



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

**ORDER OF BUSINESS**

- 1. PLEDGE TO FLAG**
- 2. INVOCATION**
- 3. APPROVAL OF AGENDA**
- 4. PUBLIC HEARING**
  - a. **ORDINANCE** to Amend Zoning - 107 Meta Drive - Parcel ID 17J07005H
  - b. **ORDINANCE** to Amend Zoning - Johnston Farms - Parcel ID 17K08026L
  - c. **ORDINANCE** to Amend Zoning - Johnston Farms - Parcel ID 17K08026
- 5. 1st OPEN FORUM**
- 6. REGULAR BUSINESS:**
  - a. MAYOR FLETA BYRD
  - b. TOWN ADMINISTRATOR - Leighanna Worley
    - i. 310ai Additional Services Agreement No. 2 - Front Entrance
    - ii. Update on Johnston County Water and Sewer Regionalization Study Committee
  - c. PLANNING DIRECTOR - Wendy Oldham
    - i. **ORDINANCE** to Amend the Wilson's Mills Code of Ordinances
  - d. COUNCILMEMBER COMMENTS
- 7. 2nd OPEN FORUM**
- 8. ADJOURNMENT**

# Request for Council Action

## Agenda Item 4a

**TO:** Mayor Fleta Byrd and Town Council Members  
**FROM:** Wendy Oldham, CZO  
**DATE:** July 15th, 2024  
**FILE No.:** RZ-04-2024  
**REQUEST:** General Rezone from (IND) Industrial to (C-70) Highway 70 & I-42 Commercial District.

CURRENT SITE INFORMATION	
<b>LOCATION:</b>	107 Meta Drive
<b>TAX ID:</b>	17J07005H
<b>SITE ACREAGE:</b>	3.160
<b>ZONING:</b>	(IND) Industrial
<b>CURRENT USE:</b>	Vacant Lot

### BACKGROUND

The applicant has requested a rezone from IND to C-70 to accommodate more commercial choices. On May 28<sup>th</sup>, 2024, the Planning Board recommended approval to the Town Council.

On June 17, 2024, the Town Council called for a public hearing at the July 15, 2024, Town Council meeting.

### 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 Statement of Consistency and recommendations listed below.

### FINDINGS OF FACT

1. That the use or development is located, designed, and proposed to be to be operated to maintain or promote the public health, safety, and general welfare.  
*Statement by applicant: "I will do all those things".*
2. That the use or development complies with all required regulations and standards of the Wilsons Mills development ordinance and with all other applicable regulations.  
*Statement by applicant: "To the best of my knowledge".*
3. That the use or development is located, designed, and proposed to be operated to not substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity. *Statement by applicant: "Very true statement".*
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: "It certainly is".*

## **STATEMENT OF CONSISTENCY AND REASONABLENESS**

This action is consistent with the Town of Wilson's Mills Future Land Use Map, as this parcel is currently industrial, but Commercial would provide more opportunities to the occupant. This action is consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan. It is reasonable as it will promote the growth of the Town, provide job opportunities, and provide a service for citizens. It will retain the character of the community while supporting new development. Rezoning this parcel to Commercial (C-70) is reasonable for the following reasons:

### **5.2.2 Goal 2: PLAN FOR GROWTH!**

5.2.2.1 Objective 1: Harness the imminent southward expansion of the Triangle while managing growth within Wilson's Mills.

Strategy 1: Encourage development first in areas where existing infrastructure and convenient proximity to Town services are already provided. The first wave of the Triangle's expanding business market into Wilson's Mills will be directed, through application of the future land use plan and zoning map, to areas where utilities and services are already provided.

### **5.2.3 Goal 3: RETAIN OUR CHARACTER!**

5.2.3.1 Objective 1: Preserve the small-town appeal of Wilson's Mills while encouraging compatible business growth through development of revised development standards and specifications.

## **PLANNING BOARD RECOMMENDATION(S)**

Planning Board recommendation is for approval of this rezone request. The Planning Board adopted the consistency statement as the rezone is consistent with the Future Land Use Map; it is also consistent with the Comprehensive Land Use Pla, UDO, and meets all development requirements.

## **THE TOWN'S PLANNING DEPARTMENT RECOMMENDATION(S)**

After reviewing the file, rezoning application and site plan, staff recommends approval for rezoning from (IND) Industrial to Highway 70 & I-42 Commercial District (C-70). Staff agrees with the Planning Board decision to approve rezone.



**TOWN COUNCIL ACTION**

1. While adopting the Statement of consistency with the Comprehensive Land Use Plan, UDO, and Future Land Use Plan, and recognizing the reasonableness with the Comprehensive Land Use Plan and Future Land Use Plan, I make a motion to approve the rezone of Parcel ID: 17J07005H (Meta Drive) from IND to C-70.

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2. I make a motion to deny the rezone of Parcel ID: 17J07005H (Meta Drive) from IND to (C-70).

