



**ORGANIZATIONAL COUNCIL MEETING  
DECEMBER 18, 2023  
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 - November 20, 2023
5. **PUBLIC HEARING**
  - a. **ORDINANCE** to Amend Zoning - End of Jones Road - Parcel 17K08026
  - b. **ORDINANCE** to Amend Zoning - End of Jones Road - Parcel 17K08026L
6. **1st OPEN FORUM**
7. **REGULAR BUSINESS:**
  - a. **MAYOR FLETA BYRD**
  - b. **TOWN ADMINISTRATOR'S REPORT - Leighanna Worley**
    - i. Presentation of Petition for Annexation - Johnston County Public Schools - Parcel ID 17K08028A
    - ii. **RESOLUTION** Directing the Clerk to Investigate Petition of Annexation - Johnston County Public Schools - Parcel ID 17K08028A
    - iii. **CERTIFICATE** of Sufficiency - Town Clerk Emily Matthews - Johnston County Public Schools - Parcel ID 17K08028A
    - iv. **RESOLUTION** Fixing Date of Public Hearing on Annexation - Johnston County Public Schools - Parcel ID 17K08028A
  - c. **FINANCE OFFICER'S REPORT - Sherry Hudson**
    - i. Review of Financial Statements - November 2023
  - d. **PLANNING & ZONING REPORT - Wendy Oldham**
  - e. **EVENTS REPORT - Emily Matthews**
  - f. **POLICE DEPARTMENT REPORT - Chief Williams**
  - g. **PUBLIC WORKS REPORT - Patrick Moore**

*Continued on Page Two*



**9. OATHS OF OFFICE and Seating of New Councilmembers**

- a. Councilmember Carolyn Dobbin
  - Oath Administered by Town Clerk Emily Matthews
  - Bible held by Town Clerk Emily Matthews
- b. Councilmember JC Triplett
  - Oath Administered by Town Clerk Emily Matthews
  - Bible held by Town Clerk Emily Matthews

**10. NEW BUSINESS:**

- a. MAYOR Fleta Byrd
  - i. **- Organizational Items**
    - (1) Council Appointment of Mayor Pro-tem
    - (2) **OATH OF OFFICE** - Newly Elected Mayor Pro-tem
  - ii. **- New Business Items:**
- d. COUNCILMEMBER JC TRIPLETT
  - i. Opening comments and remarks as New Councilmember
- e. COUNCILMEMBER CAROLYN DOBBIN
  - i. Opening comments and remarks as New Councilmember
- f. OTHER COUNCILMEMBERS' or MAYOR'S ADDITIONAL COMMENTS

**11. 2nd OPEN FORUM**

**12. ADJOURNMENT**



TOWN OF WILSON'S MILLS  
REGULAR TOWN COUNCIL MEETING  
November 20, 2023

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

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

**ABSENT:** Councilmember Randy Jernigan

**CONVOCATION:** Mayor Byrd declared a quorum present and called the meeting to order at 6:30pm.

**PLEDGE** Mayor Byrd led the pledge of allegiance to the flag.

**INVOCATION:** Mayor Byrd gave the invocation.

**APPROVAL OF AGENDA:** Mayor Byrd asked for approval of the agenda. She said we will be postponing the discussion of agenda item 8d(vi).

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

**APPROVAL OF MINUTES:** Mayor Byrd asked for any comments or corrections to the minutes for the Regular Town Council Meeting for October 16, 2023.

**Regular Town Council Meeting - October 16, 2023:** A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to approve the Regular Town Council Meeting Minutes for October 16, 2023, as presented. Motion carried unanimously.

**PUBLIC Hearing -** Planning Director Wendy Oldham referenced the rezone application in Council's packets and stated the rezone is located at 5827 US Hwy 70.

**ORDINANCE to Amend Zoning - 5827 US Hwy 70** Mayor Byrd opened the public hearing at 6:34pm.

Councilmember David McGowan asked what the difference is between PS, P, and S as far as different uses. Mrs. Oldham said those stand for permitted, permitted with additional standards, and special use permit.

With no one else wishing to speak, Mayor Byrd closed the Public hearing at 6:49pm.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to adopt the Ordinance to Amend Zoning for 5827 US Hwy 70 from Agriculture to C-70. Motion carried unanimously.

**Oath of Office: Emily Matthews - Town Clerk** Town Administrator Worley administered the oath for Town Clerk to Emily Matthews with Pamela Tyndall and Jesse Matthews holding the Bible.

Councilmember David McGowan said that he and other members of Council are proud of Ms. Matthews and have loved watching her growth since starting her career in Wilson's Mills.

**1<sup>st</sup> OPEN FORUM** Mayor Byrd opened the 1st Public Forum at 6:54pm.



With no one wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:55pm.

**REGULAR BUSINESS**

**MAYOR FLETA BYRD:**

Mayor Byrd said she recently attended the grand opening of the new business in town, Cloud’s Bed and Biscuit. She said she also attended the Steering Committee meeting for the Water and Sewer Authority for Johnston County with Town Administrator Worley. Mayor Byrd also attended a meeting in Durham on how to effectively run a meeting. She also attended the Mayor’s meeting in Princeton and was able to meet with Representative Larry Strickland.

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

Town Administrator Worley referenced the holiday schedule in Council’s packets and said it follows the North Carolina state holiday schedule.

**Council Approval of the 2024 Holiday Schedule:**

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to adopt the 2024 Holiday Schedule. Motion carried unanimously.

**Council Approval of the 2024 Meeting Schedule:**

Town Administrator Worley referenced the 2024 meeting schedule for Town Council and Planning Board in Council’s packets. She said the January Council date is scheduled for a Wednesday which will give the staff an extra day to prepare after the Martin Luther King holiday. She also said the May Planning Board meeting is on a Tuesday due to the original date falling on Memorial Day. She pointed out an error for the December Planning Board meeting saying the date is correct, but the day is not.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to accept the 2024 Meeting Schedule for the Town of Wilson’s Mills. Motion carried unanimously.

**Central Pines Board Delegate/Alternate:**

Ms. Worley said due to this year being an election year there are several vacancies on the Central Pines Board so Lee Worsley with Central Pines is wanting everyone to reappoint a delegate and alternate of their choosing. Councilmember David McGowan is the current delegate and an alternate will need to be appointed.

Councilmember McGowan said he will be the alternate if needed but would like for someone else to be the delegate. Ms. Worley said the meetings are all set to be in person for the year 2024. She also said this is not a term position so the delegate and alternate can be changed at any time.

After further discussion Councilmember McGowan said he would continue as delegate and Councilmember Brown volunteered as alternate.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to appoint Councilmember David McGowan as delegate and Councilmember Tim Brown as alternate for Central Pines Board. Motion carried unanimously.

**RESOLUTION Supporting the Water and Sewer Authority in Johnston County:**

Ms. Worley said Council reviewed this resolution in May and appointed Councilmember McGowan as delegate and Councilmember Randy Jernigan as alternate for the steering committee for the water and sewer authority. She said the conversations held at these meetings are also talked about at the managers and mayors meeting every month. She said since she and Mayor Byrd are already part of the conversations, she would suggest that they be appointed as delegate and alternate.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to appoint Mayor Fleta Byrd as delegate and Town Administrator





Leighanna Worley as alternate for the Steering Committee meeting for the Water and Sewer Authority for Johnston County . Motion carried unanimously.

**POLICY Sewer Connection Fee Waiver**

Ms. Worley said the policy in Council’s packets is a draft and the final policy will be presented after further conversation with Attorney Du Sablon. She said this will not include residential property owners, only developers who are developing properties that cannot utilize the tap. She said this would be determined on a case by case basis and asked Council to look over the draft and note any changes they think should be made.

**Council Chamber Upfit Updates**

Ms. Worley said that Requests for Qualifications (RFQs) for the upfit of Council Chambers were sent out as a design build and we did not receive anything back from those we reached out to. She said we will send out RFQs again and if there is no response we will bid out piece by piece.

**Branding/Logo Project Updates**

Ms. Worley said the RFQ for the branding and logo for the town will go out next week and she has about 4 companies that are excited about submitting.

**OTHER**

Ms. Worley said the County contacted her earlier this week about a resolution that was signed in 2014 regarding erosion and sediment control enforcement and allowing the county to do that work in developments. The County is requesting to end that contract and turn that authority back over to the state.

**FINANCE OFFICER'S REPORT – Sherry Hudson:**

Finance Officer Sherry Hudson referenced the finance report for October and asked if there were any questions. She said there will be a budget amendment at the January meeting.

**Review of Financial Statements – October 2023:**

Councilmember Tim Brown asked why the Public Works Building Maintenance line is so greatly overdrawn. Ms. Hudson said those funds have been used for the upfit of the new Town Hall and that line would be fixed with the budget amendment in January. Ms. Worley said we can get Council a report of what has been spent from that line.

**PLANNING AND ZONING REPORT – Wendy Oldham**

Planning Director Wendy Oldham referenced the report in Council’s packets and gave an update on several subdivisions in town.

**Call Public Hearing: Rezone End of Jones Road and Johnston Farms Road:**

Mrs. Oldham said the property owner has requested a conditional rezone to the property at the Rezone of the end of Jones Road and Johnston Farms Road from Agricultural to Mixed Use.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbins to call the public hearing for the Rezone of the end of Jones Road and Johnston Farms Road for Monday December 18, 2023 at 6:30pm in the Wilson’s Mills Elementary School cafeteria. Motion carried unanimously.

**EVENTS REPORT – Emily Matthews**

Events Coordinator Emily Matthews said the Events Committee and the staff are getting ready for Tinsel Tree Lane which will take place at Town Hall on December first. She said it was originally scheduled to be held at the Police Department, but the location was moved. Ms. Worley explained that there is a water leak at the Police Department, and it has not yet been determined where it is on the property. She said the event was moved in order to avoid a possible sinkhole due to the trees and the foot traffic the night of the event.

**POLICE DEPARTMENT REPORT – Chief Williams**

Chief Williams referenced the Police Department report and asked if there were any questions.

Councilmember McGowan said he was happy to see 235 vehicle stops in the month of October.



Councilmember McGowan asked when the new Durangos will be wrapped and ready to drive and Chief Williams said hopefully in the next couple weeks.

Councilmember McGowan asked if the annual vehicle report will be ready by the December meeting and Chief Williams said yes. He said he will also include the Public Works and town vehicles in the end of year vehicle report.

**PUBLIC WORKS  
REPORT – Patrick Moore**

Public Works Director Patrick Moore referenced the report in Council’s packets and asked if there were any questions. Councilmember McGowan asked for an update on the gators and Mr. Moore said the department is working on them when they have time.

**COUNCILMEMBER  
COMMENTS:**

Mayor Byrd thanked the staff and the Police Department for the thanksgiving videos they recorded and have been posting on Facebook in the last month.

Councilmember Tim Brown asked about logo and if the seal on the side of the town vehicles will change to the logo once it is decided on. Ms. Worley said after the logo is decided changes will be made to the vehicles and the seal will be used as it was intended. Councilmember Brown also asked about us getting Christmas signs and banners to hang around town and Mayor Byrd said that could be included in next year’s budget.

Councilmember Tim Brown asked if Selco is still using part of our property and Ms. Worley said they are and they should be out by end of January. She also said the billboard is scheduled to be gone by end of April.

Councilmember McGowan asked for updates on the signage at the park and Ms. Worley said we would like for the signage to match the entrance signs at town hall as well as the welcome sign coming into town. She said she is looking for signs and the dog park is on hold until she can meet with Part F in a couple weeks.

**2<sup>nd</sup> OPEN FORUM**

Mayor Byrd opened the 2nd Public Forum at 8:04pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 8:05pm.

**ADJOURN:**

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

The meeting adjourned at 8:05pm.

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FLETA A. BYRD, Mayor

ATTEST:

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EMILY MATTHEWS, CMC  
Town Clerk



# Request for Council Action

## Agenda Item 5a-5b

**TO:** Mayor Fleta Byrd and Town Council Members  
**FROM:** Wendy Oldham, CZO, Planning Director  
**DATE:** December 18, 2023  
**FILE No.:** CRZ-02-2023  
**REQUEST:** Conditional Rezone from AG (Agriculture) to MU-CZ (Mixed Use – Conditional Rezone)

The property owner is requesting a conditional rezone of 151 acres +/-, at the end of Jones Road and behind Johnston Farms towards the Neuse River, from AG (Agriculture) to MU (Mixed Use). This conditional rezone would allow for the construction of new single-family dwellings, duplexes and/or townhomes. All setbacks could be met with this rezone. *(See below details from Article 8.2-G of the Town's Development Ordinance for details of current and proposed zoning criteria.)*

CURRENT SITE INFORMATION	
<b>LOCATION:</b>	End of Jones Road/behind Johnston Farms towards the Neuse River
<b>TAX ID:</b>	17K08026 and 17K08026L
<b>SITE ACREAGE:</b>	149.984 acres
<b>ZONING:</b>	AG (Agriculture)
<b>CURRENT USE:</b>	Woodlands

### BACKGROUND

The Agriculture District (AG) is established to protect lands used for agricultural production, agriculturally based businesses, and related activities. Farmland is a defining element of Wilson's Mills' traditional identity and the protection of these lands aids in preserving the character of the Town until such a time as new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.

