistance so they would not have to reach out to other agencies.

Councilmember David McGowan mentioned that the chart in the Police Department report was missing the month of November.

Councilmember Dobbin asked if all phases of Wilson's Ridge is on the same side of the road. Planning Director Oldham said phases 1, 2, 4, and 5 are on the same side as town hall and phase 3 is on the opposite side beside Kids Kountry daycare.

Councilmember McGowan asked if the community service workers can pick up election signs around town. Public Works Director Patrick Moore said we currently do not have any community service workers and Mrs. Oldham said that would fall under the Code Enforcement Officer's job and she will get it taken care of.

**Town Administrator
Project Updates**

Ms. Worley said there is a meeting about the Comprehensive Utilities Study on Wednesday of this week.

Ms. Worley said the branding and logo RFQ's will be ready to present to Council at their April meeting.

Ms. Worley said Council will need to call a special meeting to meet with 310ai for updates on the Council chambers. She said available dates will be April 8th and April 11th after 5:00pm.

Ms. Worley mentioned the need for a Town Hall Campus master plan and said Lee or Alana from Central Pines would be willing to facilitate the process for constructing a master plan. She said the plan would cover if any roads would extend into the development next to town hall, where the Police Department would be, where the veterans memorial would be located as well as other changes.

Councilmember McGowan asked when the billboard outside of Town Hall will be removed and Ms. Worley said the previous owner has until May to have it removed. Councilmember McGowan also asked when the front of Town Hall will read “Wilson’s Mills Town Hall” and Ms. Worley said that should change when the branding and logo is completed.

Exit of Councilmember

Councilmember Tim Brown stepped out of the meeting at 5:34pm and returned at 5:36pm during discussion.

Ms. Worley reviewed the budget spreadsheets and said the blue highlighted areas are for the new positions that are being requested. She stated on the first page the 3 million dollars received from the state is listed. She said these funds are for the Town Hall campus and has also been added to the expenditures to balance out the budget. These funds have to be used by October of 2025.

Ms. Worley said there is \$245,000 left from loan that was taken out for the purchase of Town Hall. She also said our fund balance has depleted due to the purchase of Town Hall and we need to build it back up so it is at the 33% that is required by the Town’s fund balance policy.

Ms. Worley also discussed the need for a Capital Improvement Plan which would cover the needs for each department for 10-15 years.

POLICE DEPARTMENT

Ms. Worley said the Police Department is budgeted for 2 new officers this year in addition to an administrative assistant and the 2 officers they did not receive last fiscal year. Ms. Worley reviewed the need for additional vehicles in the department. She said the vehicle maintenance line-item amount may come down depending on if the Public Works Department is able to do the work in house. She also said the ammunition has increased to \$8,000 due to the need for additional Glockes and tasers in the department.

Councilmember Brown asked if we have asked DOT about using their gas pumps as well as suggested us contacting a petroleum company to receive gasoline wholesale. Chief and other department heads pointed out there are issues with liability in the buying and storage of gasoline wholesale.

Chief said soon the department will be receiving WEX cards to use for gas which is universal and will allow the officers to shop around for the cheapest gas rather than staying only at stations in Wilson’s Mills.

Ms. Worley reviewed line items including uniforms for new staff as well as additional cameras in town.

**PUBLIC WORKS
DEPARTMENT**

Ms. Worley said the new position for the Public Works Department is highlighted but the salary could change based on experience. She also said a skid steer machine is also budgeted for and that will be around \$80,000-\$100,000. In addition the trailer for hauling the skid steer machine is budgeted for \$10,000. The lines for uniforms and capital outlay for vehicles are also being increased due to the needs for the new employee that is budgeted for.

EVENTS DEPARTMENT

Ms. Worley said the Events Department budget was \$11,000 for festivals prior to COVID and then it dropped due to the lack of events including the Pumpkin Festival. The Events Committee plans to make the Christmas event into a 2-day festival this year and so the budget for the Events Department is \$14,000. Mayor Byrd stated she thinks it is a good idea to increase the events budget. Councilmember David McGowan asked about the Silver Stars program and Ms. Worley said they stopped meeting both due to COVID and to not having a space to meet but there has been mention of them getting together for lunch

each quarter.

ADJOURN:

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

The meeting adjourned at 6:46pm.

FLETA A. BYRD, Mayor

ATTEST:

EMILY MATTHEWS, CMC
Town Clerk

Request for Council Action

Agenda Item 5a

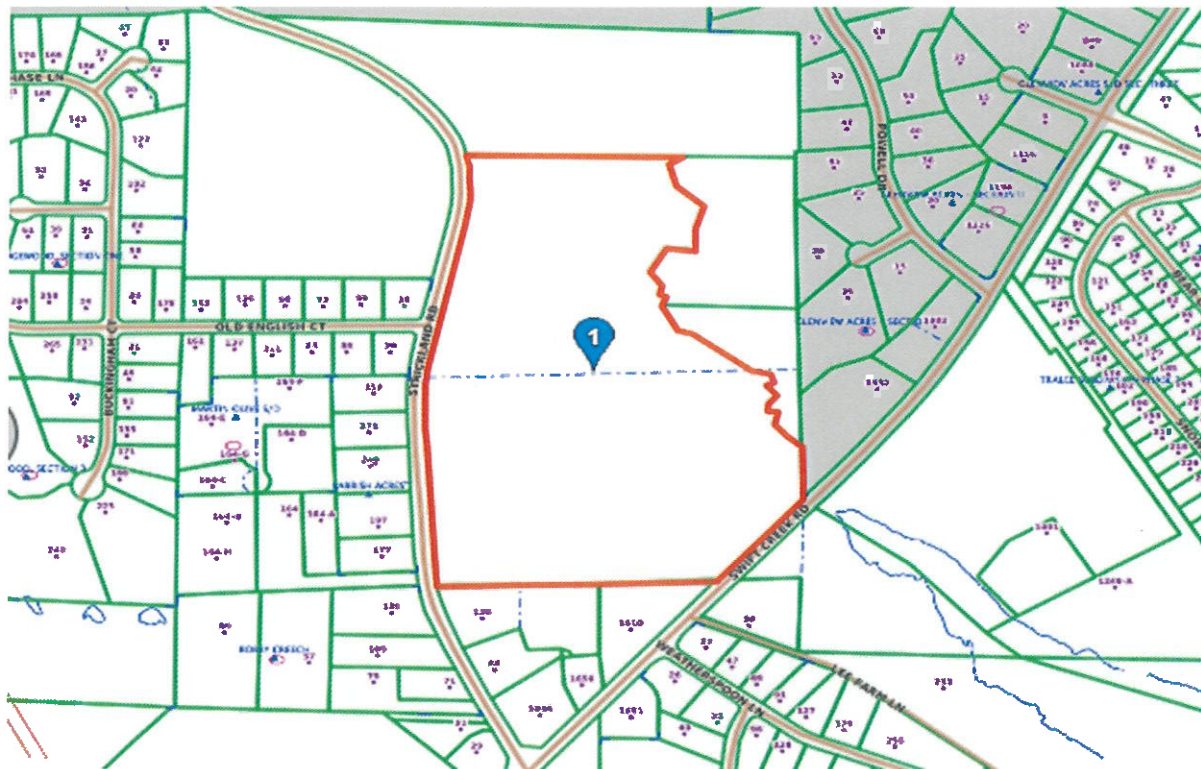
TO: Mayor Fleta Byrd and Town Council Members
FROM: Wendy Oldham, CZO
DATE: April 15, 2024
FILE No.: CRZ-01-2024
REQUEST: Rezone from Agriculture (AG) to Mixed Use (MU-1)

CURRENT SITE INFORMATION	
LOCATION:	Strickland Rd across from Old English Court
TAX ID:	17J07022A
SITE ACREAGE:	40.29
ZONING:	(AG) Agriculture
CURRENT USE:	Vacant Lot

BACKGROUND

This parcel, prior to annexation, was zoned (AG Agriculture).

SITE LOCATION



PARCEL ORTHOPHOTO



STANDARDS FOR APPROVAL

Town Council approval shall be based on the findings of facts and to include the Planning Board's recommendations. Both are listed below.