Denial based upon:

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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

RZ-4-2024

## 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: 167 Meta Drive

Zoning District: IND

Size of Property (in acres): 3.16

Johnston Co. Tax PIN #: 175070054

Proposed Building Square Footage: 144

Town Jurisdiction:      In-Town Limits

X ETJ

Existing land use/zoning on adjoining properties:

North: Agriculture  
South: Agriculture  
East: Industrial-Businesses  
West: Agriculture

**APPLICANT INFORMATION:**

Applicant: Jim Uzzle

Address: 138-C Uzzle Industrial Drive

City: Clayton State: NC Zip: 27520

Phone: 919-291-0762 Email: jimuzzle@gmail.com

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

Address: 1755 Buffalo Rd

City: Smithfield State: NC Zip: 27577

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**REZONING REQUEST:**

☒ General Use ☐ Conditional Zoning

Existing Zoning Classification: IND

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:

Car Sales Lot

Proposed Conditions Offered by Applicant:

**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.

Jim Uzzle, Jr  
Applicant Printed Name

[Signature]  
Applicant Signature

4-15-24  
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:**

" I will do all those things".

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:**

" To the best of my knowledge ".

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:**

" Very true statement ".

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:**

" It certainly is".



For Town Use Only

Date Received: 4-15-24 Case #: 82-4-2024

Payment Amount: 530.00 Date Paid: 4-17-2024

Application Received by: Wendy Oldham

PB Date: 5-20-24 Recommended X Denied       

Site Posted Date: 6-27-24 Ad Run Dates: 7-3+ 7-10

Letters Mailed Date: 6-26-24 Hearing Called by TC on: 6-17-24

TC Date: 7-15-24 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, Tucker H. Twisdale hereby affirm that I am the owner of the property located at:

Property Address/Physical Location: 107 Meta Dr.

City: Clayton State: NC Zip Code: 27520

Johnston Co. Tax PIN #: 17509005H

Project/Activity/Permit for which application is being made: Rezone

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.

Tucker H. Twisdale Tucker H. Twisdale 4/15/24  
Owner's Printed Name Owner's Signature Date

**APPLICANT/AGENT INFORMATION:**

Applicant/Owner's Authorized Agent: Jim Hazzle Jr.

Address: 138 - C Hazzle Ind. Dr.

City: Clayton State: NC Zip Code: 27520

Phone: 919-291-0762 Email: Jim.hazzle@gmail.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.

Jim Hazzle Jr. [Signature] 4/15/24  
Applicant/Agent Printed Name Applicant/Agent Signature Date

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

**MAYOR**  
Fleta Byrd

**TOWN CLERK**  
Emily Matthews

**FINANCE OFFICER /  
DEPUTY CLERK**  
Sherry Hudson

**PLANNING DIRECTOR**  
Wendy Oldham, CZO

**PUBLIC WORKS DIRECTOR**  
Patrick Moore



**MAYOR PRO-TEM**  
JC Triplett

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

**TOWN ATTORNEY**  
Gabriel Du Sablon

July 3, 2024  
Amended Copy

Dear Property Owner:

You are hereby advised that Wilson's Mills Town Council will hold a **public hearing on July 15, 2024, at 6:30 p.m. at Wilson's Mills Baptist Church**. 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 17J07005H from IND to C-70.

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](mailto:woldham@wilsonsmillsnc.org).

Sincerely,  
Wendy Oldham, CZO  
Planning Director



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# Z ZONING NOTICE

Case# RZ-4-2024

Request TND to C-70

A PUBLIC HEARING will be held on  
JULY 15<sup>th</sup>, 2024 at 6:30 PM Located at

WILSON'S HILLS BAPTIST CHURCH  
852 SWIFT CREEK ROAD

Wilson's Mills 919-938-3885 [www.wilsonsmillsnc.org](http://www.wilsonsmillsnc.org)







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

**PROPERTY OWNED BY  
TUCKER U. TWISDALE  
3.160 ACRES LOCATED AT 107 META DRIVE FROM INDUSTRIAL (IND) TO  
COMMERCIAL (C-70)**

**WHEREAS**, a petition has been received from Jim Uzzle on behalf of Tucker U. Twisdale to rezone a 3.160-acre tract of land from ID (Industrial) to C-70 (Commercial); 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 July 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 ID (Industrial) to C-70 (Commercial), and to amend the Wilson's Mills Zoning Map to show the area change:

*BEGINNING: thence N 89 Deg 41 Min 0 Sec W a distance of 174.48 feet; thence N 1 Deg 46 Min 38 Sec W a distance of 1377.85 feet; thence following the curvature thereof an arc (said arc having a chord bearing of S 85 Deg 52 Min 16 Sec E, a counterclockwise direction, a chord distance of 60.4 feet and a radius of 5589.58 feet); thence S 1 Deg 47 Min 1 Sec E a distance of 390.83 feet; thence S 8 Deg 22 Min 55 Sec E a distance of 993.78 feet to the point and place of BEGINNING, containing 3.187 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 15<sup>th</sup> DAY OF JULY 2024**

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

ATTEST:

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

# Memo

**Date:** July 15, 2024  
**To:** Mayor Fieta Byrd and Town Councilmembers  
**From:** Wendy Oldham, CZO  
**RE:** Letter/Petition Regarding Johnston Farms Rezone

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Mayor Byrd and Councilmembers:

Attached is a copy of a letter that was submitted regarding the rezone of parcel 17K08026L and 17K08026, both Phase 3 of Johnston Farms. The citizen is out of the country and requested that this letter be presented at the Public Hearing. There is also a copy of a petition with signatures in opposition of the rezone.