Zoning	AG
<b>Density:</b>	1 unit per acre
<b>Minimum Lot Size:</b>	1 acre (43,560 sq. ft.)
<b>Minimum Lot Width:</b>	150'
<b>Primary Building Height:</b>	30' max
<b>Accessory Building Height:</b>	25' max
<b>Primary Structure Setbacks:</b>	
<b>Front</b>	30'
<b>Side</b>	10'



<b>Rear</b>	20'
<b>Side Street</b>	20'
<b>Accessory Structure Setbacks:</b>	A minimum of 5' behind primary structure & 5' from side and rear property lines.

<b>PROPOSED SITE INFORMATION</b>	
<b>LOCATION:</b>	End of Jones Road/behind Johnston Farms towards the Neuse River
<b>TAX ID:</b>	17K08026 and 17K08026L
<b>SITE ACREAGE:</b>	149.984 acres
<b>ZONING:</b>	MU-CZ (Mixed Use-Conditional Rezone)
<b>PROPOSED USE:</b>	Residential-Single Family Homes and Town Homes

The Mixed-Use District (MU) is established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shop-front, Detached House, Attached House and Multi-Family. Dominant uses in this district are residential, retail and office. Development standards in the Mixed-Use District promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to use in adjacent neighborhood districts. Below is the guideline for property zoned MU.

<b>Zoning:</b>	<b>MU-1&amp;2</b>			
<b>Housing Type:</b>	<b>Single-Family Detached</b>	<b>Single-Family Attached</b>	<b>Multi-Family</b>	<b>Other</b>
<b>Density:</b>	7 units/acre	17 units/acre	14.5 units/acre	N/A
<b>Minimum Lot Size:</b>	6,000 sf	1,600 sf	N/A	N/A
<b>Primary Structure Building Height (max.):</b>	30'	30'	36'	45'
<b>Accessory Structure Building Height (max.):</b>	25'	25'	25'	25'
<b>*Minimum Lot Width:</b>	16'	16'	N/A	N/A
<b>Setbacks:</b>				
<b>Front</b>	10' (max.)			
<b>Side</b>	N/A			
<b>Rear</b>	12'			
<b>Side Street</b>	16' (max.)			
<b>Accessory Structure Setbacks:</b>	A minimum of 5' behind primary structure & 5' from side and rear property lines.			

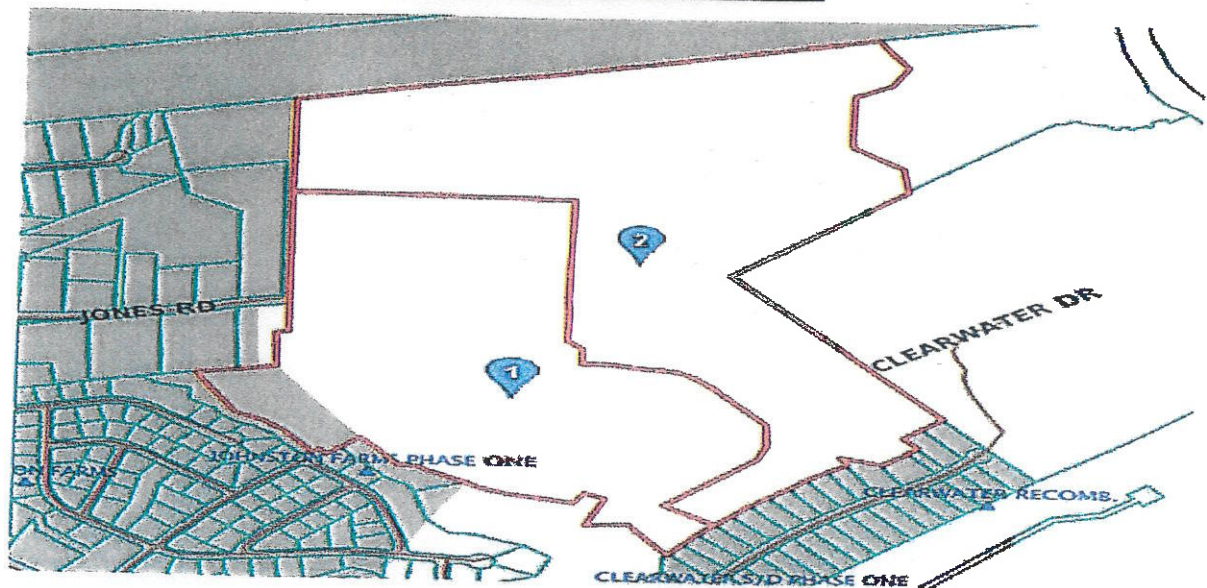
\*120' on US 70 & I-42, 40' for all non-residential uses



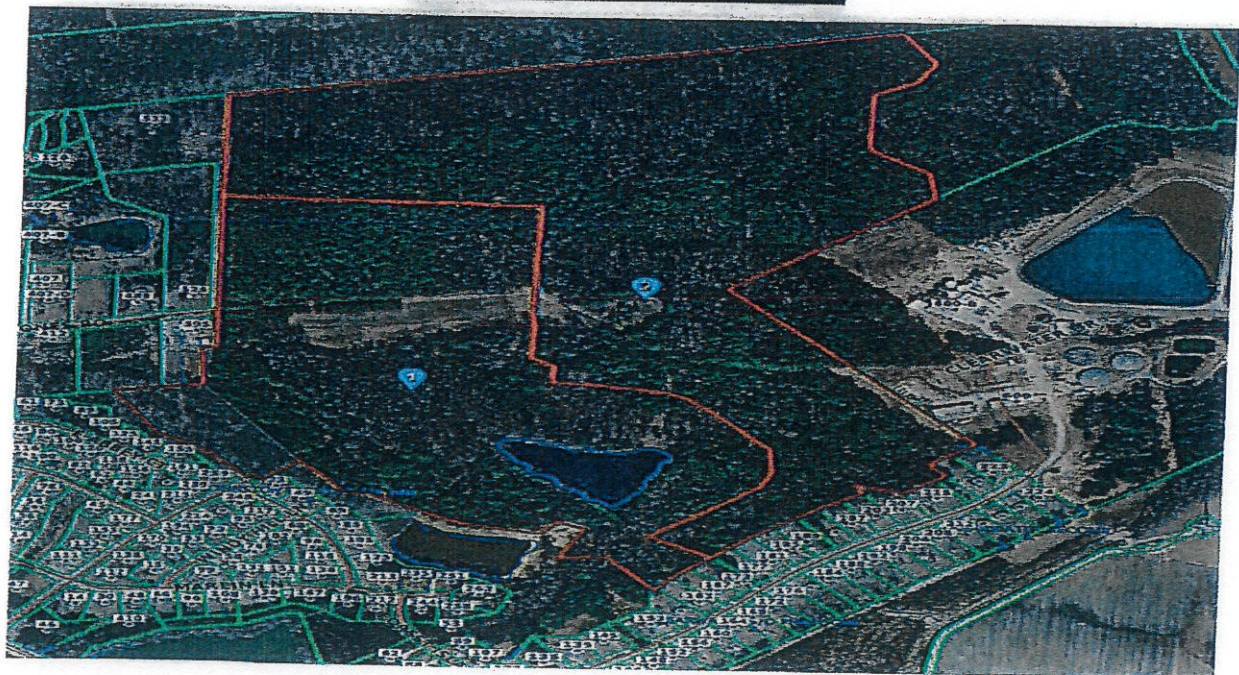


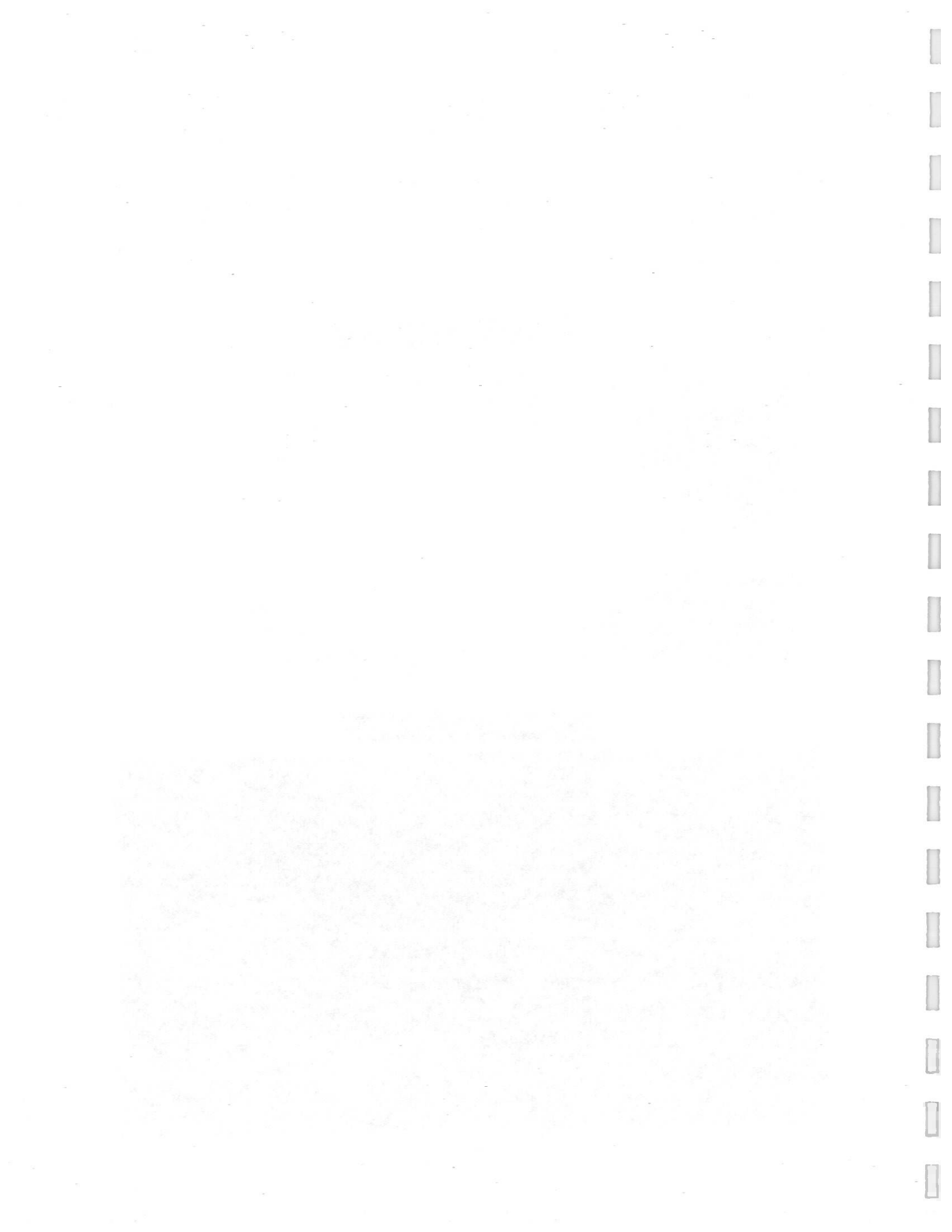
On July 14, 2023, a Rezoning/Map Amendment Application was received, and a file was opened. This Application was placed on the Planning Board agenda for a session that was to be held on October 23, 2023. The Planning Board recommended approval of this matter and for it to go before the Town Council to request a public hearing. On Monday, November 20, 2023, the Town Council made a motion to call a public hearing on this conditional rezone from AG to C-70 and the vote was unanimous in favor of this request. Letters to the surrounding property owners were mailed out on December 5, 2023. On December 6 and December 13, publication for said hearing ran in the Johnstonian News. Also on December 5, 2023, the required public hearing sign was posted on the vacant property.