FINDINGS OF FACT

1. This development is in accordance with the Town of Wilson's Mills and NC DOT standards and specifications to ensure and promote the public health, safety and general welfare of the citizens of Wilson's Mills. Any deviations from Town standards are in accordance with accepted best practices in current development design.
2. The development and its uses will comply with required regulations and standards of the development ordinance and the standards requested by the owner and applicant within the conditional zoning request.
3. The development is designed and will be operated so as not to substantially injure adjoining property values by buffering adjacent properties and by proposing residential development with quality materials. Access to the property looks to spread future traffic to two different roads and provide for expected future development.
4. The uses proposed, residential detached and attached homes are not in strict conformance with the comprehensive plan but are in closer conformance with existing development patterns than the comprehensive plan suggests. The comprehensive plan anticipated a school use that is no longer the Town's plan for the site.

CONDITIONS OFFERED BY CLIENT

1. Lot Width - 56'.
2. Side Setbacks - 8'.
3. Building Separation – 20'.
4. Street Width – Min width – 20'.
5. Use valley Curb.
6. Hammerhead in Buffer Zone – 120'.
7. No Parking on 1 side on stubs.

STATEMENT OF CONSISTENCY AND REASONABLENESS

This action is consistent with the Town of Wilson's Mills Adopted Comprehensive Land Use and Master Plan and the Town's Unified Development Ordinance. This action is not consistent with the Future Land Use Map, former Town Council members had hoped to have a school developed on this site, but the parcel is not large enough to accommodate a school. Mixed use was established to provide opportunities for flexible, compatible and sustainable development within Town Limits and its ETJ.

PLANNING BOARD RECOMMENDATION(S)

The application for rezoning went before the Town of Wilson's Mills Planning Board on February 26, 2024. The Planning Board, recognizing inconsistency with the Future Land Use Map, recommended approval of File No. CRZ-01-2024 to allow the conditional rezone from Agriculture (AG) to Mixed Use (MU-1).

THE TOWN'S PLANNING DEPARTMENT RECOMMENDATION(S)

After reviewing the file, rezoning application and site plan, staff recommends approval for rezoning Agriculture (AG) to Mixed Use (MU-1). Staff agrees with the Planning Board decision to approve rezone.

TOWN COUNCIL ACTION

1. Make a motion to approve the conditional rezone of Parcel ID:17J07022A (Strickland Rd across from Old English Court) from AG to MU.

Conditions:

- Lot Width - 56'.
- Side Setbacks - 8'.
- Building Separation – 20'.
- Street Width – Min width – 20'.
- Use valley Curb.
- Hammerhead in Buffer Zone – 120'.
- No Parking on 1 side on stubs.

2. Make a motion to deny the rezone of Parcel ID:17J07022A (Strickland Rd across from Old English Court) from AG to MU.

Denial based upon: _____

Attachments:

Rezone Application

Pictures of Posting

Copy of Letter to Adjoining Properties



TOWN OF WILSON'S MILLS
**REZONING / MAP AMENDMENT
APPLICATION**

Planning Department
PO Box 448, Wilson's Mills, NC 27593
Phone: (919) 938-3885 Fax: (919) 938-1121

PROCESS INFORMATION:

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Development Compliance Officer. Such petition shall contain all the information required on this form and must be determined to be complete by the Development Compliance Officer prior to advancing it through the review process.

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Development Compliance Officer and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be permitted.

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)" (e.g. "TND(CZ)").

FILING INSTRUCTIONS:

- ☒ Every applicant for rezoning request is required to meet with the Development Compliance Officer in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.
- ☒ A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.
- ☒ Remittance of associated fee(s)* to accompany this application. (*See Town of Wilson's Mills fee schedule)

GENERAL PROJECT INFORMATION:

Project Address / Location: 0 STRICKLAND ROAD

Zoning District: AG

Size of Property (in acres): 40.29

Johnston Co. Tax PIN #: 17507022A
168619-51-7735

Proposed Building Square Footage: N/A

Town Jurisdiction: No In-Town Limits

YES ETJ

Existing land use/zoning on adjoining properties:

North: VACANT AG
South: RESIDENTIAL SFR-2
East: RESIDENTIAL AG SFR-1
West: RESIDENTIAL R-20-A

APPLICANT INFORMATION:

Applicant: R+R DEVELOPMENT GROUP OF NC, LLC 1
Address: 1611 JONES FRANKLIN ROAD SUITE 101
City: RALEIGH State: NC Zip: 27606
Phone: 919-235-2964 Email: RBAILEY@RANDRDEV.COM

Property Owner (Owner Consent Form is required if different from applicant): _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

REZONING REQUEST:

☐ General Use ☒ Conditional Zoning

Existing Zoning Classification: AG
Proposed Zoning Classification: MU-1

If the request is to a Conditional Zoning District, this application should be accompanied by a site-specific development plan that includes land use, existing conditions, buildings, lots, etc. per the WMDO. In addition, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use:

SINGLE FAMILY DETACHED HOMES ON 6,000 S.F. LOTS MIN.
SINGLE FAMILY ATTACHED TOWNHOMES ON 2,000 S.F. LOTS MIN.

Proposed Conditions Offered by Applicant:

SEE ATTACHED

ACKNOWLEDGEMENT:

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief, with the understanding that any incorrect information submitted may result in the delay or rescheduling of the required public hearing and may result in the revocation of this application. I hereby authorize the Town of Wilson's Mills to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

ROBERT BAILEY
Applicant Printed Name

[Signature]
Applicant Signature

1-2-24
Date

FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezone. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezone request:

1. That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

Statement by applicant:

THE DEVELOPMENT IS DESIGNED IN ACCORDANCE WITH THE TOWN OF WILSON'S MILLS AND NCDOT STANDARDS AND SPECIFICATIONS TO ENSURE AND PROMOTE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE CITIZENS OF WILSON'S MILLS. ANY DEVIATIONS FROM TOWN STANDARDS ARE IN ACCORDANCE WITH ACCEPTED BEST PRACTICES IN CURRENT DEVELOPMENT DESIGN.

2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordinance and with all other applicable regulations.

Statement by applicant:

THE DEVELOPMENT AND ITS USES WILL COMPLY WITH REQUIRED REGULATIONS AND STANDARDS OF THE DEVELOPMENT ORDINANCE AND THE STANDARDS REQUESTED BY THE OWNER AND APPLICANT WITHIN THE CONDITIONAL ZONING REQUEST.

3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.

Statement by applicant:

THE DEVELOPMENT IS DESIGNED AND WILL BE OPERATED SO AS NOT TO SUBSTANTIALLY INJURE ADJOINING PROPERTY VALUES BY BUFFERING ADJACENT PROPERTIES AND BY PROPOSING RESIDENTIAL DEVELOPMENT WITH QUALITY MATERIALS. ACCESS TO THE PROPERTY LOOKS TO SPREAD OUT FUTURE TRAFFIC TO TWO DIFFERENT ROADS AND PROVIDE FOR EXPECTED FUTURE DEVELOPMENT.

4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of Town of Wilson's Mills and its environs.

Statement by applicant:

THE USES PROPOSED, RESIDENTIAL DETACHED AND ATTACHED HOMES IS NOT IN STRICT CONFORMANCE WITH THE COMPREHENSIVE PLAN BUT IS IN CLOSER CONFORMANCE WITH EXISTING DEVELOPMENT PATTERNS THAN THE COMPREHENSIVE PLAN SUGGESTS. THE COM. PLAN ANTICIPATED A SCHOOL USE THAT IS NO LONGER THE TOWN'S PLAN FOR THE SITE.

For Town Use Only

Date Received: 1-4-2024 Case #: CRZ-01-2024

Payment Amount: 902.90 Date Paid: 1-2-2024

Application Received by: Wendy Oldham

PB Date: _____ Recommended _____ Denied _____

Site Posted Date: _____ Ad Run Dates: _____

Letters Mailed Date: _____ Hearing Called by TC on: _____

TC Date: _____ Approved _____ Denied _____



TOWN OF WILSON'S MILLS
OWNER AUTHORIZATION FORM

Planning Department
PO Box 448, Wilson's Mills, NC 27593
Phone: (919) 938-3885 Fax: (919) 938-1121

PROPERTY OWNERS CERTIFICATION:

I, R.A. Lee Properties, LLC (Roy Alan Lee) hereby affirm that I am the owner of the property located at:

Property Address/Physical Location: 40+- Acres between Sift Creek & Strickland Road - Tax ID 17J07022A

City: Smithfield State: NC Zip Code: 27577

Johnston Co. Tax PIN #: 168619-51-7735

Project/Activity/Permit for which application is being made: CONDITIONAL REZONING AND MAJOR SUBDIVISION APPLICATIONS

By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to the Town of Wilson's Mills Planning Department for the activities described. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to the Town of Wilson's Mills Planning Department.