Respectfully submitted,

Wendy G Oldham, CZO  
Planning Director

Good evening my name is Mary Rowshanaee. I am unable to attend this meeting due to the fact that I am out of the country at this time. I appreciate the opportunity to share my thoughts and feelings about the rezoning of over 149 acres of land that partially adjoins the property that my husband and I own. My family and I moved here 25 years ago. We moved here because of the peaceful quiet setting.

Wilson's Mills is currently under going a transformation that is exciting but also frightening for many of us that have lived here for many years. I know that progress and development are inevitable. Some of the properties currently being developed are located on acres of farmland that lack the habitat to sustain wildlife. The Jones Rd. property is mostly forested with water and resources that currently sustain an abundance of wildlife.

I would like to present to you a petition that has been signed by 20 individuals that live in my neighborhood. We all share concerns about an intense increase in traffic, congestion, noise, trash, pollution, and the loss of wildlife and natural habitat that this development will bring. This property currently provides a peaceful setting and serves as a vital natural habitat for numerous wildlife species.

I ask the Town Council to please consider several questions as you make your decision about the rezoning of this land:

1. Do we have the infrastructure to support this development of almost 600 homes?
2. Wilson's Mills currently has 10 housing developments in various stages of construction. These consist of approximately 3,200 homes Do we actually have a demand for 558 more?
3. This summer we have seen unprecedented heat and drought. Forests play a vital role in providing temperatue regulation.  
Rezoning this land would mean approximately a loss of 100 acres of trees. Isn't this a fact to seriously consider?

While I understand the financial gain from developing this property, what is the cost to the current residents, some who have lived here well over 40 years? We did not move to Wilson's Mills for a community pool, we moved for the tranquility that comes with living in the country. The 20 acre park is a nice addition to the development however it doesnot dissolve the fact that over a 100 acres, added to the 100s already around the town, will be clear cut. I ask you to please take a moment and think about the future of Wilson's Mills.

Mary Rowshanaee



# Johnston Farms Development Petition

We the undersigned are concerned residents of Wilson's Mills, we urge the Town Council to consider opposing the rezoning of Parcels 17k08026L and 17k08026. This petition is personal to me and many others because this land directly adjoins our neighborhood.

We all share concerns about an intense increase in traffic, congestion, noise, trash, pollution, and the loss of wildlife and natural habitat. This land provides a peaceful setting and serves as a vital natural habitat for numerous wildlife species.

This summer we have seen unprecedented days of extreme heat and drought. Forests play a crucial role in providing temperature regulation. Destroying this natural habitat will negatively impact these vital services that benefit humans and wildlife alike.

By signing this petition, we ask that the Wilson's Mills Town Council consider alternative options for development. Together, let us protect our wildlife habitat and preserve some of the natural beauty of Wilson's Mills.

Name	Signature	Address	Date
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Mary Rowshandee	Mary Rowshandee	533 Jones Rd	6-26-24
Mendi Rowshandee	Mendi B. Rowshandee	11	11
Sylvana Shockey	Sylvana Shockey	101 Shearin Rd	6.26.24
Emmanuel D. Bannock	Emmanuel D. Bannock	47 Lowal Ct Smithfield, NC 27577	
Alan & Coats	Alan & Coats	205 Jones Rd. Smith Field NC	
Lorrie Coats	Lorrie Coats	205 Jones Rd Smithfield NC	
Weldon Gamm	Weldon Gamm	210 Jones Rd	
Cindy Gamm	Cindy Gamm	210 Jones Rd	
Lofton Jackson	Lofton Jackson	407C Jones Rd Smithfield NC	
Patricia Henderson	Patricia Henderson	355 Jones Road Smithfield	
Deane Jones	Deane Jones	407D Jones Rd Smithfield	
David Rymes	David Rymes	407D Jones Rd Smithfield NC 27577	
Sue & Couper	Sue & Couper	181 Jones Rd Smithfield NC 27577	
Beth Marcom	Beth Marcom	109 Jones Rd Smithfield NC 27577	
Dan Nor	Dan Nor	109 Jones Rd Smithfield, NC 27577	

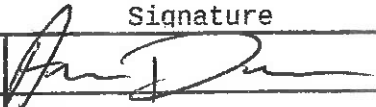
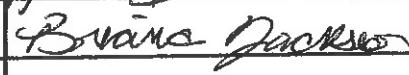
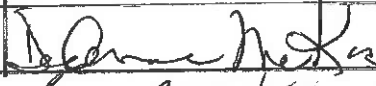
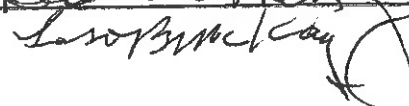
### Johnston Farms Development Petition

We the undersigned are concerned residents of Wilson's Mills, we urge the Town Council to consider opposing the rezoning of Parcels 17k08026L and 17k08026. This petition is personal to me and many others because this land directly adjoins our neighborhood.

We all share concerns about an intense increase in traffic, congestion, noise, trash, pollution, and the loss of wildlife and natural habitat. This land provides a peaceful setting and serves as a vital natural habitat for numerous wildlife species.

This summer we have seen unprecedented days of extreme heat and drought. Forests play a crucial role in providing temperature regulation. Destroying this natural habitat will negatively impact these vital services that benefit humans and wildlife alike.

By signing this petition, we ask that the Wilson's Mills Town Council consider alternative options for development. Together, let us protect our wildlife habitat and preserve some of the natural beauty of Wilson's Mills.