### 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. That the use or development is located, designed, and proposed to be operated so as to maintain or promote public health, safety, and general welfare.  
*Statement by applicant: Project will not endanger public health, safety or general welfare.*
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: Project will comply with all regulations and standards of the Town of Wilson's Mills.*
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: Surrounding property is compatible with proposed 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 the Town of Wilson's Mills and its environs.  
*Statement by applicant: Surrounding property is similar uses as proposed development and uses are compatible. Project conforms with land use development plans.*

**STATEMENT OF CONSISTENCY AND REASONABLENESS**

1. This action is consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan, the Town's Future Land Use Map and the Town's Unified Development Ordinance.
2. Mixed Use was established to provide opportunities for flexible, compatible and sustainable development within Town Limits and its Extra Territorial Jurisdiction, which makes this action reasonable.

**PLANNING BOARD RECOMMENDATION(S)**

The application for rezoning went before the Town of Wilson's Mills Planning Board on October 23, 2023. The Planning Board recommended approval of File No. CRZ-02-2023 to allow the conditional rezone from AG (Agriculture) to MU-CZ (Mixed Use-Conditional Rezone) for these parcels of land with the following conditions:

1. Minimum 52-foot-wide lot width for single family homes.
2. Minimum 22-foot-wide lot width for townhomes.
3. A 20-foot front setback for townhomes to allow for more parking.
4. One (1) additional parking space for every three townhomes to allow for more off-street parking.



5. Adhere to all changes required by the Planning Department, Town's Engineer and the Fire Marshal's office.
6. Construction plans go back before the Planning Board prior to CD approval by the Planning Director.

**PLANNING DEPARTMENT RECOMMENDATION**

Staff recommendation is for approval of the conditional rezone from AG to MU-CZ. It is consistent and reasonable with the current Comprehensive Land Use Plan and the Unified Development Ordinance. On the Future Land Use Map, both of these parcels were proposed as single family residential, which is what most of this development is planned to be. There are no planned businesses in this development.

**TOWN COUNCIL ACTION**

1. Recommendation of APPROVAL WITH CONDITIONS of this conditional rezone from Agricultural (AG) to Mixed Use-Conditional Rezone (MU-CZ) and acknowledgement of this conditional rezone being consistent with Future Land Use Map, Comprehensive Land Use Plan and the Unified Development Ordinance, based on the mention items. Conditions are set forth below:

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; or,

2. Recommendation of APPROVAL WITHOUT CONDITIONS of this conditional rezone from Agricultural (AG) to Mixed Use-Conditional Rezone (MU-CZ) and acknowledgement of this conditional rezone being consistent with the future Land Use Map based on the mentioned items; or,
3. Recommendation to DENY said conditional rezone of this property from Agricultural (AG) to Mixed Use-Conditional Rezone (MU-CZ) for the following reason(s):

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**ATTACHMENT(S)**

1. Rezone Application.
2. Request for Public Hearing.
3. Notice of Publication.
4. Sign posted on the property.
5. Letter to the adjoining property owners.
6. Copy of petition, with signatures, requesting a natural wooded buffer along lots abutting Clearwater Drive.





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: End of Jones Road & Johnston Farms Drive

Zoning District: AG  
169600-76-3571,

Size of Property (in acres): 149.984 ac

Johnston Co. Tax PIN #: 169600-77-9535

Proposed Building Square Footage: residential

Town Jurisdiction:  In-Town Limits

ETJ





Existing land use/zoning on adjoining properties:

North: Vacant/Wilson's Mills AG  
South: Residential/Wilson's Mills SFR-2  
East: Water Treatment Plant/Wilson's Mills CIV  
West: Residential/Wilson's Mills SFR-1 & SFR-3

**APPLICANT INFORMATION:**

Applicant: J Farms LLC

Address: 4140 Parklake Ave, Suite 525

City: Raleigh State: NC Zip: 27612

Phone: 919-334-6924 Email: bwinston@winstonhospitality.com

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

Address: 4140 Parklake Ave, Suite 525

City: Raleigh State: NC Zip: 27612

Phone: 919-334-6924 Email: bwinston@winstonhospitality.com

**REZONING REQUEST:**

General Use  Conditional Zoning

Existing Zoning Classification: AG

Proposed Zoning Classification: Mixed Use

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:

Attached single family dwelling (townhouse); single family detached dwelling; accessory uses and structures; customary home occupations; and suburban open space amenities.

Proposed Conditions Offered by Applicant:

Setbacks, minimum lot widths and minimum lot areas specified on the Development Plan shall be the standard for this development.

See development plan for complete zoning conditions.

**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.

Brent V. West  
Applicant Printed Name

Brent V. West  
Applicant Signature

7/31/23  
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:**

Project will not endanger public health, safety or general welfare.

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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:**

Project will comply with all regulations and standards of the Town of Wilson's Mills.

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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:**

Surrounding property is compatible uses with proposed development.

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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:**

Surrounding property is similar uses as proposed development and uses are compatible. Project conforms with land use development plans.

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# ***Request for Council Action***

Agenda Item

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**TO:** Mayor Fleta Byrd and Town Council Members  
**FROM:** Wendy Oldham, Planning Director  
**DATE:** November 20, 2023  
**RE:** Request To Call A Public Hearing

**BACKGROUND:**

The current property owner has requested a conditional rezone of property located at the end of Jones Road and Johnston Farms Drive, containing approximately 149.984 acres, being parcel numbers 17K08026L and 17K08026, from AG (Agriculture) to MU – CZ (Mixed Use-Conditional Rezone).

Per N.C.G.S 160D-602, a public hearing must be called for and held prior to a vote by the Town Council.

**ACTION REQUESTED:**

Please call for a Public Hearing on the potential conditional rezone of end of Jones Road and Johnston Farms Drive, containing 149.984 acres, being parcel numbers 17K08026L & 17K08026, from AG (Agriculture) to MU - CZ (Mixed Use-Conditional Rezone) at the December 18, 2023 Town Council Meeting.

Respectfully submitted,

Wendy Oldham, CZO  
Planning Director



The public will take notice that the Town Council of the Town of Wilson's Mills has called a public hearing to solicit citizen input on rezoning of property having a Tax Parcel Id No. 17K08026L and 17K08026, containing 149.984 acres and being property located at the end of Jones Road and Johnston Farms Drive, from AG (Agriculture) to MU-CZ (Mixed Use-Conditional Rezone) for Monday, December 18, 2023 at 6:30 p.m. at Wilson's Mills Elementary School Cafeteria located at 4654 Wilson's Mills Road. All interested citizens are invited to attend the meeting.

Emily Matthews, Town Clerk

*The Johnstonian*

*December 6, 13, 2023*







**Z** ZONING NOTICE  
Case# CRZ-02-2023  
Request: Bq to RV-C2  
A PUBLIC HEARING will be held on  
Monday, December 18<sup>th</sup> 2023 at 6:30 pm  
Wilson's Mills Elementary School Cafeteria  
4000 Wilson's Mills Road  
Wilson's Mills 910 228-2345 [www.wilsonsmills.ca.gov](http://www.wilsonsmills.ca.gov)



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

FINANCE OFFICER /  
DEPUTY CLERK  
Sherry L. Hudson

PLANNING DIRECTOR  
Wendy Oldham, CZO

CHIEF OF POLICE  
A.Z. Williams

PUBLIC WORKS  
Patrick Moore



MAYOR  
Fleta A. Byrd

MAYOR PRO-TEM  
JC Triplett

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

TOWN ATTORNEY  
Gabriel Du Sablon

December 5, 2023

Dear Property Owner:

You are hereby advised that Wilson's Mills Town Council will hold a **public hearing on Monday, December 18, 2023, 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 the property adjacent to property owned by you. All interested citizens are invited to attend the hearing. The Town Council will be making their decision immediately after this hearing.

The petitioner is requesting a conditional rezone of Parcels 17K08026L and 17K08026 (totaling 149.984 acres, end of Jones Rd & Johnston Farms Dr) from AG (Agriculture) to MU-CZ (Mixed Use-Conditional Rezone).



If you have any questions regarding this matter, please feel free to contact me by phone at (919) 938-3885 ext 250 or by email at [lhartley@wilsonsmillsnc.org](mailto:lhartley@wilsonsmillsnc.org).

Sincerely,

*Leigh L. Hartley*

Leigh L. Hartley  
Planning Technician



## **Preserve Clearwater's Natural Wood Barrier**

**Reason for requesting wooded barrier:**

**We, the concerned residents of Clearwater are urging the town council to require the developer to leave a natural wooded barrier between our neighborhood and the new Johnston Farms developments.**

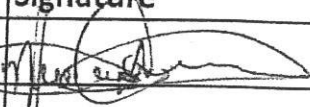
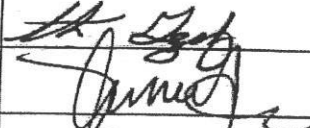

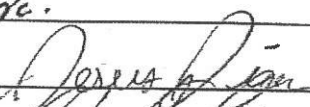
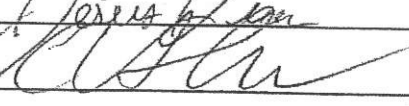
**It is crucial to maintain the character and quality of life we currently enjoy.**

**Clearwater has long been cherished for it's old time, quiet, neighborhood feel.**

**The presense of a natural barrier not only enchances our neighbrhood but also provides numerous benefits.**

**Upon submission of this signed petition, we urge you to consider to require a natural wooded barrier be left intact between our neighborhoods.**



	Printed Name	Address	Signature
1	Miossanti Coneses	223 Clearwater Dr	
2	<del>JP</del>	221 Clearwater Dr	<del>JP</del>
3	<del>Stu Gonzalez</del> Stu Gonzalez	197 Clearwater	<del>Stu Gonzalez</del> Stu Gonzalez
4	Emilia M Licea	177 Clearwater Br	
5	MANUBI PERALES GARCIA	163 CLEAR WATER BR	MP6
6	Theresa Ellis	157 Clearwater Dr	
7	Silverio Garcia V.	181 Clearwater dr.	
8	JOSE AGUIRRE-E	181 Clearwater dr.	
9	Jesus Rios	189 Clearwater dr	
10	Alexander Law	193 Clearwater	
11			
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**AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING ORDINANCE**

**PROPERTY OWNED BY  
J FARMS LLC  
66.72 ACRES LOCATED AT THE END OF JONES ROAD AGRICULTURE (AG)  
TO  
MIXED USE - CONDITIONAL (MU-CZ)**

**WHEREAS**, a petition has been received from Linda Uzzle on behalf of Double Z Farms Limited Partnership to rezone a 66.72-acre tract of land from AG Agriculture to MU-CZ Mixed Use Conditional; 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 December 18, 2023 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 C-70 Commercial, and to amend the Wilson's Mills Zoning Map to show the area change:

*COMMENCING at a point on the eastern right-of-way (allowing 50 feet) of Johnston Farms Drive, said point also being on the western property line of Lot 82, Johnston Farms Subdivision, Phase 1 (Plat Book 57, page 163, Johnston County Registry), thence continuing with Lot 82 and the Private Open Space, Johnston Farms Subdivision, Phase 1 north 49 deg. 03 min. 35 sec. east 175.29 feet to a point, the BEGINNING point, thence with the Town Limits line for Wilson's Mills, North Carolina, north 32 deg. 09 min. 46 sec. west 608.13 feet to a point, said point also being the southeastern property corner of the J Farms, LLC Property (Plat Book 82, page 361, Johnston County Registry), thence continuing with the J Farms, LLC Property the following 3 calls: (1) north 00 deg. 27 min. 35 sec. east 228.03 feet to a point, (2) north 83 deg. 40 min. 20 sec. east 33.45 feet to a point and (3) north 03 deg. 56 min. 07 sec. east 194.23 feet to a point, said point being on the southern right-of-way (allowing 60 feet) of Jones Road, thence leaving said right-of-way and with the Mehdi E. & Mary B. Rowshanaee property (Deed Book 1773, page 839, Johnston County Registry) north 03 deg. 56 min. 17 sec. east 754.95 feet to a point and, thence leaving the Mehdi E. & Mary B. Rowshanaee property and with the common line between Tracts 1 and 2 as shown on a Recombination plat entitled "Property of Brown-Futrell, A NC Limited Liability Company", prepared by Stallings Surveying, dated April 25<sup>th</sup>, 2000 (Plat Book 98, Page 78, Johnston County Registry) the following 25 calls: (1) south 86 deg. 02 min. 49 sec. east 659.80 feet to a point, (2) north 89 deg. 22 min. 45 sec. east 50.16 feet to a point, (3) south 86 deg. 02 min. 49 sec. east 220.00 feet to a point, (4) south 81 deg. 28 min. 23 sec. east 50.16 feet to a point, (5) south 86 deg. 02 min. 49 sec. east 110.00 feet to a point, (6) south 03 deg. 57 min. 11 sec. west 707.00 feet to a point, (7) south 06 deg. 15 min. 03 sec. east 50.80 feet to a point, (8) south 03 deg. 57 min. 11 sec. west 220.00 feet to a point, (9) south 49 deg. 10 min. 34 sec. east 83.33 feet to a point, (10) south 03 deg. 57 min. 11 sec. west 105.00 feet to a point, (11) south 86 deg. 02 min. 49 sec. east 53.12 feet to a point, (12) south 78 deg. 16 min. 41 sec. east 48.32 feet to a point, (13) south 80 deg. 02 min. 23 sec. east 66.65 feet to a point, (14) south 74 deg. 57 min. 25 sec. east 35.37 feet to a point, (15) south 79 deg. 20 min. 12 sec. east 65.70 feet to a point, (16) south 76 deg. 21 min. 35 sec. east 36.27 feet to a point, (17) south 78 deg. 28 min. 16 sec. east 78.54 feet to a point, (18) south 57 deg. 22 min. 12 sec. east 80.31 feet to a point, (19) south 44 deg. 52 min. 00 sec. east 44.68 feet to a point, (20) south 44 deg. 14 min. 18 sec. east 56.87 feet to a point, (21) south 38 deg. 33 min. 04 sec. east 327.41 feet to a point, (22) south 00 deg. 06 min. 16 sec. east 149.97 feet to a point, (23) south 24 deg. 13 min. 22 sec. west 99.00 feet to a point, (24) south 50 deg. 56 min. 14 sec. west 502.49 feet to a point and (25) south 56 deg. 13 min. 57 sec. east 231.90 feet to a point, thence leaving the common line between Tracts 1*