<u>Roy Alan Lee</u>	<u>Roy Alan Lee</u>	<u>01/02/2024</u>
Owner's Printed Name	Owner's Signature	Date

APPLICANT/AGENT INFORMATION:

Applicant/Owner's Authorized Agent: ROBERT BAILEY

Address: 1611 JONES FRANKLIN ROAD SUITE 101

City: RALEIGH State: NC Zip Code: 27606

Phone: 919-235-2964 Email: RBAILEY@RANDRDEV.COM

I, the duly authorized agent/representative thereof, hereby certify that the information herewith is in all respects true and correct to the best of my knowledge and belief.

<u>ROBERT N. BAILEY</u>	<u>[Signature]</u>	<u>1-2-24</u>
Applicant/Agent Printed Name	Applicant/Agent Signature	Date

Request for Council Action

Agenda Item

TO: Mayor Fleta Byrd and Town Council Members
FROM: Wendy Oldham, CZO, Planning Director
DATE: March 18, 2024
RE: Call For Hearing
REQUEST: Rezone of Parcel ID # 17J07022A

Applicant has requested the rezone of Parcel ID # 17J07022A from Agriculture (AG) to Mixed Use (MU -1). A hearing must be called and held prior to a vote taking place.

Please call for a hearing of the rezone of Parcel ID #17J07022A from Agriculture (AG) to Mixed Use (MU -1) at the Monday April 15th, 2024, Town Council Meeting at 6:30 p.m. or as close as possible thereafter.

Respectfully,

Wendy Oldham

Z ZONING NOTICE

Case# CRZ-01-2024
Request AG to MU

A PUBLIC HEARING will be held on
APRIL 15th, 2024 @ 6:30 P.M.
Wilson's Mills Elementary School (Cafeteria)
4654 Wilson's Mills Road

Wilson's Mills 919-938-3885 www.wilsonsmillsnc.org



**TOWN ADMINISTRATOR / HR
DIRECTOR**
Leighanna T. Worley, MMC, NCCMC

TOWN CLERK
Emily Matthews

**FINANCE OFFICER /
DEPUTY CLERK**
Sherry Hudson

PLANNING DIRECTOR
Wendy Oldham, CZO

PUBLIC WORKS DIRECTOR
Patrick Moore



MAYOR
Fleta Byrd

MAYOR PRO-TEM
JC Triplett

COUNCILMEMBERS
Tim E Brown
Randy N Jernigan
David J McGowan
Carolyn Dobbin

TOWN ATTORNEY
Gabriel Du Sablon

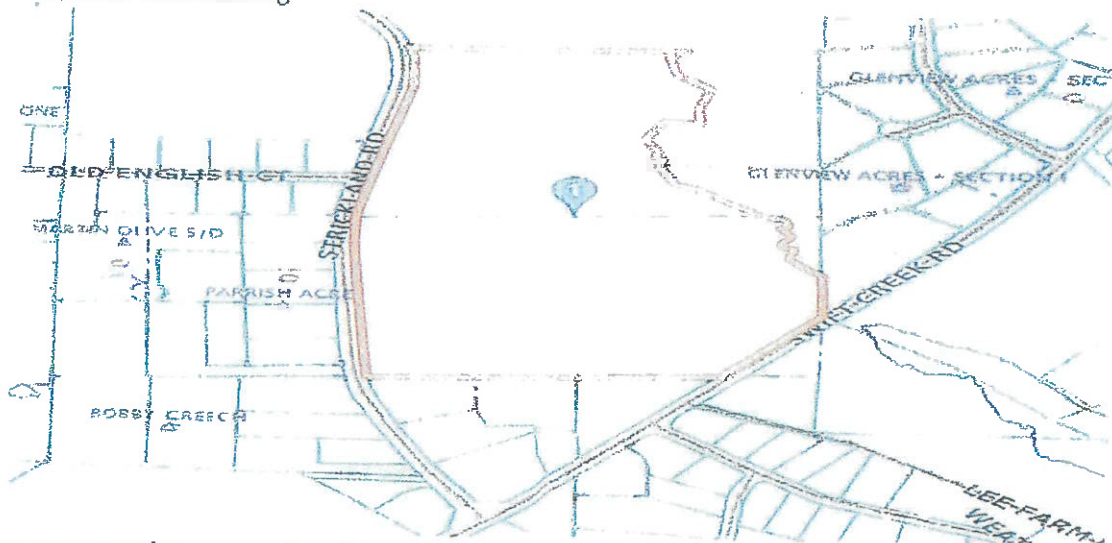
March 25, 2024

Dear Property Owner:

You are hereby advised that Wilson's Mills Town Council will hold a **public hearing on April 15, 2024, at 6:30 p.m. at Wilson's Mills Elementary School** in the cafeteria. The purpose of the hearing is to consider a rezone request concerning property adjacent to property owned by you. All interested citizens are invited to attend the meeting.

The petitioner is requesting a rezone of Parcel 17J07022A from AG (Agriculture) to MU (Mixed Use).

All interested persons are invited to attend the meeting. Town Council will be making their decision immediately after this hearing.



If you have any questions regarding this matter, please feel free to contact me at 919-938-3885 x 220 or woldham@wilsonsmillsnc.org.

Sincerely,

Wendy Oldham, CZO
Planning Director

Request for Council Action

Agenda Item

TO: Mayor Fleta Byrd and Town Council Members
FROM: Wendy Oldham, CZO, Planning Director
DATE: April 15, 2024
RE: Call For Hearing
REQUEST: Rezone of Parcel ID # 17K08043I

Applicant has requested the rezone of Parcel ID # 17K08043I from AG to C-70. A hearing must be called and held prior to a vote taking place.

Please call for a hearing of the rezone of Parcel ID #17K08043I from AG to C-70 at the Monday May 20, 2024, Town Council Meeting at 6:30 p.m. or as close as possible thereafter.

Respectfully,
Wendy Oldham

AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING ORDINANCE

PROPERTY OWNED BY R.A. LEE PROPERTIES, LLC 40.29 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 an existing iron pipe said pipe being located in the eastern right of way of Strickland Road SR 1901 having NSRS 2011 coordinates of N=662636.22' and E=2185191.88', said point being the POINT OF BEGINNING; thence along the southern line of Paul H. Howard S89 Deg 05 Min 18 SecE, a distance of 781.93' to an iron in the center of Little Poplar Creek; thence along Little Poplar Creek the following calls with the center of creek being property line S58 Deg 14 Min 12 SecW, a distance of 60.59'; thence S16 Deg 02 Min 52 SecE, a distance of 91.63'; thence S50 Deg 18 Min 31 SecE, a distance of 124.93'; thence S17 Deg 31 Min 18 SecW, a distance of 97.92'; thence S01 Deg 19 Min 56 SecE, a distance of 86.45'; thence N84 Deg 22 Min 26 SecW, a distance of 101.96'; thence S30 Deg 00 Min 23 SecW, a distance of 111.25'; thence S35 Deg 31 Min 27 SecE, a distance of 70.21'; thence S12 Deg 25 Min 04 SecW, a distance of 35.97'; thence S68 Deg 26 Min 01 SecE, a distance of 23.27'; thence S19 Deg 25 Min 30 SecW, a distance of 36.90'; thence S27 Deg 55 Min 28 SecE, a distance of 112.16'; thence S72 Deg 27 Min 47 SecE, a distance of 57.28'; thence S54 Deg 03 Min 07 SecE, a distance of 249.09'; thence S77 Deg 15 Min 17 SecE, a distance of 68.19'; thence S21 Deg 57 Min 55 SecE, a distance of 35.74'; thence S63 Deg 07 Min 29 SecW, a distance of 29.98'; thence S43 Deg 33 Min 43 SecE, a distance of 54.24'; thence S41 Deg 28 Min 30 SecW, a distance of 43.49'; thence S07 Deg 26 Min 42 SecW, a distance of 28.70'; thence S82 Deg 47 Min 41 SecE, a distance of 37.58'; thence S14 Deg 17 Min 03 SecW, a distance of 54.21'; thence S43 Deg 37 Min 46 SecE, a distance of 72.10'; thence S51 Deg 41 Min 13 SecE, a distance of 51.93' to a point in the center of branch in the property line of John T. and Sandra Moore as recorded in db 2010 pg 531; thence leaving creek S01 Deg 02 Min 28 SecE, a distance of 254.46' to a cotton spindle found in the centerline of Swift Creek Rd SR 1901; thence along the centerline of Swift Creek Rd S41 Deg 44 Min 19 SecW, a distance of 391.28' to a cotton spindle; thence S88 Deg 25 Min 58 SecW, a distance of 41.21' to a point in the western right of way of Swift Creek Rd; thence along the boundary of Urtso and Roberts S88 Deg 20 Min 27 SecW, a distance of 974.49' to a point in the eastern right of way of Strickland Rd; thence S88 Deg 20 Min 27 SecW, a distance of 30.72' to a point in the center of Strickland Rd; thence along the center of Strickland Rd. the following calls N06 Deg 30 Min 58 SecW, a distance of 60.56'; thence N02 Deg 54 Min 49 SecW, a distance of 507.94'; thence N02 Deg 58 Min 33 SecW, a distance of 144.97'; thence N00 Deg 24 Min 58 SecE, a distance of 144.77'; thence N07 Deg 46 Min 05 SecE, a distance of 44.27'; thence N10 Deg 39 Min 01 SecE, a distance of 51.35'; thence N12 Deg 27 Min 20 SecE, a distance of 38.06'; thence N12 Deg 35 Min 00 SecE, a distance of 102.43';