Name	Signature	Address	Date
USTIN DAVIS		375 Jones Rd	6-28-24
BRIANA JACKSON		407 C JONES RD	6-28-24
Ellis Morris		355 Jones Road	6-28-24
JEANNE MCKAY		118 RENEE DR.	6-30-24
ESLIE MCKAY		118 RENEE DR	6-30-24

# Request for Council Action

## Agenda Item 4b

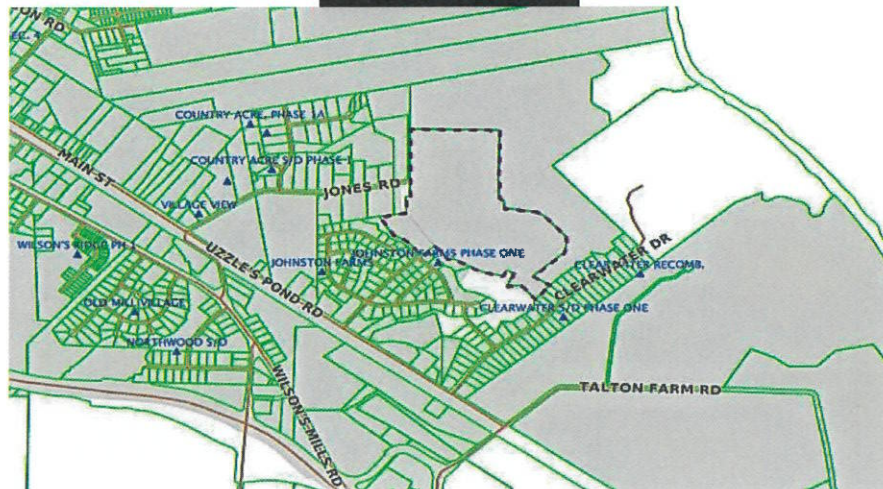
**TO:** Mayor Fleta Byrd and Town Council Members  
**FROM:** Wendy Oldham, CZO  
**DATE:** July 15, 2024  
**FILE No.:** CRZ-03-2024  
**REQUEST:** Conditional Rezone from (AG) Agriculture to (MU-CZ) Mixed Use – Conditional Rezone

CURRENT SITE INFORMATION	
<b>LOCATION:</b>	End of Jones Road/ behind Johnston Farms towards the Neuse River
<b>TAX ID:</b>	17K08026L
<b>SITE ACREAGE:</b>	66.720
<b>ZONING:</b>	(AG) Agriculture
<b>CURRENT USE:</b>	Woodlands

### BACKGROUND

This parcel is zoned AG. The applicant, J Farms LLC. has requested a rezone from AG to MU-CZ. The rezone application for this parcel originally went before the Planning Board May 22, 2023, and staff recommended to table the item and add conditions to the rezone. A new Conditional Rezone application was submitted July 14, 2023, and went before the Planning Board October 23, 2023. The Planning Board approved and recommended the Conditional Rezone go before the Town Council. The Town Council voted on and denied the Conditional Rezone on December 18, 2023. J Farms LLC. waited the required four months before reapplying. The Conditional Rezone went before the Planning Board May 28, 2024, and was recommended for approval to go before the Town Council on June 17<sup>th</sup>, 2024. A public hearing was called on June 17<sup>th</sup>, 2024, for the July 15, 2024, Town Council Meeting.

### 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 Statement of Consistency and recommendations. Both are listed on the following page.

### FINDINGS OF FACT

1. That the use or development is located, designed, and proposed to be operated to maintain or promote the 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 Wilsons 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 to not 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 compatible with proposed development".*



## **STATEMENT OF CONSISTENCY AND REASONABLENESS**

This action is consistent with the Town of Wilson's Mills Future Land Use Map, as this parcel is projected to be residential. This action is consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan. It is reasonable as it will promote the growth of the Town, and it will retain the character of the community while supporting new development. Rezoning this parcel to Mixed Use (MU) is reasonable for the following reasons:

1. Goal 2: 5.2.2 Goal 2: PLAN FOR GROWTH! 5.2.2.1 Objective 1: Harness the imminent southward expansion of the Triangle while managing growth within Wilson's Mills.

Strategy 1: Encourage development first in areas where existing infrastructure and convenient proximity to Town services are already provided. The first wave of the Triangle's expanding business market into Wilson's Mills will be directed, through application of the future land use plan and zoning map, to areas where utilities and services are already provided.

Strategy 2: Apply standards of the new UDO to assure quality growth.

## **PLANNING BOARD RECOMMENDATION(S)**

This application for rezoning went before the Planning Board on May 28<sup>th</sup>, 2024. The Planning Board recommendation is for approval of this rezone request of File No. CRZ-03-2024 from AG to MU-CZ with the conditions listed below. The Planning Board adopts the Statement of Consistency with the Future Land Use Map, The Comprehensive Land Use Plan, and the Unified Development Ordinance.

## **THE TOWN'S PLANNING DEPARTMENT RECOMMENDATION(S)**

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

- a. Minimum 52-foot-wide lot width for single family homes
- b. Minimum 22-foot-wide lot width for townhomes
- c. A 20-foot setback for townhomes to allow for ample parking.
- d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- e. Adhere to all changes required by the Planning Department, Town's Engineer, and the Fire Marshal's office.
- f. No businesses in this development
- g. Install cameras in strategic locations in the development.