and 2 and with the Clearwater Subdivision – Phase 2 (Plat Book 39, pages 133&134) south 44 deg. 06 min. 01 sec. west 272.73 feet to a point, thence leaving the Clearwater Subdivision – Phase 2 and with the Private Open Space of Johnston Farms Subdivision – Phase One, (Plat Book 59, pages 163&164, Johnston County Registry) the following 13 calls: (1) north 34 deg. 30 min. 37 sec. west 255.31 feet to a point, (2) north 89 deg. 28 min. 36 sec. west 166.91 feet to a point, (3) north 24 deg. 58 min. 11 sec. east 199.52 feet to a point, (4) along a curve having a chord bearing and distance of north 60 deg. 03 min. 28 sec. west 89.84 feet (radius and arc length not provided) to a point, (5) south 37 deg. 57 min. 16 sec. west 90.87 feet to a point, (6) north 74 deg. 10 min. 29 sec. west 249.92 feet to a point, (7) north 63 deg. 17 min. 37 sec. west 107.78 feet to a point, (8) north 51 deg. 23 min. 30 sec. west 49.31 feet to a point, (9) north 58 deg. 23 min. 48 sec. west 188.78 feet to a point, (10) north 43 deg. 06 min. 23 sec. west 27.90 feet to a point, (11) north 81 deg. 23 min. 09 sec. west 89.60 feet to a point, (12) north 34 deg. 34 min. 50 sec. west 134.91 feet to a point and (13) north 40 deg. 56 min. 25 sec. west 110.00 feet to a point, the BEGINNING point.

**Section 2.**

The aforementioned rezone is subject to the following conditions:

1. Minimum 52-foot-wide lot width for single family homes.
2. Minimum 22-foot-wide lot width for townhomes.
3. A 20-foot front setback for townhomes to allow for more parking.
4. One (1) additional parking space for every three townhomes to allow for more off-street parking.
5. Adhere to all changes required by the Planning Department, Town's Engineer and the Fire Marshal's office.
6. Construction plans go back before the Planning Board prior to CD approval by the Planning Director.

**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 18<sup>th</sup> DAY OF DECEMBER 2023**

\_\_\_\_\_  
FLETA BYRD, Mayor

ATTEST:

\_\_\_\_\_  
EMILY MATTHEWS, CMC, Town Clerk



**AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING ORDINANCE**

**PROPERTY OWNED BY  
J FARMS LLC  
83.69 ACRES LOCATED AT THE END OF JONES ROAD AGRICULTURE (AG)  
TO  
MIXED USE - CONDITIONAL (MU-CZ)**

**WHEREAS**, a petition has been received from Linda Uzzle on behalf of Double Z Farms Limited Partnership to rezone a 83.69-acre tract of land from AG Agriculture to MU-CZ Mixed Use Conditional; 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 December 18, 2023 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 C-70 Commercial, and to amend the Wilson's Mills Zoning Map to show the area change:

*COMMENCING at a point on the eastern right-of-way (allowing 50 feet) of Johnston Farms Drive, said point also being on the western property line of Lot 82, Johnston Farms Subdivision, Phase 1 (Plat Book 57, page 163, Johnston County Registry), thence continuing with Lot 82 and the Private Open Space, Johnston Farms Subdivision, Phase 1 north 49 deg. 03 min. 35 sec. east 175.29 feet to a point, thence with the Town Limits line for Wilson's Mills, North Carolina, north 32 deg. 09 min. 46 sec. west 608.13 feet to a point, said point also being the southeastern property corner of the J Farms, LLC Property (Plat Book 82, page 361, Johnston County Registry), thence continuing with the J Farms, LLC Property the following 3 calls: (1) north 00 deg. 27 min. 35 sec. east 228.03 feet to a point, (2) north 83 deg. 40 min. 20 sec. east 33.45 feet to a point and (3) north 03 deg. 56 min. 07 sec. east 194.23 feet to a point, said point being on the southern right-of-way (allowing 60 feet) of Jones Road, thence leaving said right-of-way and with the Mehdi E. & Mary B. Rowshanaee property (Deed Book 1773, page 839, Johnston County Registry) north 03 deg. 56 min. 17 sec. east 754.95 feet to a point, the BEGINNING point, thence continuing with the Mehdi E. & Mary B. Rowshanaee property north 03 deg. 55 min. 55 sec. east 644.73 feet to a point, thence leaving the Mehdi E. & Mary B. Rowshanaee property and with the George Clifford Uzzle, III property (Deed Book 1612, page 527, Johnston County Registry) north 80 deg. 45 min. 40 sec. east 2319.50 feet to a point, thence leaving the George Clifford Uzzle, III property and with the Johnston County Parks, Greenways and Open Space Property "Raleigh Tract" (Plat Book 95, page 428, Johnston County Registry) the following 7 calls: (1) south 30 deg. 12 min. 22 sec. east 222.47 feet to a point, (2) south 30 deg. 18 min. 53 sec. west 140.83 feet to a point, (3) south 64 deg. 15 min. 01 sec. west 167.72 feet to a point, (4) south 03 deg. 57 min. 45 sec. west 319.52 feet to a point, (5) south 06 deg. 15 min 09 sec. east 35.75 feet to a point, (6) south 52 deg. 01 min. 09 sec. east 247.10 feet to a point and (7) south 04 deg. 50 min. 40 sec. east 164.11 feet to a point, thence leaving the Johnston County Parks, Greenways and Open Space Property "Raleigh Tract" and with the County of Johnston property (Deed Book 1405, page 530, Johnston County Registry) the following 2 calls: (1) south 51 deg. 26 min. 55 sec. west 925.14 feet to a point and (2) south 38 deg. 33 min. 22 sec. east 1281.60 feet to a point, , pages thence leaving the County of Johnston property and with the Clearwater Subdivision - Phase 2 (Plat Book 39, pages 133&134) the following 8 calls: (1) south 51 deg. 28 min. 56 sec. west 202.37 feet to a point, (2) south 38 deg. 24 min. 54 sec. east 92.05 feet to a point, (3) south 51 deg. 27 min. 57 sec. west 180.83 feet to a point, (4) north 71 deg. 50 min. 33 sec. west 174.58 feet to a point, (5) south 30 deg 34 min. 29 sec. east 55.00 feet to a point, (6) south 58 deg. 01 min. 45 sec. west 192.54 feet to a point, (7) south 53 deg. 47*



min. 17 sec. west 196.70 feet to a point and (8) south 48 deg. 15 min. 59 sec. west 294.69 feet to a point, thence leaving the Clearwater Subdivision – Phase 2 and with the common line between Tracts 1 and 2 Tract 2 as shown on a Recombination plat entitled “Property of Brown-Futrell, A NC Limited Liability Company”, prepared by Stallings Surveying, dated April 25<sup>th</sup>, 2000 (Plat Book 98, Page 78, Johnston County Registry) the following 25 calls: (1) north 56 deg. 13 min. 57 sec. west 231.90 feet to a point, (2) north 50 deg. 56 min. 14 sec. east 502.49 feet to a point, (3) north 24 deg. 13 min. 22 sec. east 99.00 feet to a point, (4) north 00 deg. 06 min. 16 min. west 149.97 feet to a point, (5) north 38 deg. 33 min. 04 sec. west 327.41 feet to a point, (6) north 44 deg. 14 min. 18 sec. west 56.87 feet to a point, (7) north 44 deg. 52 min. 00 sec. west 44. 68 feet to a point, (8) north 57 deg. 22 min. 12 sec. west 80.31 feet to a point, (9) north 78 deg. 28 min. 16 sec. west 78.54 feet to a point, (10) north 76 deg. 21 min. 35 sec. west 36.27 feet to a point, (11) north 79 deg. 20 min. 12 sec. west 65.70 feet to a point, (12) north 74 deg. 57 min. 25 sec. west 35.37 feet to a point, (13) north 80 deg. 02 min. 23 sec. west 66.65 feet to a point, (14) north 78 deg. 16 min. 41 sec. west 48.32 feet to a point, (15) north 86 deg. 02 min. 49 sec. west 53.12 feet to a point, (16) north 03 deg. 57 min. 11 sec. east 105.00 feet to a point, (17) north 49 deg. 10 min. 34 sec. west 83.33 feet to a point, (18) north 03 deg. 57 min. 11 sec. east 220.00 feet to a point, (19) north 06 deg. 15 min. 03 west 50.80 feet to a point, (20) north 03 deg. 57 min. 11 sec. east 707.00 feet to a point, (21) north 86 deg. 02 min. 49 sec. west 110.00 feet to a point, (22) north 81 deg. 28 min. 23 sec. west 50.16 feet to a point, (23) north 86 deg. 02 min. 49 sec. west 220.00 feet to a point, (24) south 89 deg. 22 min. 45 sec. west 50.16 feet to a point and (25) north 86 deg. 02 min. 49 sec. west 659.80 feet to a point, the BEGINNING point.

**Section 2.**

The aforementioned rezone is subject to the following conditions:

1. Minimum 52-foot-wide lot width for single family homes.
2. Minimum 22-foot-wide lot width for townhomes.
3. A 20-foot front setback for townhomes to allow for more parking.
4. One (1) additional parking space for every three townhomes to allow for more off-street parking.
5. Adhere to all changes required by the Planning Department, Town’s Engineer and the Fire Marshal’s office.
6. Construction plans go back before the Planning Board prior to CD approval by the Planning Director.