thence N12 Deg 49 Min 43 SecE, a distance of 64.13'; thence N13 Deg 11 Min 12 SecE, a distance of 95.64'; thence N12 Deg 53 Min 00 SecE, a distance of 100.00'; thence N12 Deg 20 Min 15 SecE, a distance of 100.00'; thence N10 Deg 01 Min 49 SecE, a distance of 50.00'; thence N06 Deg 39 Min 36 SecE, a distance of 50.00'; thence N02 Deg 39 Min 12 SecE, a distance of 50.00'; thence N01 Deg 45 Min 58 SecW, a distance of 50.00'; thence N06 Deg 29 Min 44 SecW, a distance of 50.00'; thence N12 Deg 05 Min 02 SecW, a distance of 50.00'; thence N16 Deg 19 Min 39 SecW, a distance of 21.58'; thence leaving center line of Strickland Rd S89 Deg 05 Min 18 SecE, a distance of 31.41' to the POINT OF BEGINNING; said described tract containing 41.75 Acres.

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.

DULY ADOPTED THIS THE 15th DAY OF APRIL 2024

FLETA BYRD, Mayor

ATTEST:

EMILY MATTHEWS, CMC, Town Clerk

Request for Council Action

Agenda Item 5b

TO: Mayor Fleta Byrd and Town Council Members
FROM: Wendy Oldham, CZO
DATE: April 15, 2024
FILE No.: RZ-03-2024
REQUEST: Rezone from I-2 (Johnston County) to Civic (CIV)

CURRENT SITE INFORMATION	
LOCATION:	42 Talton Road (Intersection of Uzzle's Pond Rd and Talton Farm Rd)
TAX ID:	17K08028A
SITE ACREAGE:	216.840
ZONING:	I-2 (Johnston County)
CURRENT USE:	Vacant Lot

BACKGROUND

This parcel, prior to annexation, was zoned I-2 by Johnston County.

SITE LOCATION



PARCEL ORTHOPHOTO



STANDARDS FOR APPROVAL

Town Council approval shall be based on the findings of facts and to include the Planning Board's recommendations. Both are listed below.

FINDINGS OF FACT

1. The size of this property, being over 200 Acres, is large enough to accommodate the intended use.
2. General Rezone of this property will be in accordance with Sec. 8.4 of our Wilson's Mills development Ordinance which permits schools in the Civic zoning district.
3. This Property meets the growing need of educational facilities in our area and the size of the parcel is more than adequate to accommodate the intended use for the school as well as provide separation between adjoining property owners.
4. This property is adjacent to land categorized as Civic on our Future Land Use Map making it conform once rezoned.

STATEMENT OF CONSISTENCY AND REASONABLENESS

This action is consistent with the Town's Adopted Comprehensive Land Use Plan and the Town's Unified Development Ordinance. This action is not consistent with the Future Land Use Map as this parcel was in Johnston County jurisdiction at the time of the FLUM adoption. This parcel has been annexed into the Town's corporate limits. The rezoning of 42 Talton Farm Road will comply with and meet all the criteria of these items.

PLANNING BOARD RECOMMENDATION(S)

The application for rezoning went before the Town of Wilson's Mills Planning Board on February 26, 2024. The Planning Board recognized the inconsistency with the Future Land Use Map, but still recommended approval of File No. RZ-03-2024 to allow the rezone from I-2 (Johnston County) to (CIV) Civic.

THE TOWN'S PLANNING DEPARTMENT RECOMMENDATION(S)

After reviewing the file, rezoning application and site plan, staff recommends approval for rezoning I-2 (Johnston County) to Civic. Staff agrees with the Planning Board decision to approve rezone.

TOWN COUNCIL ACTION

1. Make a motion to approve the rezone of 42 Talton Road, Parcel ID: 17K08028A, from I-2 to Civic.
2. Make a motion to deny the rezone of 42 Talton Road, Parcel ID: 17K08028A, from I-2 to Civic:

Denial based upon: _____

Attachments:

Rezone Application

Pictures of Posting

Copy of Letter to Adjoining Properties

Request for Council Action

Agenda Item

TO: Mayor Fleta Byrd and Town Council Members
FROM: Wendy Oldham, CZO, Planning Director
DATE: March 18, 2024
RE: Call For Hearing
REQUEST: Rezone of Parcel ID # 17K08028A

Applicant has requested the rezone of Parcel ID # 17K08028A from I-2 to Civic. A hearing must be called and held prior to a vote taking place.

Please call for a hearing of the rezone of Parcel ID #17K08028A from I-2 to Civic at the Monday April 15th, 2024, Town Council Meeting at 6 p.m. or as close as possible thereafter.

**TOWN ADMINISTRATOR / HR
DIRECTOR**
Leighanna T. Worley, MMC, NCCMC

TOWN CLERK
Emily Matthews

**FINANCE OFFICER /
DEPUTY CLERK**
Sherry Hudson

PLANNING DIRECTOR
Wendy Oldham, CZO

PUBLIC WORKS DIRECTOR
Patrick Moore



MAYOR
Fleta Byrd

MAYOR PRO-TEM
JC Triplett

COUNCILMEMBERS
Tim E Brown
Randy N Jernigan
David J McGowan
Carolyn Dobbins

TOWN ATTORNEY
Gabriel Du Sablon

March 25, 2024

Dear Property Owner:

You are hereby advised that Wilson's Mills Town Council will hold a **public hearing on April 15, 2024, at 6:30 p.m. at Wilson's Mills Elementary School** in the cafeteria. The purpose of the hearing is to consider a rezone request concerning property adjacent to property owned by you. All interested citizens are invited to attend the meeting.

The petitioner is requesting a rezone of Parcel 17K08028A from 1-2 (Johnston County) to Civic.

All interested people are invited to attend the meeting. The Town Council will be making their decision immediately after this hearing.



If you have any questions regarding this matter, please feel free to contact me at 919-938-3885 x 220 or woldham@wilsonsmillsnc.org.

Sincerely,
Wendy Oldham
Wendy Oldham, CZO
Planning Director

Z ZONING NOTICE

Case# KZ-03-2024
Request IR (Interim) to Civic

A PUBLIC HEARING will be held on
APRIL 15th, 2024 @ 6:30 PM
Wilson's Mills Elementary School (Cafeteria)
4654 Wilson's Mills Road

Wilson's Mills 919-938-3835 www.wilsonsmills.org



TOWN OF WILSON'S MILLS
**REZONING / MAP AMENDMENT
APPLICATION**

Planning Department
PO Box 448, Wilson's Mills, NC 27593
Phone: (919) 938-3885 Fax: (919) 938-1121

PROCESS INFORMATION:

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Development Compliance Officer. Such petition shall contain all the information required on this form and must be determined to be complete by the Development Compliance Officer prior to advancing it through the review process.

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Development Compliance Officer and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be permitted.

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)" (e.g. "IND(CZ)").