**TOWN COUNCIL ACTION**

1. While adopting the statement of consistency with the Comprehensive Land Use Plan, UDO, Future Land Use Plan and recognizing the reasonableness with the Comprehensive Land Use Plan, UDO and Future Land Use Map, I make a motion to approve the rezone of Parcel ID: 17K08026L (Johnston Farms) from AG to MU-CZ with the following conditions:
    - a. Minimum 52-foot-wide lot width for single family homes
    - b. Minimum 22-foot-wide lot width for townhomes
    - c. A 20-foot setback for townhomes to allow for ample parking.
    - d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
    - e. Adhere to all changes required by the Planning Department, Town's Engineer, and the Fire Marshal's office.
    - f. No businesses in this development
    - g. Install cameras in strategic locations in the development
- 
- 

2. I Make a motion to deny the rezone of Parcel ID: 17K08026L (Johnston Farms) from AG to MU-CZ.

Denial based upon:

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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. "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,

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

Size of Property (in acres): 149.984 ac

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

4/8/24  
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:**

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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**For Town Use Only**

Date Received: \_\_\_\_\_ Case #: \_\_\_\_\_

Payment Amount: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Application Received by: \_\_\_\_\_

PB Date: \_\_\_\_\_ Recommended \_\_\_\_\_ Denied \_\_\_\_\_

Site Posted Date: \_\_\_\_\_ Ad Run Dates: \_\_\_\_\_

Letters Mailed Date: \_\_\_\_\_ Hearing Called by TC on: \_\_\_\_\_

TC Date: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_







# Z ZONING NOTICE

Case# CRZ-2-2024  
Request AG to MU-CZ

A PUBLIC HEARING will be held on  
JULY 15<sup>th</sup> 2024 at 6:30 PM Located at

WILSON'S MILLS BAPTIST CHURCH  
652 SWIFT CREEK ROAD

Wilson's Mills 919 938-3883 [www.wilsonsmillsnc.org](http://www.wilsonsmillsnc.org)

# Z ZONING NOTICE

Case# CRZ-3-2024  
Request AG to MU-CZ

A PUBLIC HEARING will be held on  
JULY 15<sup>th</sup> 2024 at 6:30 PM Located at

WILSON'S MILLS BAPTIST CHURCH  
652 SWIFT CREEK ROAD

Wilson's Mills 919 938-3883 [www.wilsonsmillsnc.org](http://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

**COUNCIL MEMBERS**

Tim E Brown  
Randy N Jernigan  
David J McGowan  
Carolyn Dobbins

**TOWN ATTORNEY**  
Gabriel Du Sablon

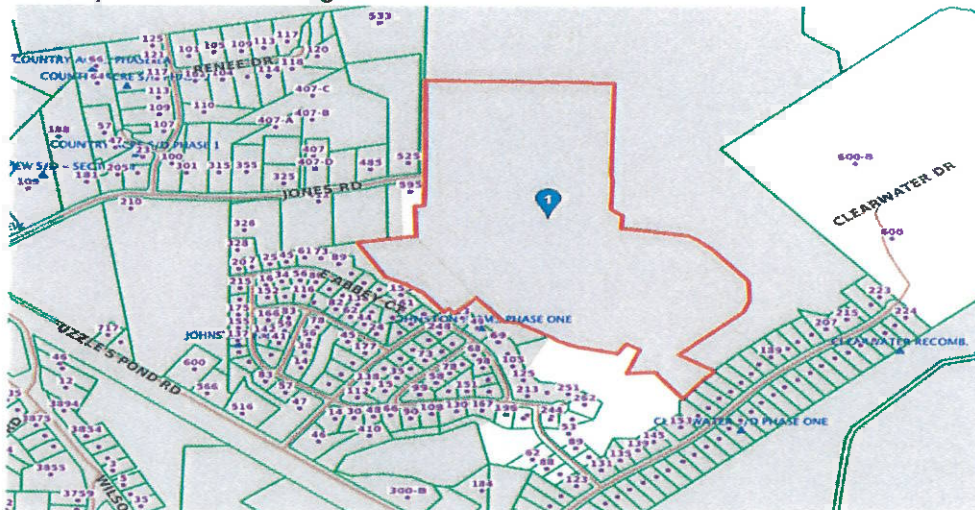
July 3, 2024  
Amended copy

Dear Property Owner:

You are hereby advised that Wilson's Mills Town Council will hold a **public hearing on July 15, 2024, at 6:30 p.m. at Wilson's Mills Baptist Church**. 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 17K08026L from AG to MU-CZ.

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, CZO  
Planning Director

- [illegible]

[illegible]

PERCENT LOAD OF DETACHED	PERCENT LOAD OF DETACHED	TOWNHOMES
REAR YARD = 20'	FRONT YARD = 20'	FRONT YARD = 20'
MAX FRONT YARD = 20'	FRONT YARD = 20'	REAR YARD = 18'
SIDE YARD = 7.5'	SIDE YARD = 7.5'	BUILDING SEPARATION =
REAR YARD = 20'	REAR YARD = 18'	
CORNER YARD = 15'	CORNER YARD = 15'	SIDE STREET = 14'