**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 18<sup>th</sup> DAY OF DECEMBER 2023**

\_\_\_\_\_  
FLETA BYRD, Mayor

ATTEST:

\_\_\_\_\_  
EMILY MATTHEWS, CMC, Town Clerk





**ANNEXATION BY PETITION**

Date: **08.21.2023**


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.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Johnston County Board of Education Lyn Andrews, Board Chair	2320 US Highway 70 Business East, Smithfield, NC 27577-7790	

Property Address: Bear Farm Road, Smithfield, NC  
PIN Number: 260600-05-3156

Book # 4690, Page # 877-894 (per survey) Book # 06459, Page #0715 (per deed)

Received by the Town Clerk of the Town of Wilson's Mills this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

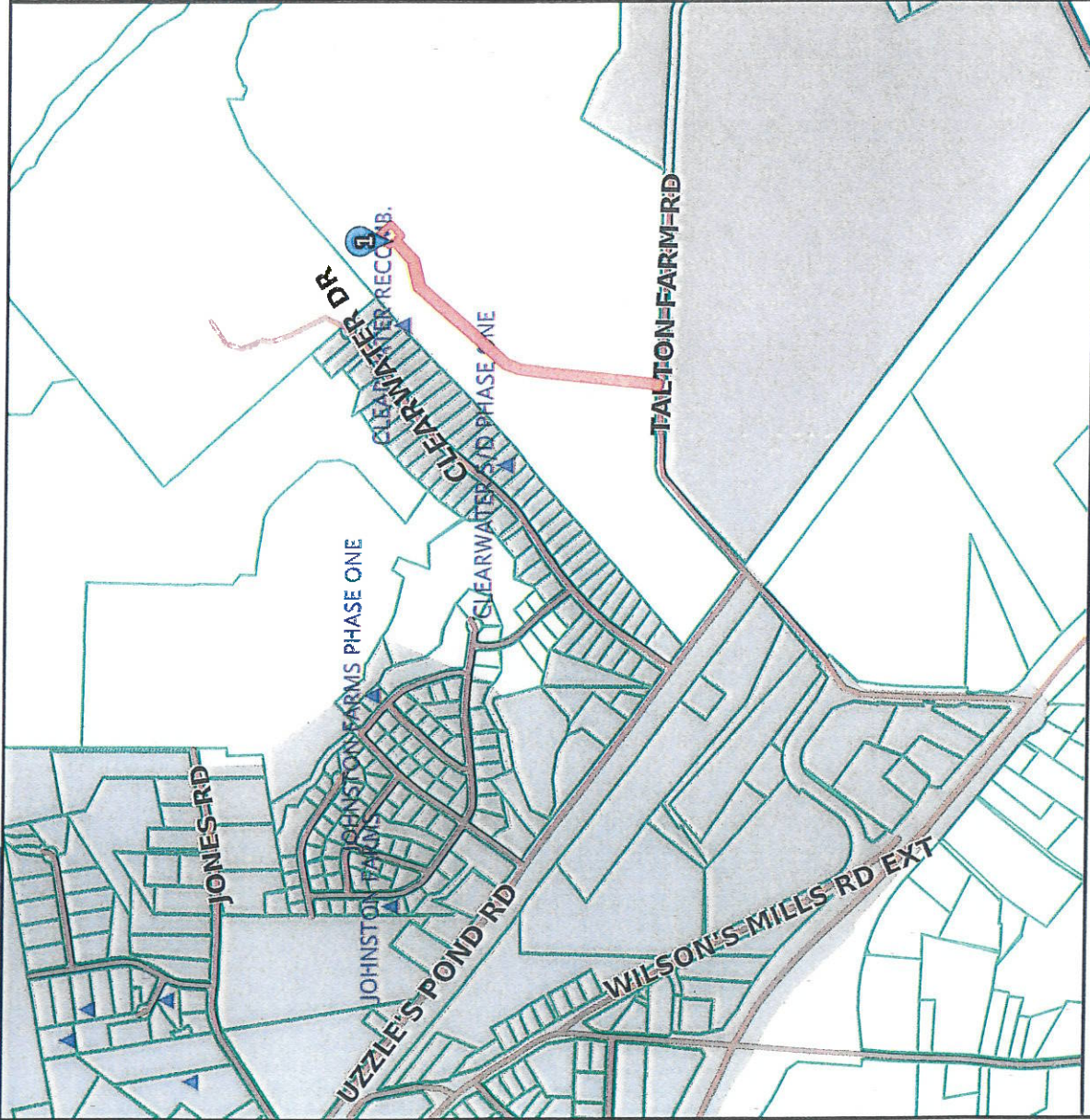
\_\_\_\_\_  
Leighanna T. Worley, Town Clerk





\*\*\* DISCLAIMER \*\*\*

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



**Result**

id: 17K08034P  
 Tag: 17K08034P  
 NCPin: 169600-95-2068  
 Mapsheet No: 1696  
 Owner Name 1: KAT PROPERTIES OF JOHNSTON COUNTY, LLC  
 Owner Name 2: ATKINS, IRIS T.  
 Mail Address 1: 2750 NC HIGHWAY 96 N  
 Mail Address 2:  
 Mail Address 3: SELMA, NC 27576-6161  
 Site Address 1:  
 Site Address 2:

Book: 05519  
 Page: 0386  
 Market Value: 0

Assessed Acreage: 1.670  
 Calc. Acreage: 1.670  
 Sales Price: 80000  
 Sale Date: 2020-02-06

Township: Wilson's Mills  
 Flood Panel: 3720169600 K | 2014-04-30  
 Water District: Wilsons Mills Water District

ETJ: Not Applicable  
 City Limits: Not Applicable  
 Town Zoning: Not Applicable  
 County Zoning: I-2-CZ  
 OverLay Zoning: Not Applicable  
 EMS District: STA3

Fire District: Wilsons Mills  
 Law District: 8  
 Census Tract: 409  
 Electric District: SMITHFIELD-SELMA

MUNICIPAL

Special Tax Not Applicable  
 Voting Districts: Johnston County GIS  
 Wilson's Mills, December 7, 2023  
 US Congressional 4  
 NC House District: 28  
 NC Senate District: 10

Scale: 1:13502 - 1 in. = 1125.19 feet

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





**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 December 18, 2023 Council Meeting to investigate the sufficiency of the above-described petition and to certify at the December 2023 meeting to Town Council the result of her investigation.

**DULY ADOPTED THE 18<sup>th</sup> DAY OF DECEMBER 2023**

\_\_\_\_\_  
**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:

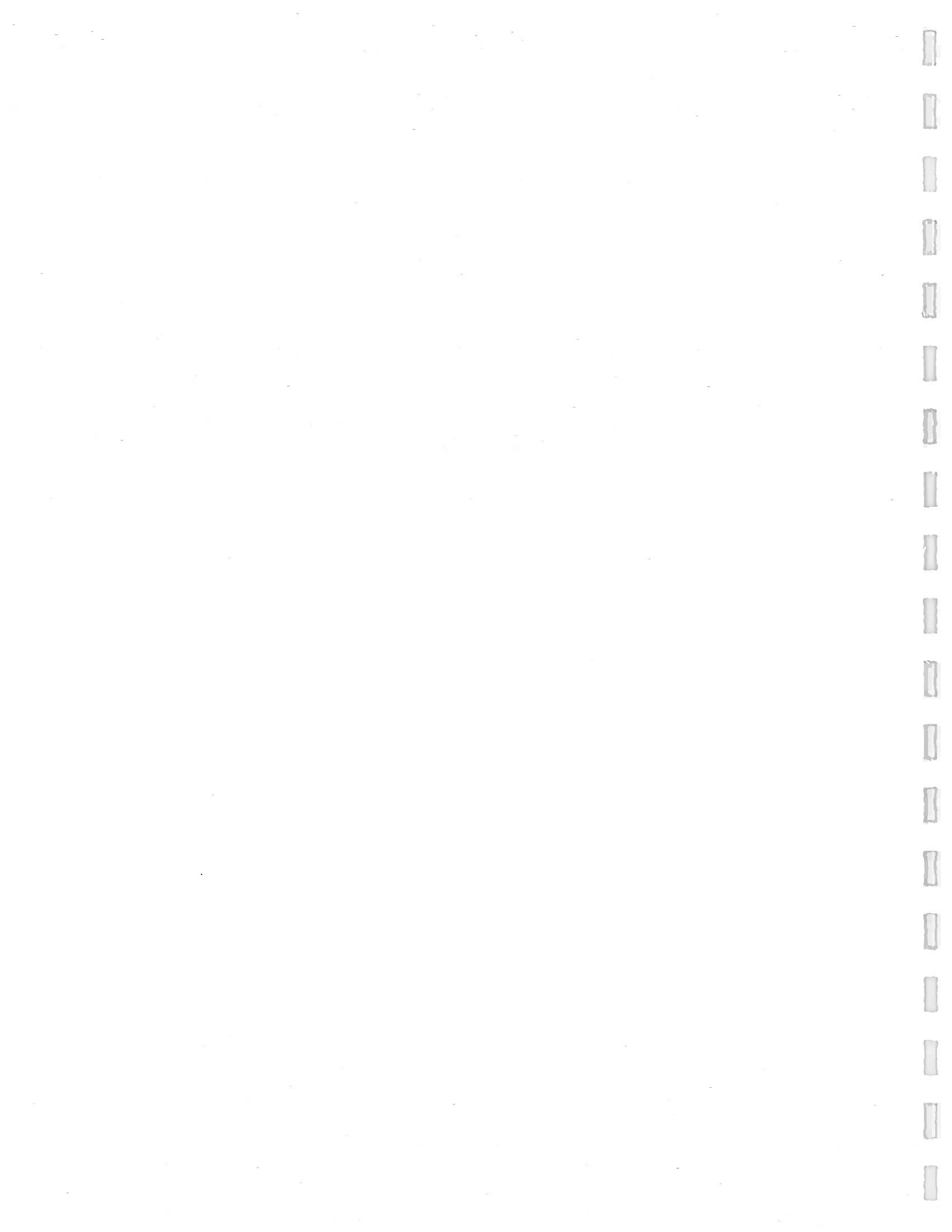
I, Emily Matthews, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Wilson's Mills, this 18<sup>th</sup> day of December 2023.

(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 January 17, 2024.

**Section 2.** The area proposed for annexation is described as follows and can be identified as Parcel ID 17K08028A:

*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. Excepting from the above, a 1.67 acre parcel, recorded as New Lot 2 in Plat Book 98, Page 224 and being more particularly described as follows: Commencing on 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 North 61°56'25" East, 1,525.35 feet to the **Beginning**, an Iron Rod found in the northern 60 foot right-of-way line of Bear Farm Road; having North Carolina State Plane coordinates of N:663,959.92 feet, E: 2,199,024.88 feet; thence along the northern 60 foot right-of-way line of Bear Farm Road North 89°07'38" West, 30.13 feet to an Iron Rod found; thence leaving the northern 60 foot right-of-way line of Bear Farm Road North 6°05'37" East, 706.40 feet to an Iron Rod found; thence North 7°34'05" East, 225.60 feet to an Iron Rod found; thence North 21°01'20" East, 92.01 feet to an Iron Rod found; thence North 44°09'58" East, 734.68 feet to an Iron Rod found; thence North 77°37'32" East, 176.51 feet to an Iron Rod found; thence North 49°02'56" East, 168.79 feet to an Iron Rod found; thence North 40°57'04" West, 35.00 feet to an Iron Rod found; thence North 49°02'56" East, 100.00 feet to an Iron Rod found; thence South 40°57'04" East, 100.00 feet to an Iron Rod found; thence South 49°02'56" West, 100.00 feet to an Iron Rod found; thence North 40°57'04" West, 35.00 feet to an Iron Rod found; thence South 49°02'56" West, 176.43 feet to an Iron Rod found; thence South 77°37'32" West, 175.13 feet to an Iron Rod found; thence South 44°09'58" West, 719.52 feet to an Iron Rod found; thence South 21°01'20" West, 82.33 feet to an Iron Rod found; thence South 7°34'14" West, 221.29 feet to an Iron Rod found; thence South 6°05'37" West, 703.65 feet to the **Beginning**, containing 1.67 acres, more or less.

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 18<sup>th</sup> DAY OF DECEMBER 2023**

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**FLETA A. BYRD, Mayor**

**ATTEST:**

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**EMILY MATTHEWS, CMC Town Clerk**



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

**FINANCE OFFICER /  
DEPUTY CLERK**  
Sherry L. Hudson, CMC, NCCMC

**TOWN PLANNER**  
Wendy Oldham, CZO

**CHIEF OF POLICE**  
A.Z. Williams



**MAYOR**  
Fleta Byrd

**MAYOR PRO-TEM**  
JC Triplett

**COUNCILMEMBERS**  
Randy N. Jernigan  
David J. McGowan  
Carolyn Dobbin  
Tim Brown

**TOWN ATTORNEY**  
Gabriel Du Sablon

Date: December 4, 2023

To: Mayor Fleta Byrd  
Mayor Pro Tem J. C. Triplett  
Councilmember Carolyn Dobbin  
Councilmember David McGowan  
Councilmember Randy Jernigan  
Councilmember Tim Brown

Re: November 2023 Finance Report

Attached is the November 2023 finance report. The line items should reflect 41.66%. Overall, the General Fund stands at 19% of revenues and 44% expenditures.

The revenues are coming in slowly; however, the Ad Valorem Taxes are not coming in as quickly as I had hoped. Maybe in November we will see an increase in the taxes.

Should you have any questions, please feel free to contact me at 919-938-3885 ext. 270.