FILING INSTRUCTIONS:

- ☒ Every applicant for rezoning request is required to meet with the Development Compliance Officer in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.
- ☒ A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.
- ☒ Remittance of associated fee(s)* to accompany this application. (*See Town of Wilson's Mills fee schedule)

GENERAL PROJECT INFORMATION:

Project Address / Location: 42 Talton Farm Rd (Intersection of Uzzle's Pond Rd and Talton Farm Rd)

Zoning District: I-2 (Johnston County)

Size of Property (in acres): 216.84

Johnston Co. Tax PIN #: 260600-05-3156

Proposed Building Square Footage: N/A (TBD)

Town Jurisdiction: ☒ In-Town Limits

☐ ETJ

Annexation pending
February Hearing

Existing land use/zoning on adjoining properties:

North: Residential & Utility Treatment Plant / Zoned SFR-2 & CIV
South: Agricultural / Vacant Land Use / Zoned I-2
East: Residential & Utility Treatment Plant / Zoned I-2
West: Residential & Utility Treatment Plant / Zoned SFR-2 & CIV

APPLICANT INFORMATION:

Applicant: Mcadams (David Bergmark)

Address: 621 Hillsborough St, Suite 500,

City: Raleigh

State: NC

Zip: 27603

Phone: 919-449-4005

Email: bergmark@mcadamsco.com

Property Owner (Owner Consent Form is required if different from applicant): Johnston County Board of Education

Address: PO BOX 1336

City: Smithfield

State: NC

Zip: 27577

Phone: (919) 934-6031 (Ext. 8070)

Email: matthewjohnson@johnston.k12.nc.us

REZONING REQUEST:

☒ General Use ☐ Conditional Zoning

Existing Zoning Classification: I-2 (Johnston County)

Proposed Zoning Classification: Civic (CIV)

If the request is to a Conditional Zoning District, this application should be accompanied by a site-specific development plan that includes land use, existing conditions, buildings, lots, etc. per the WMDO. In addition, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use:

N/A - General Use Rezoning to Civic

Proposed Conditions Offered by Applicant:

N/A - General Use Rezoning

ACKNOWLEDGEMENT:

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief, with the understanding that any incorrect information submitted may result in the delay or rescheduling of the required public hearing and may result in the revocation of this application. I hereby authorize the Town of Wilson's Mills to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

David Bergmark
Applicant Printed Name

David Bergmark
Applicant Signature

2/8/24
Date

FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezone. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezone request:

1. That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

Statement by applicant:

See Exhibit A (Attached)

2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordinance and with all other applicable regulations.

Statement by applicant:

See Exhibit A (Attached)

3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.

Statement by applicant:

See Exhibit A (Attached)

4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of Town of Wilson's Mills and its environs.

Statement by applicant:

See Exhibit A (Attached)

For Town Use Only

Date Received: 2/8/24 Case #: _____

Payment Amount: \$2668⁴⁰ Date Paid: 2-8-24

Application Received by: Wendy Oldham

PB Date: 2/1/24 Recommended _____ Denied _____

Site Posted Date: _____ Ad Run Dates: _____

Letters Mailed Date: _____ Hearing Called by TC on: _____

TC Date: _____ Approved _____ Denied _____

Exhibit A: Justification Statements for Proposed Rezoning

1. That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

Statement by applicant: The proposed zoning map amendment to rezone the subject property from I-2 (Jo. Co.) to Civic (Wilson's Mills) is being proposed as a necessary step to support a new high school. The county has identified the need for a new school facility in this area to support the growing student body. With a size of over 200 acres, the area to be rezoned is more than large enough to accommodate the intended use.

2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordinance and with all other applicable regulations.

Statement by applicant: Per Section 8.4 of the Wilson's Mills Development Ordinance, Schools (elementary or secondary) are permitted with supplemental use standards in the Civic zoning district. Any proposed school use will adhere to the supplemental use standards prescribed by this code, as well as all applicable Wilson's Mills and Johnston County development standards. Since the proposed zoning map amendment is a general use rezoning request, a subsequent site plan submittal will be made for the proposed school site for review and approval by the Town.

3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.

Statement by applicant: Growing population and development pressures in Johnston County has created increased demand for additional education facilities. The provision of educational facilities is a fundamental public need and provides a clear community benefit. The location of the proposed school site has been chosen by Johnston County to best address its service area needs. The size of the parcel chosen is more than adequate to accommodate the space needs of a new school while providing separation between school facilities and adjoining property owners. The site is buffered by existing Johnston County land to the north and the Neuse River to the east. Furthermore, the site's proximity to existing residential neighborhoods and US Hwy 70 will support school accessibility.

4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of Town of Wilson's Mills and its environs.

Statement by applicant: The subject parcel falls just outside of the land area captured by the Town of Wilson's Mills Future Land Use Map (dated Nov 18, 2019). However, it is immediately adjacent to land categorized on the Future Land Use Map as 'Civic' and 'Single-Family Neighborhood'. The proposed school site would effectively enlarge this intended Civic area designated on the Future Land Use Map and help serve nearby residential uses.

Furthermore, the proposed zoning map amendment and intended high school use directly addresses Goal 5.2.9 of the Comprehensive Land Use Plan, which states the following:

Goal 9: IDENTIFY FUTURE SCHOOLS SITES IN WILSON'S MILLS!

5.2.9.1 Objective 1: Identify sites for middle and/or high schools in Wilson's Mills while reviewing development proposals and growth trends.

Strategy 1: Coordinate with the Johnston County Board of Education to explore where schools may be suitable for development within the Town limits that would mutually accommodate students residing in the County and within the Town.

Strategy 2: Work with Johnston County Board of Education to analyze whether a new middle and high school developed in Wilson's Mills could reduce or eventually eliminate the cost and burden of busing students.



TOWN OF WILSON'S MILLS
OWNER AUTHORIZATION FORM

Planning Department
PO Box 448, Wilson's Mills, NC 27593
Phone: (919) 938-3885 Fax: (919) 938-1121

PROPERTY OWNERS CERTIFICATION:

I, Lyn Andrews hereby affirm that I am the owner of the property located at:

Property Address/Physical Location: 42 Talton Farm Road (Intersection of Uzzle's Pond Rd & Talton Farm Rd)

City: Smithfield State: NC Zip Code: 27577

Johnston Co. Tax PIN #: 260600-05-3156

Project/Activity/Permit for which application is being made: General Use Rezoning (to CIVIC)
to support proposed school site.

By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to the Town of Wilson's Mills Planning Department for the activities described. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to the Town of Wilson's Mills Planning Department.

Lyn Andrews Lyn Andrews 2-6-24
Owner's Printed Name Owner's Signature Date

APPLICANT/AGENT INFORMATION:

Applicant/Owner's Authorized Agent: McAdams (David Bergmark)