ALL SETBACKS ARE MINIMUMS UNLESS STATED OTHERWISE

OPEN SPACE			STREET TABLE		
	STREET NAME	TABLET LIT		STREET NAME	TABLET LIT
05.1	31.64 M	0.72 M	05.1	3.95	50
05.2	3.44 M	0.72 M	05.2	3.95	50
05.3	3.44 M	0.72 M	05.3	3.95	50
05.4	3.44 M	0.72 M	05.4	3.95	50
05.5	3.44 M	0.72 M	05.5	3.95	50
05.6	3.44 M	0.72 M	05.6	3.95	50
05.7	3.44 M	0.72 M	05.7	3.95	50
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06.95	3.44 M	0.72 M	06.95	3.95	50
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06.97	3.44 M	0.72 M	06.97	3.95	50
06.98	3.44 M	0.72 M	06.98	3.95	50
06.99	3.44 M	0.72 M	06.99	3.95	50
07.00	3.44 M	0.72 M	07.00	3.95	50
07.01	3.44 M	0.72 M	07.01	3.95	50
07.02	3.44 M	0.72 M	07.02	3.95	50
07.03	3.44 M	0.72 M	07.03	3.95	50
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07.05	3.44 M	0.72 M	07.05	3.95	50
07.06	3.44 M	0.72			

[illegible]

Diagram illustrating a typical cross section of a 60' row, showing a 12' wide aisle, 11' high ceiling, and 11' wide aisle. The diagram includes labels for 'ROW', 'AISLE', 'CEILING', 'FLOOR', 'WALL', 'DOOR', and 'WINDOW'.

10' 0" WIDE DRIVEWAY

10' 0" WIDE EASEMENT

DRIVEWAY

EASEMENT

ALL CONSTRUCTION IS BEING ACCORDANCE WITH ALL TOWN OF WILSON'S MAPS AND REPORT STANDARDS, SPECIFICATIONS, AND DETAILS.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

### PROPERTY OWNED BY J FARMS LLC 66.720 ACRES LOCATED IN JOHNSTON FARMS SUBDIVISION FROM AGRICULTURE (AG) TO MIXED USE (MZ-CZ)

**WHEREAS**, a petition has been received from Brent West on behalf of J Farms LLC to rezone a 66.720-acre tract of land from AG (Agriculture) to MZ-CZ (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 July 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 MZ-CZ (Mixed Use), 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, (42) 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:

- a. Minimum 52-foot wide lot width for single family homes
- b. Minimum 22-foot-wide lot width for townhomes
- c. A 20-foot setback for townhomes to allow for ample parking
- d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- e. Adhere to all changes required by the Planning Department, Town's Engineer, and the Fire Marshal's office
- f. No businesses in this development
- g. Install camera in strategic locations in the development

**Section 3.**

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

**Section 4.**

This Ordinance Amendment shall be effective immediately upon adoption.

**DULY ADOPTED THIS THE 15<sup>th</sup> DAY OF JULY 2024**

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

ATTEST:

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



# Request for Council Action

## Agenda Item 4c

**TO:** Mayor Fleta Byrd and Town Council Members  
**FROM:** Wendy Oldham, CZO  
**DATE:** July 15th, 2024  
**FILE No.:** CRZ-02-2024  
**REQUEST:** Conditional Rezone from (AG) Agriculture to (MU-CZ) Mixed Use – Conditional Rezone

CURRENT SITE INFORMATION	
<b>LOCATION:</b>	End of Jones Road/ behind Johnston Farms towards the Neuse River
<b>TAX ID:</b>	17K08026
<b>SITE ACREAGE:</b>	84.710
<b>ZONING:</b>	(AG) Agriculture
<b>CURRENT USE:</b>	Woodlands