Best Regards,

Sherry L. Hudson, CMC, NCCMC  
Finance Officer/Deputy Clerk





## Budget vs Actual

Town of Wilson's Mills  
12/4/2023 10:34:03 AM

Page 1 Of 2

Period Ending 11/30/2023

10 General Fund

Description	Budget	YTD	Variance	Percent	
<b>Revenues</b>					
10-3100-120 Vehicle Tax	125,000	67,855.25	(57,144.75)	54%	
10-3100-170 Penalties & Int. on Taxes	2,390	819.06	(1,570.94)	34%	
10-3198-110 Ad Valorem Prior Levies	500	557.19	57.19	111%	
10-3199-110 Ad Valorem Current Levy	1,198,188	160,120.79	(1,038,067.21)	13%	
10-3231-310 Sales & Use Tax MONTHLY	563,181	186,332.04	(376,848.96)	33%	
10-3231-311 State Sales Tax Refund	25,000	30,875.38	5,875.38	124%	
<b>Yearly</b>					
10-3315-330 Powell Bill Street Aid	75,000	38,883.82	(36,116.18)	52%	
10-3322-310 Beer & Wine Taxes	14,157	0.00	(14,157.00)		
10-3322-311 ABC Board - Local	15,113	3,516.97	(11,596.03)	23%	
10-3324-310 Electric Power Tax	66,476	16,002.69	(50,473.31)	24%	
10-3324-311 Telecommunications Tax	550	19.28	(530.72)	4%	
10-3324-312 Video Tax	6,510	1,747.98	(4,762.02)	27%	
10-3324-313 Natural Gas Tax	1,977	254.97	(1,722.03)	13%	
10-3431-220 Drug Seizure Revenue	0	0.00	0.00		
10-3431-360 Vest Grant Income	0	0.00	0.00		
10-3431-430 Court Facility Fees	2,569	1,430.55	(1,138.45)	56%	
10-3431-431 Ticket & Violation Fees	1,000	900.00	(100.00)	90%	
10-3471-410 Open Space Fees	0	0.00	0.00		
10-3491-410 Planning Fees	50,000	28,252.64	(21,747.36)	57%	
10-3491-412 PD Fees	850	275.00	(575.00)	32%	
10-3500-000 KS Bank Loan Proceeds	400,000	100,000.00	(300,000.00)	25%	
10-3612-411 Festival & Event Income	1,000	409.00	(591.00)	41%	
10-3700-000 PART-F Funding	0	0.00	0.00		
10-3701-001 ARP Act Funding	878,330	0.00	(878,330.00)		
10-3701-002 GRANTS	58,000	0.00	(58,000.00)		
10-3831-000 Interest Earned	1,500	491.80	(1,008.20)	33%	
10-3833-840 Comm. Program Donations	500	0.00	(500.00)		
10-3833-842 Donations to PD	0	0.00	0.00		
10-3839-410 Lot Mowing Fees	0	0.00	0.00		
10-3839-850 Insurance Proceeds	0	9,644.48	9,644.48		
10-3840-800 Misc. Collections/Pet Fees	5,000	3,878.14	(1,121.86)	78%	
10-3986-031 Transfer FROM THC Fund	0	0.00	0.00		
10-3991-991 Appropriated Fund Balance	0	0.00	0.00		
10-3991-992 Powell Bill F/B Appropriated	0	0.00	0.00		
10-3991-993 Drug Seizure Appr. Fund	0	0.00	0.00		
Bal.					
<b>Revenues Totals:</b>	<b>3,492,791</b>	<b>0.00</b>	<b>652,267.03</b>	<b>(2,840,523.97)</b>	<b>19%</b>

## Departmental Budget vs Actual

Town of Wilson's Mills  
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Period Ending 11/30/2023

Department: 4110 Governing Board

<u>Expenditures</u>					
Description	Budget	YTD	Variance	Percent	
10-4110-121 Salaries & Wages	10,800	4,500.00	6,300.00	42%	
10-4110-181 Payroll FICA	827	344.40	482.60	42%	
10-4110-185 Excess ESC Taxes	2,500	0.00	2,500.00		
10-4110-191 Audit Fees	13,000	8,871.00	4,129.00	68%	
10-4110-192 Legal Fees	24,000	17,294.58	6,705.42	72%	
10-4110-193 Professional Fees	7,000	1,366.70	5,633.30	20%	
10-4110-299 Department Supplies	15,000	9,660.82	5,339.18	64%	
10-4110-311 Travel Expense	1,000	0.00	1,000.00		
10-4110-331 Utilities - Electricity	21,000	11,018.36	9,981.64	52%	
10-4110-333 Utilities - LP Gas	5,000	0.00	5,000.00		
10-4110-334 Utilities - Water	5,000	1,247.50	3,752.50	25%	
10-4110-335 Utilities - Trash	5,100	2,761.68	2,338.32	54%	
10-4110-336 IT Services	40,860	31,973.15	8,886.85	78%	
10-4110-339 Municipal Election Cost	2,600	0.00	2,600.00		
10-4110-359 Tax Collections Fees	23,964	56.17	23,907.83	0%	
10-4110-395 Education & Seminars	1,000	0.00	1,000.00		
10-4110-398 Citizens Academy	0	0.00	0.00		
10-4110-451 Insurance & Bonding	50,000	53,625.26	(3,625.26)	107%	
10-4110-491 Dues	6,000	6,121.34	(121.34)	102%	
10-4110-495 Ordinance Codification	1,100	0.00	1,100.00		
10-4110-498 Contingency	0	0.00	0.00		
10-4110-550 Capital Outlay New TH Up-fit	400,000	74,973.26	325,026.74	19%	
10-4110-552 Capital Outlay Projects	150,000	0.00	150,000.00		
10-4110-690 Donations	0	0.00	0.00		
10-4110-693 Christmas Party	1,800	0.00	1,800.00		
10-4110-710 Town Hall - Principal	513,501	315,306.90	198,194.10	61%	
10-4110-720 Town Hall - Interest	4,870	10,713.70	(5,843.70)	220%	
10-4110-991 Appropriated Fund Balance	0	0.00	0.00		
<b>Total Expenditures for Department</b>	<b>1,305,922</b>	<b>549,834.82</b>	<b>756,087.18</b>	<b>42%</b>	

## Departmental Budget vs Actual

Town of Wilson's Mills  
12/4/2023 10:04:54 AM

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Period Ending 6/30/2024

Department: 4120 Administration

<u>Expenditures</u>				
Description	Budget	YTD	Variance	Percent
10-4120-121 Salaries & Wages	261,121	112,319.58	148,801.42	43%
10-4120-181 Payroll FICA	19,976	8,548.60	11,427.40	43%
10-4120-182 Retirement	31,596	13,599.52	17,996.48	43%
10-4120-183 Group Insurance	34,800	18,015.44	16,784.56	52%
10-4120-185 Unemployment Tax	0	0.00	0.00	
10-4120-193 Software Purchases	0	0.00	0.00	
10-4120-199 Professional Fees	0	0.00	0.00	
10-4120-251 Gas & Oil	0	51.90	(51.90)	
10-4120-260 Department Supplies	3,500	2,519.59	980.41	72%
10-4120-311 Travel	10,000	3,029.58	6,970.42	30%
10-4120-321 Telephone	600	557.49	42.51	93%
10-4120-325 Postage	500	262.40	237.60	52%
10-4120-353 Vehicle Maintenance	0	0.00	0.00	
10-4120-359 Contracted Services	0	0.00	0.00	
10-4120-370 Advertising	2,500	1,014.00	1,486.00	41%
10-4120-380 Software Support	0	0.00	0.00	
10-4120-395 Employee Training	9,500	2,317.00	7,183.00	24%
10-4120-398 Drug Testing	0	0.00	0.00	
10-4120-438 Building Rent	0	0.00	0.00	
10-4120-439 Equipment Rent	7,000	4,208.74	2,791.26	60%
10-4120-491 Dues	1,100	1,037.50	62.50	94%
10-4120-553 Capital Outlay - Vehicles	0	27,919.34	(27,919.34)	
<b><u>Total Expenditures for Department</u></b>	<b>382,193</b>	<b>195,400.68</b>	<b>186,792.32</b>	<b>51%</b>

## Departmental Budget vs Actual

Town of Wilson's Mills  
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Period Ending 6/30/2024

Department: 4310 Police

Expenditures				
Description	Budget	YTD	Variance	Percent
10-4310-121 Salaries & Wages	678,762	290,967.52	387,794.48	43%
10-4310-126 Salaries - Part Time	55,100	39,322.19	15,777.81	71%
10-4310-181 Payroll FICA	56,141	25,243.43	30,897.57	45%
10-4310-182 Retirement	88,511	39,468.70	49,042.30	45%
10-4310-183 Group Insurance	95,700	46,909.74	48,790.26	49%
10-4310-184 LEO 401K	33,939	13,794.36	20,144.64	41%
10-4310-185 Unemployment Tax	0	0.00	0.00	
10-4310-199 Professional Services	1,000	350.00	650.00	35%
10-4310-212 Uniforms	5,000	2,611.96	2,388.04	52%
10-4310-213 Vest Expenses	5,000	0.00	5,000.00	
10-4310-251 Gasoline & Oil	84,000	27,754.72	56,245.28	33%
10-4310-252 Tires	3,500	3,946.50	(446.50)	113%
10-4310-260 Department Supplies	5,000	6,057.27	(1,057.27)	121%
10-4310-265 Ammunition & Guns	3,000	0.00	3,000.00	
10-4310-311 Travel	2,000	1,139.34	860.66	57%
10-4310-321 Telephone	10,000	2,409.40	7,590.60	24%
10-4310-325 Postage	100	126.00	(26.00)	126%
10-4310-352 Maintenance - Equipment	0	0.00	0.00	
10-4310-353 Maintenance Vehicles	8,000	8,471.51	(471.51)	106%
10-4310-359 Contracted Services	0	0.00	0.00	
10-4310-380 Software Support	0	0.00	0.00	
10-4310-395 Employee Training	1,000	2,336.00	(1,336.00)	234%
10-4310-398 Pre-Employment Testing	2,000	1,345.00	655.00	67%
10-4310-491 Dues	300	20.00	280.00	7%
10-4310-495 GHSP Grant Expenses	0	0.00	0.00	
10-4310-550 Capital Outlay - Equipment	8,000	5,085.00	2,915.00	64%
10-4310-553 Capital Outlay - Vehicles	100,000	78,946.55	21,053.45	79%
10-4310-610 Comm. Policing Program	1,000	0.00	1,000.00	
10-4310-751 Vehicle - Principal	0	0.00	0.00	
10-4310-753 Vehicle - Interest	0	0.00	0.00	
<b>Total Expenditures for Department</b>	<b>1,247,053</b>	<b>596,305.19</b>	<b>650,747.81</b>	<b>48%</b>

## Departmental Budget vs Actual

Town of Wilson's Mills  
12/4/2023 9:56:21 AM

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Period Ending 11/30/2023

Department: 4410 Public Works

Expenditures					
Description	Budget	YTD	Variance	Percent	
10-4410-121 Salaries & Wages	95,431	40,921.60	54,509.40	43%	
10-4410-126 Salaries Part Time	0	6,493.50	(6,493.50)		
10-4410-181 Payroll Fica	7,301	3,095.17	4,205.83	42%	
10-4410-182 Retirement	11,548	5,101.87	6,446.13	44%	
10-4410-183 Group Insurance	17,400	9,007.72	8,392.28	52%	
10-4410-212 Uniforms	750	53.94	696.06	7%	
10-4410-251 Gasoline & Oil	5,500	2,189.78	3,310.22	40%	
10-4410-252 Tires	500	0.00	500.00		
10-4410-260 Department Supplies	12,000	10,707.91	1,292.09	89%	
10-4410-311 Travel	500	0.00	500.00		
10-4410-321 Telephone	500	328.23	171.77	66%	
10-4410-325 Postage	126	63.00	63.00	50%	
10-4410-330 Street Lighting	5,700	2,496.26	3,203.74	44%	
10-4410-351 Maint. - Bldg. & Grounds	1,000	8,467.61	(7,467.61)	847%	
10-4410-352 Maint. - Equipment	1,000	295.88	704.12	30%	
10-4410-353 Maint. - Vehicles	1,000	1,264.95	(264.95)	126%	
10-4410-359 Contracted Services	0	0.00	0.00		
10-4410-395 Employee Training	1,000	590.00	410.00	59%	
10-4410-398 Drug Testing/Vaccines	600	0.00	600.00		
10-4410-439 Equipment Rent	1,000	0.00	1,000.00		
10-4410-491 Dues	600	75.00	525.00	13%	
10-4410-550 Capital Outlay - Equipment	33,600	4,725.54	28,874.46	14%	
10-4410-553 Capital Outlay - Vehicles	0	0.00	0.00		
10-4410-591 Powell Bill Expenditures	75,000	5,031.07	69,968.93	7%	
<b>Total Expenditures for Department</b>	<b>272,056</b>	<b>100,909.03</b>	<b>171,146.97</b>	<b>37%</b>	