Address: 621 Hillsborough St, Suite 500,

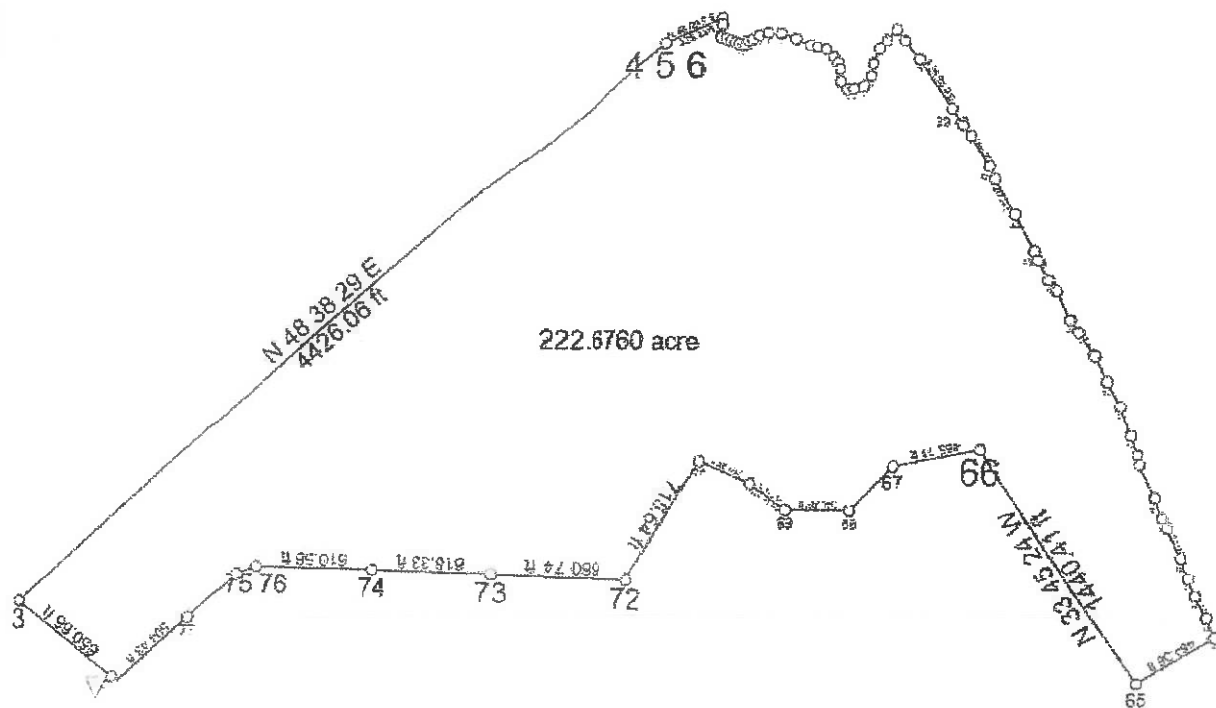
City: Raleigh State: NC Zip Code: 27577

Phone: 919-449-4005 Email: bergmark@mcadamsco.com

I, the duly authorized agent/representative thereof, hereby certify that the information herewith is in all respects true and correct to the best of my knowledge and belief.

David Bergmark David Bergmark 2/8/24
Applicant/Agent Printed Name Applicant/Agent Signature Date

1



DeedPro Software, LLC makes no warranty as to the accuracy and completeness of this information.

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.

DULY ADOPTED THIS THE 15th DAY OF APRIL 2024

FLETA BYRD, Mayor

ATTEST:

EMILY MATTHEWS, CMC, Town Clerk

Request for Council Action

Agenda Items 7b(i)

TO: MAYOR FLETA BYRD AND TOWN COUNCILMEMBERS
FROM: LEIGHANNA WORLEY, TOWN ADMINISTRATOR
DATE: APRIL 15, 2024
RE: PROPOSAL FOR FACILITATION AND PLANNING FOR TOWN HALL CAMPUS MASTER PLAN

As discussed at your March 25th Work Session, we have received a draft proposal from Central Pines Regional Council (CPRC) to facilitate meetings with staff, Council, and appropriate stakeholders to plan how to best utilize the new town campus.

As the proposal states, this would consist of work to collect data from staff and other stakeholders, including, but not limited to town staff, elected officials, public property owners, Wilson's Mills Fire Department, both developers on either side of the campus, and possible others as we review the priorities.

Following this, we would schedule three special meetings with council and stakeholders (public meetings that would be advertised) to prioritize and create plans to send out an RFQ for an architect to do renderings for the various aspects of the campus over the next several years.

The total cost for the facilitation services and meetings is approximately \$5,540 (this depends on time and travel, but the "not to exceed" amount is \$5,540).

Alana Keegan, Local Government Services Director at CPRC will be present at your meeting on April 15th to answer any questions you may have.

ATTACHMENTS:

Draft Proposal for Facilitation and Planning for the Wilson's Mills Town Hall Campus Master Plan

ACTION REQUESTED:

Vote to approve, deny, or table the Proposal for Facilitation and Planning for the Wilson's Mills Town Hall Campus Master Plan

Town of Wilson's Mills

Facilitation and Planning for Master Plan

Draft Proposal

About Us

Central Pines Regional Council (CPRC) is a resource and support hub for local governments, community members, and partners across Chatham, Durham, Johnston, Lee, Moore, Orange, and Wake counties. Our work is rooted in the belief that our region thrives when we come together with a common vision and plan for the future. We advance this goal through the support of regional policy, collaboration, and technical assistance.

On any given day, CPRC works with our partners to provide support in the following areas:

- Aging & Human Services
- Community & Economic Development
- Environment & Resilience
- Housing
- Member Support & Strategy
- Mobility & Transportation

Scope of Work

The Town of Wilson's Mills has requested facilitation services from CPRC to assist the Town Council with determining how the newly acquired site for the town campus should be utilized to best support the organization's growing workforce, surrounding stakeholders, and the community. Using the results from this process, CPRC will outline a prioritized list of feasible recommendations for the town campus and provide needed information for the Town's next step in the process, which will be development of a Request for Qualifications (RFQ) for an architect.

CPRC's Responsibilities:

- Collect pre-facilitation data and information.
- Facilitate three Special Meetings; composed of Town Council and identified stakeholders.
- Develop a summary of final priorities and final recommendations.

Wilson's Mills Responsibilities:

- Seek participation from key stakeholders.
- Determine the date and time for all Special Meetings that are mutually agreeable with CPRC.

Support Team

Alana Keegan

Local Government Services Director, Central Pines Regional Council

Lindsay Whitson

Community and Economic Development Director, Central Pines Regional Council

Proposed Fee

As a fee for service, Wilson's Mills will pay a fee based on hourly rates provided by CPRC staff. This proposal will ***not exceed \$5,540*** and was determined with the following breakdown of expenses.

Pre-Facilitation Data Collection	
<ul style="list-style-type: none">• Projected staff numbers and recommendations for adequate space.• Overview of town campuses in communities of similar size.• Identification of zoning or environmental constraints that cannot be reversed.	\$1,850
Facilitation of Special Meetings	
<ul style="list-style-type: none">• Meeting #1: Introductory meeting, including the sharing of pre-facilitation data that was collected. Begin discussing identification of priorities.• Meeting #2: Ranking of priorities.• Meeting #3: CPRC outlines recommendations based on the ranking of priorities and reaches a consensus on final priorities to be shared with the selected architecture/engineering firm.• <i>This estimate includes adequate time for preparation of meetings and after-meeting action items.</i>	\$2,825
Summary of Final Priorities	
<ul style="list-style-type: none">• Develop a summary of final priorities and recommendations.	\$700.00
Travel Reimbursement	\$165.00
TOTAL	<i>\$5,540</i>

Acceptance

CPRC's staff will begin work as soon as this proposal has been accepted. This confirms your intention to accept the scope of work as indicated in the proposal presented by CPRC. You are also committing to meeting the responsibilities outlined and you are confirming the encumbrance of funds sufficient to pay the fees for services rendered.

CPRC will bill 50% of the contract amount at the time the agreement is signed (\$2,687.50) and the remaining amount following meeting #3 (\$2,687.50). The travel reimbursement will be billed at the IRS rate for actual mileage at the conclusion of the project.

Questions and acceptance of proposal can be sent to:

Lindsay Whitson, Community and Economic Development Director
lwhitson@centralpinesnc.gov
919.558.9319

If Wilson's Mills would like to proceed with this proposal, please accept the proposal by signing below.

IN WITNESS WHEREOF, the parties hereto cause this agreement to be executed in their respective names.

ATTEST

Signature

Lee Worsley, Executive Director

Central Pines Regional Council

Date

Fleta Bird, Mayor

Town of Wilson's Mills

Date

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(Signature of Finance Director)

Memo

Date: 04/15/2024
To: Mayor and Councilmembers
From: Leighanna Worley, Town Administrator
RE: Award Bid for Branding and Logo

Meetings were held with branding and logo companies earlier this week. I will compile everything and send you the information for you to review. You should receive the information by Friday in time to prepare to award the bid at your meeting on Monday night.

Leighanna

Request for Council Action

Agenda Items 7b(iii)

TO: MAYOR FLETA BYRD AND TOWN COUNCILMEMBERS
FROM: LEIGHANNA WORLEY, TOWN ADMINISTRATOR
DATE: APRIL 15, 2024
RE: ECONOMIC DEVELOPMENT ADVISORY BOARD RECOMMENDATION

Mayor Pro-tem Triplett is currently serving as our representative for the Johnston County Economic Development Advisory Board, but he is willing to rotate off and allow another Councilmember to serve for the upcoming term. Councilmember Dobbin filled out the attached application and if recommended by Council, her application will move onto the Johnston County Commissioners for possible appointment.

ATTACHMENTS:

Johnston County Application to Serve on an Appointed Board – Carolyn Dobbin

ACTION REQUESTED:

Vote to approve, deny, or table the recommendation of Councilmember Dobbin to be appointed to the Johnston County Economic Development Advisory Board.