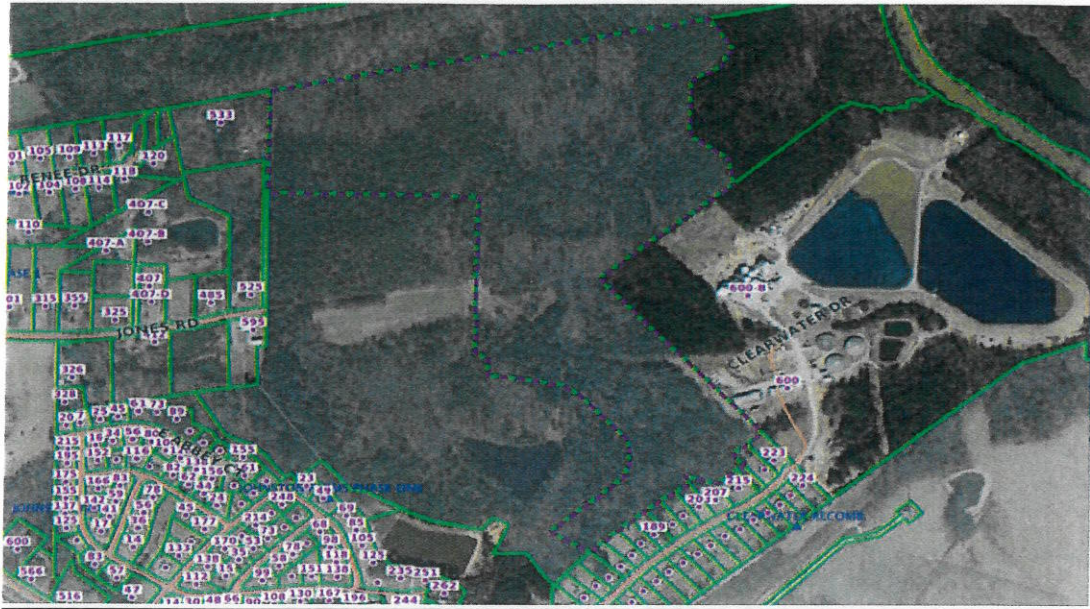
### BACKGROUND

This parcel is zoned AG. The applicant, J Farms LLC. has requested a rezone from AG to MU-CZ. The rezone application for this parcel originally went before the Planning Board May 22, 2023, and staff recommended to table the item and add conditions to the rezone. A new Conditional Rezone application was submitted July 14, 2023, and went before the Planning Board October 23, 2023. The Planning Board approved and recommended the Conditional Rezone go before the Town Council. The Town Council voted on and denied the Conditional Rezone on December 18, 2023. J Farms LLC. waited the required four months before reapplying. The Conditional Rezone went before the Planning Board May 28, 2024, and was recommended for approval to go before the Town Council on June 17<sup>th</sup>, 2024. A public hearing was called on June 17, 2024, for the July 15, 2024, Town Council meeting.

### 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 Statement of Consistency and recommendations. Both are listed on the following page.

### FINDINGS OF FACT

1. That the use or development is located, designed, and proposed to be to be operated to maintain or promote the 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 Wilsons 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 to not 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 compatible with proposed development".*

### **STATEMENT OF CONSISTENCY AND REASONABLENESS**

This action is consistent with the Town of Wilson's Mills Future Land Use Map, as this parcel is projected to be residential. This action is consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan. It is reasonable as it will promote the growth of the Town, and it will retain the character of the community while supporting new development. Rezoning this parcel to Mixed Use (MU) is reasonable for the following reasons:

1. Goal 2: 5.2.2 Goal 2: PLAN FOR GROWTH! 5.2.2.1 Objective 1: Harness the imminent southward expansion of the Triangle while managing growth within Wilson's Mills.

Strategy 1: Encourage development first in areas where existing infrastructure and convenient proximity to Town services are already provided. The first wave of the Triangle's expanding business market into Wilson's Mills will be directed, through application of the future land use plan and zoning map, to areas where utilities and services are already provided.

Strategy 2: Apply standards of the new UDO to assure quality growth.

### **PLANNING BOARD RECOMMENDATION(S)**

This application for rezoning went before the Planning Board on May 28<sup>th</sup>, 2024. The Planning Board recommendation is for approval of this rezone request of File No. CRZ-02-2024 from AG to MU-CZ with the conditions listed below. The Planning Board adopts the Statement of Consistency with the Future Land Use Map, The Comprehensive Land Use Plan, and meets all development requirements.

### **THE TOWN'S PLANNING DEPARTMENT RECOMMENDATION(S)**

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

- a. Minimum 52-foot-wide lot width for single family homes
- b. Minimum 22-foot-wide lot width for townhomes
- c. A 20-foot setback for townhomes to allow for ample parking.
- d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- e. Adhere to all changes required by the Planning Department, Town's Engineer, and the Fire Marshal's office.
- f. No businesses in this development
- g. Install cameras in strategic locations in the development.



**TOWN COUNCIL ACTION**

1. While adopting the Statement of Consistency with the Comprehensive Land Use Plan, UDO, Future Land Use Map and recognizing the reasonableness with the Comprehensive Land Use Plan, UDO and Future Land Use Map, I make a motion to approve the rezone of Parcel ID: 17K08026 (Johnston Farms) from AG to MU-CZ with the following conditions:

- Minimum 52-foot-wide lot width for single family homes
- Minimum 22-foot-wide lot width for townhomes
- A 20-foot setback for townhomes to allow for ample parking.
- One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- Adhere to all changes required by the Planning Department, Town's Engineer, and the Fire Marshal's office.
- No businesses in this development
- Install cameras in strategic locations in development.

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2. I Make a motion to deny the rezone of Parcel ID: 17K08026 (Johnston Farms) from AG to MU.

Denial based upon:

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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. "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,

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

Size of Property (in acres): 149.984 ac

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 X 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

4/8/24  
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:**

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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**For Town Use Only**

Date Received: \_\_\_\_\_ Case #: \_\_\_\_\_

Payment Amount: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Application Received by: \_\_\_\_\_

PB Date: \_\_\_\_\_ Recommended \_\_\_\_\_ Denied \_\_\_\_\_

Site Posted Date: \_\_\_\_\_ Ad Run Dates: \_\_\_\_\_

Letters Mailed Date: \_\_\_\_\_ Hearing Called by TC on: \_\_\_\_\_

TC Date: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

**TOWN ADMINISTRATOR / HR  
DIRECTOR**

Leighanna T. Worley, MMC, NCCMC

**MAYOR**  
Fleta Byrd

**TOWN CLERK**  
Emily Matthews

**FINANCE OFFICER /  
DEPUTY CLERK**  
Sherry Hudson

**PLANNING DIRECTOR**  
Wendy Oldham, CZO

**PUBLIC WORKS DIRECTOR**  
Patrick Moore



**MAYOR PRO-TEM**  
JC Triplett

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

**TOWN ATTORNEY**  
Gabriel Du Sablon

July 3, 2024  
Amended Copy

Dear Property Owner:

You are hereby advised that Wilson's Mills Town Council will hold a **public hearing on July 15, 2024, at 6:30 p.m. at Wilson's Mills Baptist Church**. 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 17K08026 from AG to MU-CZ.