## Departmental Budget vs Actual

Town of Wilson's Mills  
12/4/2023 9:56:33 AM

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Period Ending 11/30/2023

Department: 4910 Planning & Zoning

<u>Expenditures</u>				
Description	Budget	YTD	Variance	Percent
10-4910-121 Salaries & Wages	142,978	60,520.20	82,457.80	42%
10-4910-122 Salaries - Planning Brd.	300	25.00	275.00	8%
10-4910-181 Payroll FICA	10,938	4,544.51	6,393.49	42%
10-4910-182 Retirement	17,301	7,594.86	9,706.14	44%
10-4910-183 Group Insurance	26,100	13,511.58	12,588.42	52%
10-4910-199 Professional Services	10,000	4,456.25	5,543.75	45%
10-4910-251 Gasoline	1,000	200.55	799.45	20%
10-4910-252 Tires	0	0.00	0.00	
10-4910-260 Department Supplies	3,500	1,446.94	2,053.06	41%
10-4910-265 Repayment Bond Release	0	0.00	0.00	
10-4910-311 Travel	3,000	1,052.11	1,947.89	35%
10-4910-321 Telephone	1,100	411.72	688.28	37%
10-4910-325 Postage	750	213.24	536.76	28%
10-4910-353 Maintenance - Vehicles	1,000	25.00	975.00	3%
10-4910-359 Contracted Services	6,000	1,901.25	4,098.75	32%
10-4910-370 Advertising	800	48.00	752.00	6%
10-4910-395 Employee Training	4,500	2,800.21	1,699.79	62%
10-4910-398 Drug Testing	0	0.00	0.00	
10-4910-491 Dues	700	115.00	585.00	16%
10-4910-553 Capital Outlay - Vehicles	0	0.00	0.00	
<u>Total Expenditures for Department</u>	<u>229,967</u>	<u>98,866.42</u>	<u>131,100.58</u>	<u>43%</u>

## Budget vs Actual

Town of Wilson's Mills  
12/4/2023 9:56:54 AM

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Period Ending 11/30/2023

### 30 Enterprise Fund

Description	Budget		YTD	Variance	Percent
<b>Revenues</b>					
30-3800-000 Sewer Charges	7,500		3,400.00	(4,100.00)	45%
30-3800-001 Late Fee	500		830.00	330.00	166%
30-3831-497 Interest Earned	0		0.00	0.00	
30-3832-000 NSF Fees	0		0.00	0.00	
30-3840-800 Misc. Collections	0		0.00	0.00	
30-3900-910 USDA Rural Development	0		0.00	0.00	
30-3900-911 JoCo. Public Utilities	174,000		0.00	(174,000.00)	
30-3986-030 Transfer from General Fund	0		0.00	0.00	
30-3991-000 Loan Proceeds	0		0.00	0.00	
30-3991-991 Sewer Fund Balance	0		0.00	0.00	
Revenues Totals:	182,000	0.00	4,230.00	(177,770.00)	2%

## Budget vs Actual

Town of Wilson's Mills  
12/4/2023 9:56:54 AM

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Period Ending 11/30/2023

**30 Enterprise Fund**

Description	Budget	YTD	Variance	Percent
<b>Expenses</b>				
30-7140-199 Professional Services	45,872	0.00	45,872.00	
30-7140-200 Tapping Fee Refunds	0	0.00	0.00	
30-7140-299 Dept./Office/Misc. Supplies	0	408.00	(408.00)	
30-7140-325 Postage	400	0.00	400.00	
30-7140-359 Contracted Services	0	0.00	0.00	
30-7140-491 Dues	0	0.00	0.00	
30-7140-590 Purchase of Sewer Tap	0	0.00	0.00	
30-7140-591 Sewer Capital Outlay	0	0.00	0.00	
30-7140-710 Debt Principal Payment	0	0.00	0.00	
30-7140-711 Prin.USDA Sewer BOND "A"	38,000	30,397.00	7,603.00	80%
30-7140-712 Int. USDA Sewer BOND "A"	81,965	0.00	81,965.00	
30-7140-713 Prin.USDA Sewer BOND "B"	6,000	0.00	6,000.00	
30-7140-714 Int.USDA Sewer BOND "B"	9,763	0.00	9,763.00	
30-7140-990 Depreciation Exp.	0	0.00	0.00	
30-7140-991 Fund Balance Appropriated	0	0.00	0.00	
30-9860-982 Transfer Out to GF	0	0.00	0.00	
Totals:	182,000	0.00	30,805.00	17%



# Budget vs Actual

Town of Wilson's Mills  
12/4/2023 9:56:54 AM

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Period Ending 11/30/2023

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Expenses Totals:	182,000	0.00	30,805.00	151,195.00	17%
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## STAFF REPORT

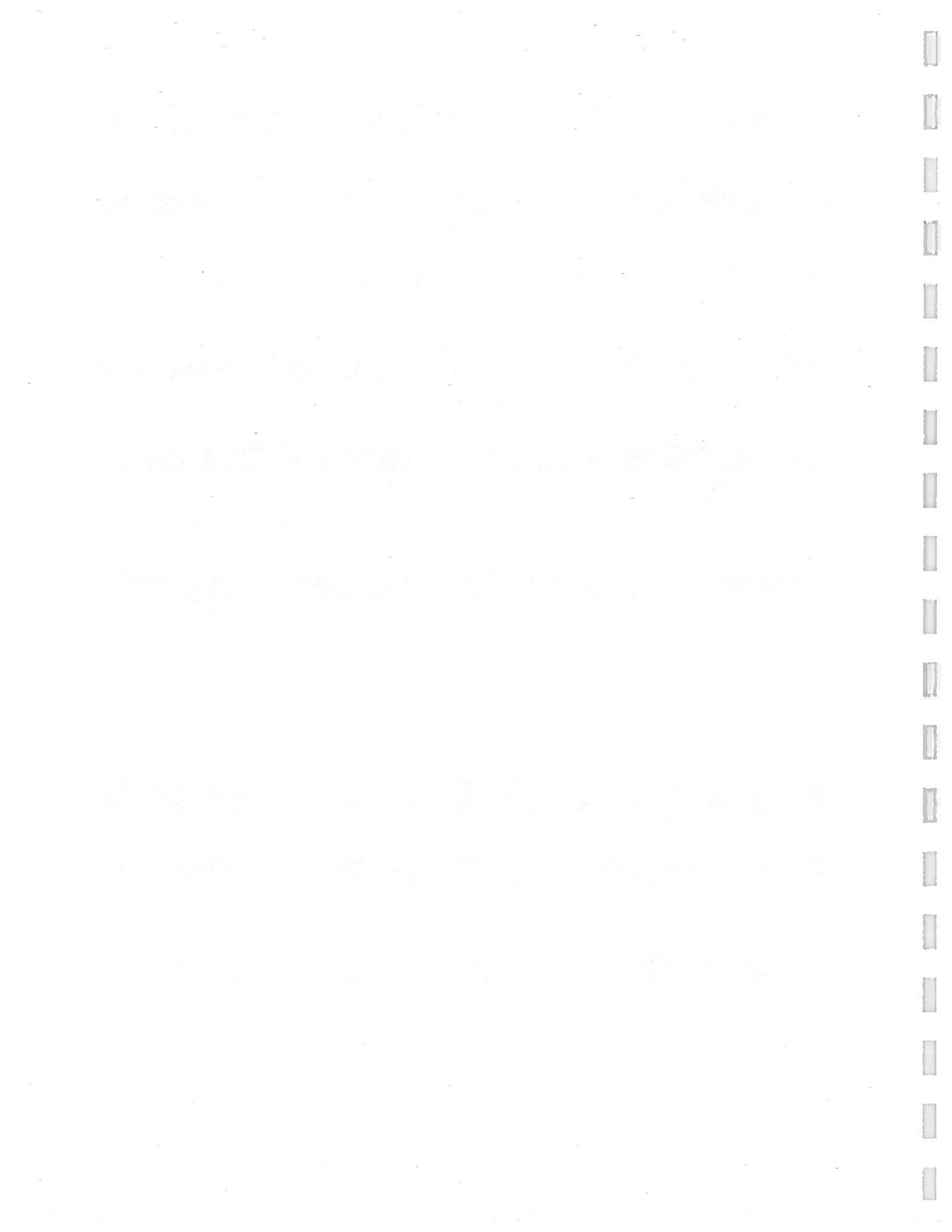


**TO:** Mayor Byrd and Town Council Members  
**DATE:** December 18, 2023  
**FROM:** Wendy Oldham, Planning Director  
**SUBJECT:** Planning Report – November 2023

SUBDIVISIONS		
SUBDIVISION	TYPE OF REVIEW	STATUS
<b>Millcreek Phase 2</b> Powhatan Road-Beside Park	Final Inspection Awaiting	Final Inspection Scheduled
<b>Wilson's Walk</b> Cole Road	Construction Plans Phase 1; reviewing amenities plans	Approved Final Plat Phase 1
<b>Olive Branch</b> West Olive Road	Amenity plans submitted	comments for amenity plans sent
<b>Midtown Village</b> Swift Creek Road and Strickland Road-Along 70	Sketch Plan Submitted	Developer submitting all needed permits, local/state for Infrastructure
<b>Cottages at Wilson's Mills</b> Southerland Road/Adjacent to Ives Landing	Final Inspection Awaiting	Developer contracting out the items that need to be constructed/corrected
<b>Eason Creek</b> Powhatan Rd-across from Pricket Ln	Final Plat Submitted, Phase 1 only	Construction has begun
<b>Crescent Mills</b> Both Sides of Strickland Road	Construction Plans for Phases 7 & 8 and Main Amenity Area Submitted	Phases 1,2,3 - Approved Phases 4,5,6 – Approved Home construction has begun
<b>Willis Crossing</b> Wilson's Mills Road and Main St	Construction Plans	Grading and infrastructure in progress
<b>Southerland Mills</b> Southerland Road Across from Ives Landing/End of Hazel Street	Construction Plans Submitted	Construction Plans Approved
<b>Johnston Farms Phase 2B</b> Marlin Lane/ Waterview Way	Preliminary Plans	Approved with Conditions
<b>Johnston Farms Phase 3</b> Behind JF and end of Jones Road	Preliminary Plans submitted	Reviewing Preliminary Plans; Rezone in progress
<b>Wilson's Ridge</b> Wilson's Mills Road beside Town Hall and Kids Country Childcare	Construction Plans	Approved- Infrastructure Being Installed
<b>Toler Property</b> Wilson's Mills Road across from Poplar Creek	Construction Plans submitted	Second submittal received; Comments sent
<b>Cobalt Towns</b> Hwy 70 Bus beside East Hampton	Waiting on Preliminary Plans	Sketch plat reviewed. Waiting on JC for sewer



STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A
REZONES		
ADDRESS	ACTION	STATUS
End of Jones Rd & Johnston Farms Drive (151 +/- acres)	AG to MU-CZ	Rezone Hearing on December 18 at Town Council meeting
COMMERCIAL/BUSINESSES		
ADDRESS/PROJECT	USE REQUEST	STATUS
3181 US Hwy 70	Auto Sales & Insurance office	CO issued and all zoning approved
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
N/A	N/A	N/A
NON-RESIDENTIAL ZONING PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home – New Construction	0	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	3	
Accessory Structure	1	
Fence	1	
Doublewide Mobile Home	0	
Rooftop Solar Panels	2	
<b>TOTAL</b>	<b>7</b>	
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed- Single Family Homes	4	
Completed and Passed-Other	8	
Zoning Verification Letters	0	
CODE ENFORCEMENT VIOLATIONS		
VIOLATIONS	#	
<b>TOTAL</b>	<b>4</b>	
Undue Growth	0	
Debris/Garbage Clean-Up	4	
Nuisance/Junk/Abandoned Vehicles	0	
Chickens/Roosters	0	



<b>ZONING VIOLATIONS</b>	
<b>VIOLATIONS</b>	<b>#</b>
<b>TOTAL</b>	<b>3</b>
Building without Permit	3
Fence without Permit	0
Unsafe Structure	0
Other Zoning Violation	0
<b>CODE ENFORCEMENT AND ZONING ABATEMENT</b>	
<b>OUTCOMES</b>	<b>#</b>
Abated	3
Final Letter Sent	0
Citations/Fines Issued	0
<b>TOWN ABATEMENTS</b>	
Paid Abatements	0





## November 2023 Report

### Wilson's Mills Police

Chief AZ Williams

- The Community Service Program currently has two (2) active participants.
- WMPD firearms qualification on 12/7 and 12/9. (no issues)
- WMPD participated in Thanksgiving "Click It & Ticket" Campaign Nov. 20<sup>th</sup> through Nov. 26<sup>th</sup>.
- Attended JCC Criminal Justice Advisory Board meeting on 11/30/23.
- Attended retirement of Wendell Police Chief Bill Carter on 11/30/23.
- WMPD assistance with Hwy 70 construction project continues with no issues.