**NOTIFICATION OF INTEREST TO SERVE ON AN APPOINTED BOARD
(APPLICATION)**

BOARD: Economics Development Advisory Board

NAME: Carolyn Whitley Dobbin

MAILING ADDRESS: P.O. Box 66, Wilson Mills, NC 27593
Address City and Zip Code

PHYSICAL ADDRESS: 110 Family Drive, Clayton NC 27527
Address City and Zip Code

TELEPHONE: 919-934-6643 (HOME) _____ (WORK)

E-MAIL ADDRESS: dobbin.carolyn@gmail.com

PRESENT OCCUPATION: Retired

YEARS OF FORMAL EDUCATION: 2 yrs. @ college (community)

CIVIC AND FRATERNAL ORGANIZATIONS IN WHICH YOU HAVE PARTICIPATED:

ICTS/JCHS National Alumni Association (present)
Councilmember for Town of Wilson Mills (present)
Worked as an Assistant poll worker @ JC Bd. of Elections (past)
Johnston City Guardian Ad Litem volunteer (past)

PLEASE TELL WHY YOU WOULD LIKE TO SERVE ON THE ABOVE BOARD:

I would like to learn more about improving economic
quality of life for the community through programs, activities.
Also to learn more about economic development and
growth.

DATE: March 11, 2024 SIGNATURE: Carolyn W. Dobbin

FOR OFFICE USE ONLY:

DATE RECEIVED: 3/18/24

DATE FORWARDED TO COUNTY COMMISSIONERS: _____

ANNEXATION BY PETITION

Date: Feb, 29, 2024

To the Wilson's Mills Town Council of the Town of Wilson's Mills, Johnston County, North Carolina:

(1) We the undersigned owner(s) of real property respectfully request that the area described in paragraph 2 below be annexed to the Town of Wilson's Mills.

(2) The area to be annexed is contiguous to the Town of Wilson's Mills and the boundaries of such territory are as follows:

(Description will be attached or typed on the back of this page)

A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Wilson's Mills.

Name

Address

Signature

Reba Walker

176080431

Reba Walker

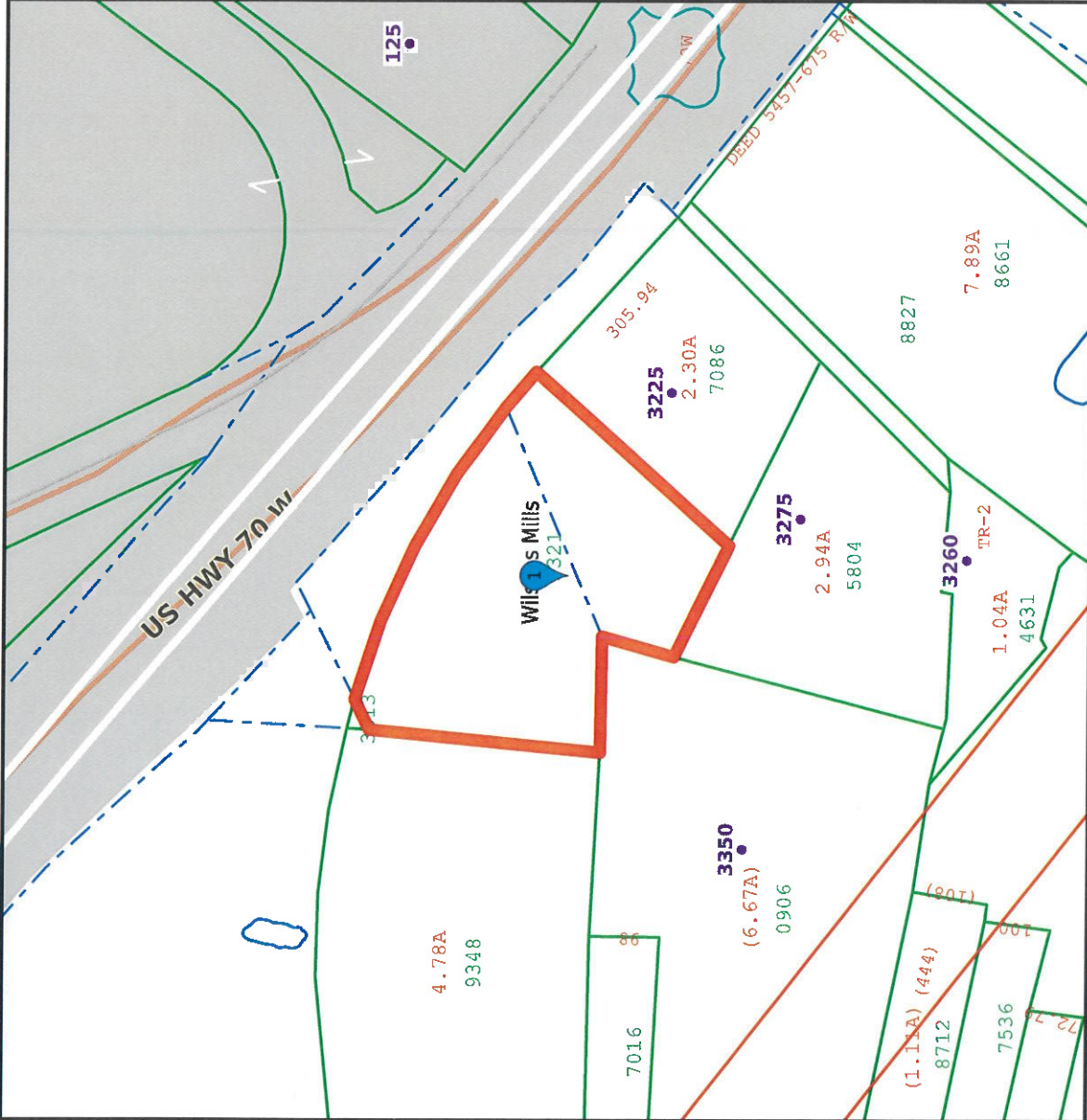
Received by the Town Clerk of the Town of Wilson's Mills this ____ day of _____, 20__.

Emily Matthews, Town Clerk



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result 1

id: 17K08043I
Tag: 17K08043I
NCPin: 169600-52-5321
Mapsheet No: 1696
Owner Name 1: WALKER, REBA C
Owner Name 2:
Mail Address 1: 1017 SWAN LAKE DR
Mail Address 2:
Mail Address 3: N MYRTLE BCH, SC 29582-2887
Site Address 1:
Site Address 2:
Book: 05960
Page: 0838
Market Value: 112380
Assessed Acreage: 3.820
Calc. Acreage: 3.820
Sales Price: 0
Sale Date: 2021-06-14

Scale: 1:2987 - 1 in. = 248.93 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-31**

WHEREAS, a petition requesting annexation of 1 parcel described in said petition was received by the Town Clerk; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Wilson's Mills deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Wilson's Mills that:

The Town Clerk was hereby directed at the April 15, 2024 Council Meeting to investigate the sufficiency of the above-described petition and to certify at the April 2024 meeting to Town Council the result of her investigation.

DULY ADOPTED THE 15th DAY OF APRIL 2024

FLETA A. BYRD, Mayor

ATTEST:

EMILY MATTHEWS, CMC, Town Clerk

CERTIFICATE OF SUFFICIENCY

To the Town Council of the Town of Wilson's Mills, North Carolina:

I, Emily Matthews, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Wilson's Mills, this 15th day of April 2024.

(SEAL)

Emily Matthews, CMC Town Clerk

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-58.2**

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Wilson's Mills, North Carolina that:

Section 1. A public hearing on the question of annexation of the contiguous area described herein will be held at the Wilson's Mills Elementary School Cafeteria, 4654 Wilson's Mills Road, Wilson's Mills, North Carolina, at 6:30 p.m. on May 20, 2024.

Section 2. The area proposed for annexation is described as follows and can be identified as Parcel ID 17K08043I:

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.

The property described hereon is subject to all easements, rights-of-way and restrictions of record.

Section 3. Notice of the public hearing shall be published once in the Johnstonian News, a newspaper having general circulation in the Town of Wilson's Mills, at least ten (10) days prior to the date of the public hearing.

DULY ADOPTED THIS THE 15th DAY OF APRIL 2024

FLETA A. BYRD, Mayor

ATTEST:

EMILY MATTHEWS, CMC Town Clerk

Request for Council Action

Agenda Item 7c(i)

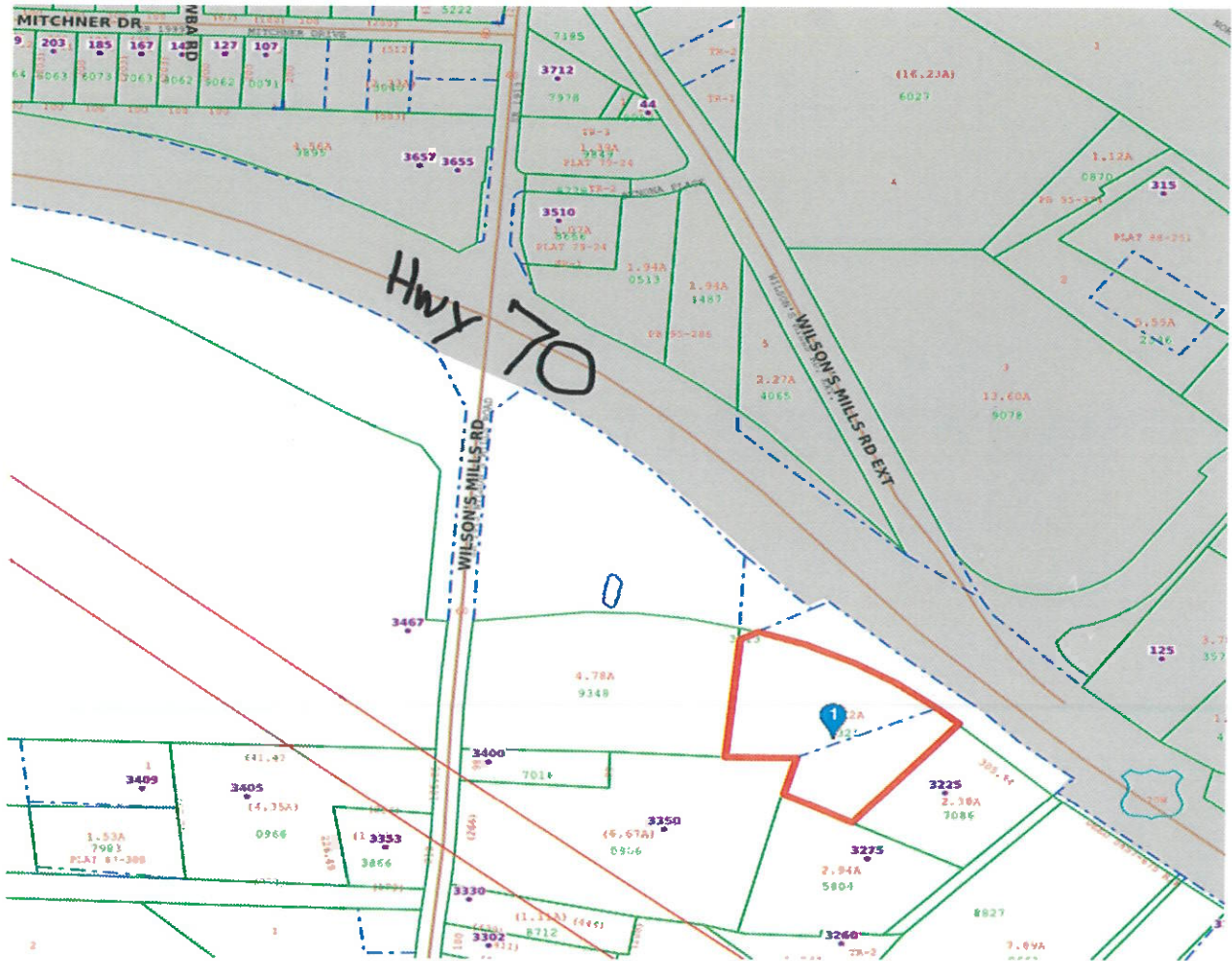
TO: Mayor Fleta Byrd and Town Council Members
FROM: Wendy Oldham, CZO, Planning Director
DATE: April 15, 2024
RE: Call For Hearing
REQUEST: Rezone of Parcel ID # 17K08043I

Applicant has requested the rezone of Parcel ID # 17K08043I from AG to C-70. A hearing must be called and held prior to a vote taking place.

Please call for a hearing of the rezone of Parcel ID #17K08043I from AG to C-70 at the Monday May 20, 2024, Town Council Meeting at 6:30 p.m. or as close as possible thereafter.

Respectfully,
Wendy Oldham

SUBJECT PROPERTY



Results for Item 1	
id	17K08043I
Tag	17K08043I
NCPin	169600-52-5321
Mapsheet No	1696
Owner Name 1	WALKER, REBA C
Owner Name 2	
Mail Address 1	1017 SWAN LAKE DR
Mail Address 2	
Mail Address 3	N MYRTLE BCH, SC 29582-2887
Site Address 1	
Site Address 2	
Book	05960
Page	0838
Market Value	112380
Assessed Acreage	3.820
Calc. Acreage	3.820
Sales Price	0
Sale Date	2021-06-14



TOWN OF WILSON'S MILLS

REZONING / MAP AMENDMENT APPLICATION

Planning Department
PO Box 448, Wilson's Mills, NC 27593
Phone: (919) 938-3885 Fax: (919) 938-1121

PROCESS INFORMATION:

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Development Compliance Officer. Such petition shall contain all the information required on this form and must be determined to be complete by the Development Compliance Officer prior to advancing it through the review process.

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Development Compliance Officer and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be permitted.

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)" (e.g. "IND(CZ)").

FILING INSTRUCTIONS:

_____ Every applicant for rezoning request is required to meet with the Development Compliance Officer in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.

_____ A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.

_____ Remittance of associated fee(s)* to accompany this application. (*See Town of Wilson's Mills fee schedule)

GENERAL PROJECT INFORMATION:

Project Address / Location: 0 US HIGHWAY 70 W Smithfield NC 27577

Zoning District: Wilsons Mills

Size of Property (in acres): 3.820

Johnston Co. Tax PIN #: 169600-52-5321

Proposed Building Square Footage: N/A

Town Jurisdiction: In-Town Limits

X ETJ

Existing land use/zoning on adjoining properties:

North: DOT owned Commercial
 South: AG
 East: US HWY 70 Commercial
 West: C-70 & AG (Duke Power & Light)

APPLICANT INFORMATION:

Applicant: Reba Walker

Address: 1017 SWAN LAKE DR

City: N Myrtle Beach State: SC Zip: 29582

Phone: 919-215-8155 Email: rebaw033@gmail.com

Property Owner (Owner Consent Form is required if different from applicant): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

REZONING REQUEST:

☒ General Use ☐ Conditional Zoning

Existing Zoning Classification: AG & ~~SP-10~~

Proposed Zoning Classification: C-70

If the request is to a Conditional Zoning District, this application should be accompanied by a site-specific development plan that includes land use, existing conditions, buildings, lots, etc. per the WMDO. In addition, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use:

Right now the plan is to contact gas stations to see if this land would be a good fit for perhaps a wawa

With the changing landscape this area has a highest and best use of commercial directed towards hwy 70 traffic

Proposed Conditions Offered by Applicant:

NONE

ACKNOWLEDGEMENT:

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief, with the understanding that any incorrect information submitted may result in the delay or rescheduling of the required public hearing and may result in the revocation of this application. I hereby authorize the Town of Wilson's Mills to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

Reba Walker

Applicant Printed Name

Authentisign
Reba Walker
 1/8/2024 12:02:05 PM EST
 Applicant Signature

01/08/2024

Date

FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezone. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezone request:

1. That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

Statement by applicant:

Agreed....With a re-zoning to C-70 it would allow my agent to seek out a commercial buyer

that can use this land to its highest and best potential

2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordinance and with all other applicable regulations.

Statement by applicant:

Yes....neighboring parcel's are already zones C-70, and this one is GB-HCO, changing to C-70

will simply make it easier for the future buyer to enhance the area, and build at a quicker pace

3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.

Statement by applicant:

Currently, nothing is planned, I am simply seeking to have my land re-zoned.

4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of Town of Wilson's Mills and its environs.

Statement by applicant:

Changing from GB-HCO to C-70 is simply allowing this land which is very close to 70 to be

developed properly in the future