#### **During this period:** Activities - (2,773) Calls for Service – (514)

- Motor Vehicle Accident/Wreck Investigations – 13
- Domestic Dispute - 2
- Disabled Motorists – 10
- Vehicle Stops – 207
- Warnings – 150 Citations - 57
- Arrests – 8
- Alarms – 4
- Animal Complaint calls – 20
- Suspicious Person/Vehicle calls – 6
- Served/Attempted Warrant/Subpoena Service - 13
- Assists of Other Agency type calls (EMS, Fire, LEO) – 37



**Daily monitoring and evening checks:**

Neighborhoods (2,200) Businesses (425) Elementary/School/Daycare (45)  
Local Churches (99)

**Traffic Enforcement Officer**

**Domestic Violence Officer**

<u>DECEMBER:</u>	<u>TOTAL:</u>		<u>DECEMBER</u>	<u>TOTAL</u>
Traffic Stops	6		Domestic Incidents	3
Vehicle Collisions	2		Follow-ups	37
Traffic Complaints	1		# of Victims Contacted	1
Speed Enforcements	0		# of Arrest Warrants	5
Checking Station	0		Arrests	8
Citations	5		Total Felony Charges	5
Warnings	1		Total Misd. Charges	23
Drugs	0		Search Warrants Executed	7
DWI	0		DV Protective Orders	0
Check in with WMPD	6		Training Hrs.	0
Check in with other	7			
Arrests	1			
GHSP Monthly Pts.	200			



## WMPD - Notable Cases

- **Reckless Driving: Vandalism/ Stalking:** An arrest was made in the ongoing vandalism issue in the 70 and 90 block of Imperial Drive in the Ives Landing subdivision. Previously, a tall, slender black male can be seen on security camera, matching the description of a suspect observed on November 9, 2023, when the perpetrator struck again around 2:00 a.m. WMPD officers responded and took Romaro Matthews, 44, of New Bern, NC into custody. Matthews was charged with 5 counts of second-degree Trespassing, 6 counts of Injury to Real Property, 2 counts of Injury to Personal Property, 3 counts of Communicating Threats, and 1 count each of Stalking, Cyber-stalking, and Harassing Phone Calls.
- **Felony Possession of Marijuana:** On 11/16/2023 a WMPD officer conducted a traffic stop for a headlight violation. Upon approaching the vehicle, the officer smelled a strong odor of marijuana coming from the vehicle. Based on probable cause, the vehicle was searched. Officers found 7 bags of marijuana (145 Grams) and \$2,390 in cash. The suspect was charged with felony Possession of Marijuana, Possession with Intent to Manufacture, Sell, or Deliver Marijuana, and felony Maintaining a Vehicle to Keep/Sell a Controlled Substance.
- **Felony Possession of Marijuana:** WMPD assisted NCSHP in a Multi-Agency Check point at the intersection of Fire Dept Rd. and Wilson's Mills Rd. on 11/23/2023. During a search, officers seized 2.2 ounces of marijuana from a suspect vehicle. Due to the weight of the marijuana and the way it was packaged and sealed, WMPD charged the driver with felony Possession of Marijuana and PWISD.
- **Larceny:** On 11/27/2023 WMPD received a call from the store manager at Handy Mart reference employee theft. A clerk was suspected of stealing \$600.00 from the store safe. Officers reviewed camera footage and charged the employee with 4 counts of felony Larceny by Employee.

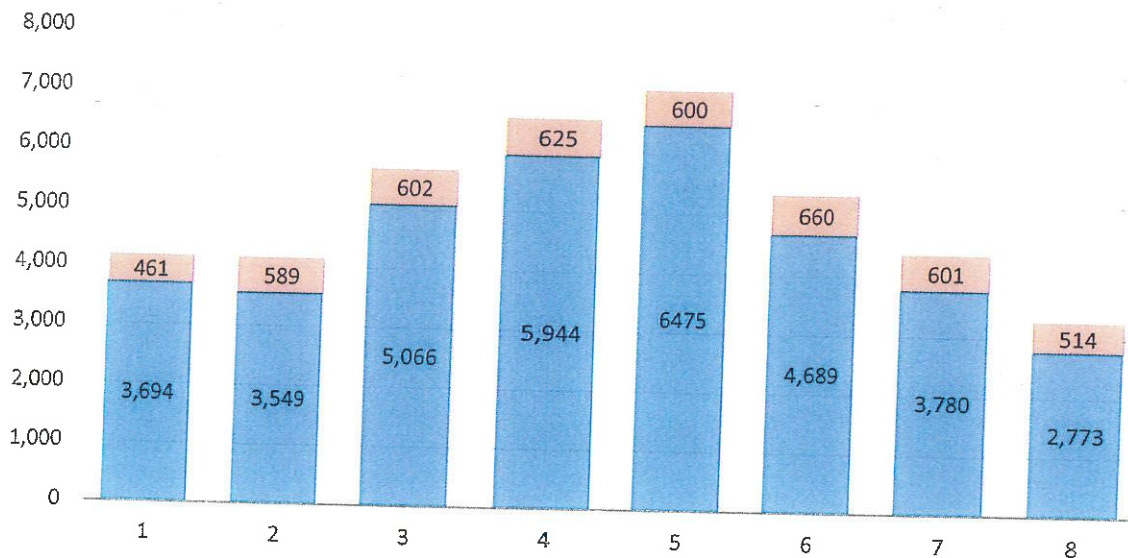


# November 2023

## Activities and Calls for Service monthly comparison.

May:	Activities - (3,549)	Calls for Service – (589)
June:	Activities - (5,066)	Calls for Service – (602)
July:	Activities - (5,944)	Calls for Service – (625)
August:	Activities - (6475)	Calls for Service – (600)
September:	Activities - (4,689)	Calls for Service – (660)
October:	Activities - (3,780)	Calls for Service – (601)
November:	Activities - (2,773)	Calls for Service – (514)

## ACTIVITIES & CALLS



## Breakdown by incident type six (6) month comparison

Type of Call	May	June	July	Aug	Sept	Oct	Nov
Motor Vehicle Accident/Wreck investigations	9	12	10	11	15	12	13
Domestic Dispute	16	8	10	3	3	8	2
Disabled Motorists	13	21	10	12	13	17	10
Vehicle Stops	245	234	272	264	280	235	207
Arrests	10	1	12	10	10	10	8
Alarms	10	13	2	8	10	1	4
Animal Complaint calls	17	15	20	9	11	6	20
Suspicious Person/Vehicle calls	8	10	11	8	17	16	6
Served/Attempted Warrant/Subpoena Service	18	7	21	15	17	11	13
Assists of Other Agency type calls (EMS, Fire, LEO)	21	49	57	46	53	43	37
<b>Total</b>	<b>367</b>	<b>370</b>	<b>425</b>	<b>390</b>	<b>429</b>	<b>359</b>	<b>320</b>





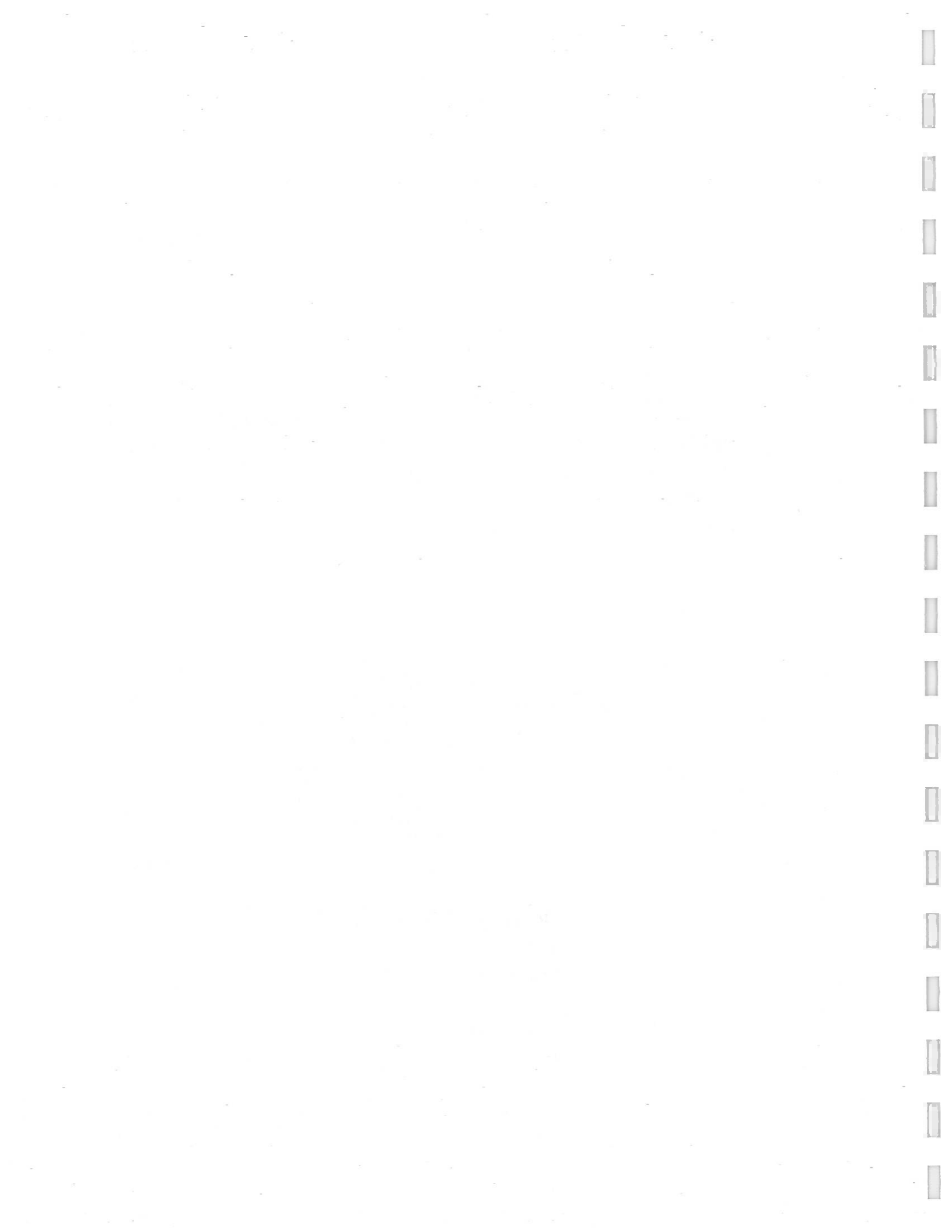
**PUBLIC WORKS REPORT  
NOVEMBER 2023  
PATRICK MOORE, PW DIRECTOR**

<b>ANIMAL CONTROL</b>
Picked up loose dog in Johnston Farms
Responded to dog complaint on Frazier Drive
Set Dog Trap on Frazier Drive

<b>POLICE DEPARTMENT</b>	
<b>IN HOUSE</b>	<b>SUBBED OUT</b>
Replaced brakes on #19 car	Car #12 to Cox-Cooling system repairs
Replaced brakes on #21 car	Car #21 to Blacks-Tire Replacement
Replaced tire on #17 car	
Replaced headlight assembly, 3 tires and rear brakes on #16 car	
Hung TV in Police Department to monitor cameras	

<b>TOWN HALL CAMPUS</b>
Installed lights under overhang at front of Town Hall
Wired and installed lights at Town Hall Campus Entrance
Installed receptacles at Town Hall Campus Entrance
Ran new power lines for power poles for Tinsel Tree Lane at Town Hall
Set up for Tinsel Tree Lane

<b>AROUND TOWN</b>
Replaced signpost in The Cottages of Wilson's Mills
Cleaned Park facilities daily
Went to Raleigh to get Christmas Tree for Town
Went to Raleigh to get Christmas Wreaths
Picked up borrowed light from Selma for Tinsel Tree Lane
Picked up steps for Tinsel Tree Lane from RB Outdoors/Princeton
Picked up trailer from Well OK Vinyl for stage for Tinsel Tree Lane/Princeton



<b>ADMINISTRATION</b>
Completed virtual School of Government Supervisor class
Attended Municipal Supervisory Basics class in Durham
Had multiple meetings with Leighanna Worley
Meetings with Community Engagement Teams