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](mailto:woldham@wilsonsmillsnc.org).

Sincerely,

Wendy Oldham, CZO  
Planning Director



# Z ZONING NOTICE

Case# CRZ-2-2024  
Request AG to MU-CZ

A PUBLIC HEARING will be held on  
JULY 15<sup>th</sup> 2024 at 6:30 PM Located at

WILSON'S MILLS BAPTIST CHURCH  
652 SWIFT CREEK ROAD

Wilson's Mills 919 938-2883 [www.wilsonsmillsnc.org](http://www.wilsonsmillsnc.org)

# Z ZONING NOTICE

Case# CRZ-3-2024  
Request AG to MU-CZ

A PUBLIC HEARING will be held on  
JULY 15<sup>th</sup> 2024 at 6:30 PM Located at

WILSON'S MILLS BAPTIST CHURCH  
652 SWIFT CREEK ROAD

Wilson's Mills 919 938-2883 [www.wilsonsmillsnc.org](http://www.wilsonsmillsnc.org)



















# HISTORY OF THE CLEARWATER / JOHNSTON FARMS PROPERTY

THE JOHNSTON FARMS DEVELOPMENT HAS BEEN YEARS IN THE MAKING

1980's

~400 Acre Property

Initially planned for an ethanol plant and later changed to residential

1994

Property Initially Subdivided

102 acres sold to the Johnston County Water & Sewer Department

1998

Clearwater Development

Initial subdivision - 58 lots

2001

Johnston Farms Development

Second subdivision - 105 lots

2006

Final Phase of Development

The Final phase of the development was fully designed, permitted, and originally approved for 363 homes. Due to the real estate market crash this phase was placed on-hold.





# WINSTON FAMILY OWNERSHIP ENHANCEMENTS

**Prior to Winston Oversight** *(Winston Family was initially a silent investor)*

- Johnston Farms had become an unsafe, run-down neighborhood which was a burden on the public service departments of Wilson's Mills.

## WINSTON FAMILY

### Community Improvements

#### Johnston Farms Completed Neighborhood Enhancements

➤ Established Bus Stops	➤ Added Lights to Main Entrance
➤ Landscaped & Repainted Entrance	➤ Installed Missing / Damaged Street Signs
➤ Added Security Cameras	➤ Renovation of 25 Homes
➤ Built 20 New Homes	➤ Built New Fenced-in Playground Area

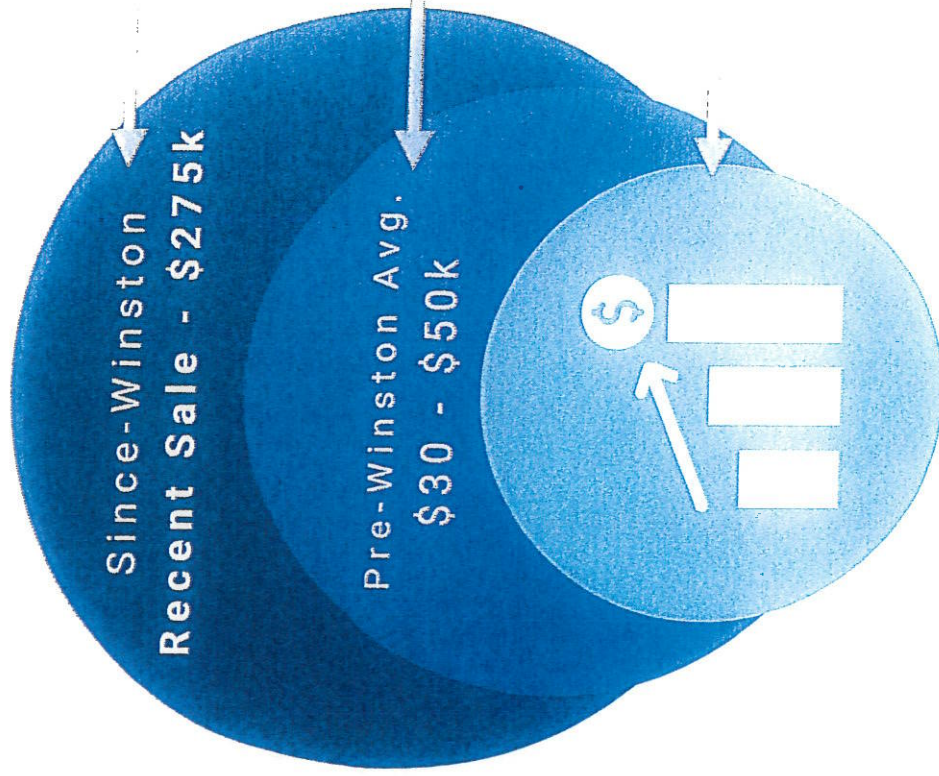




# WINSTON FAMILY OWNERSHIP ENHANCEMENTS

NOTABLE INCREASE IN HOME VALUES FROM

## WINSTON ENHANCEMENTS



### SINCE - WINSTON OVERSIGHT HOME VALUES HAVE SOARED

Since Winston oversight Home Sale Prices have increased substantially to a high of \$275,000

### PRE - WINSTON OVERSIGHT LOW HOME SALE PRICES

Prior to Winston oversight of Johnston Farms, sale prices were \$30,000 - \$50,000

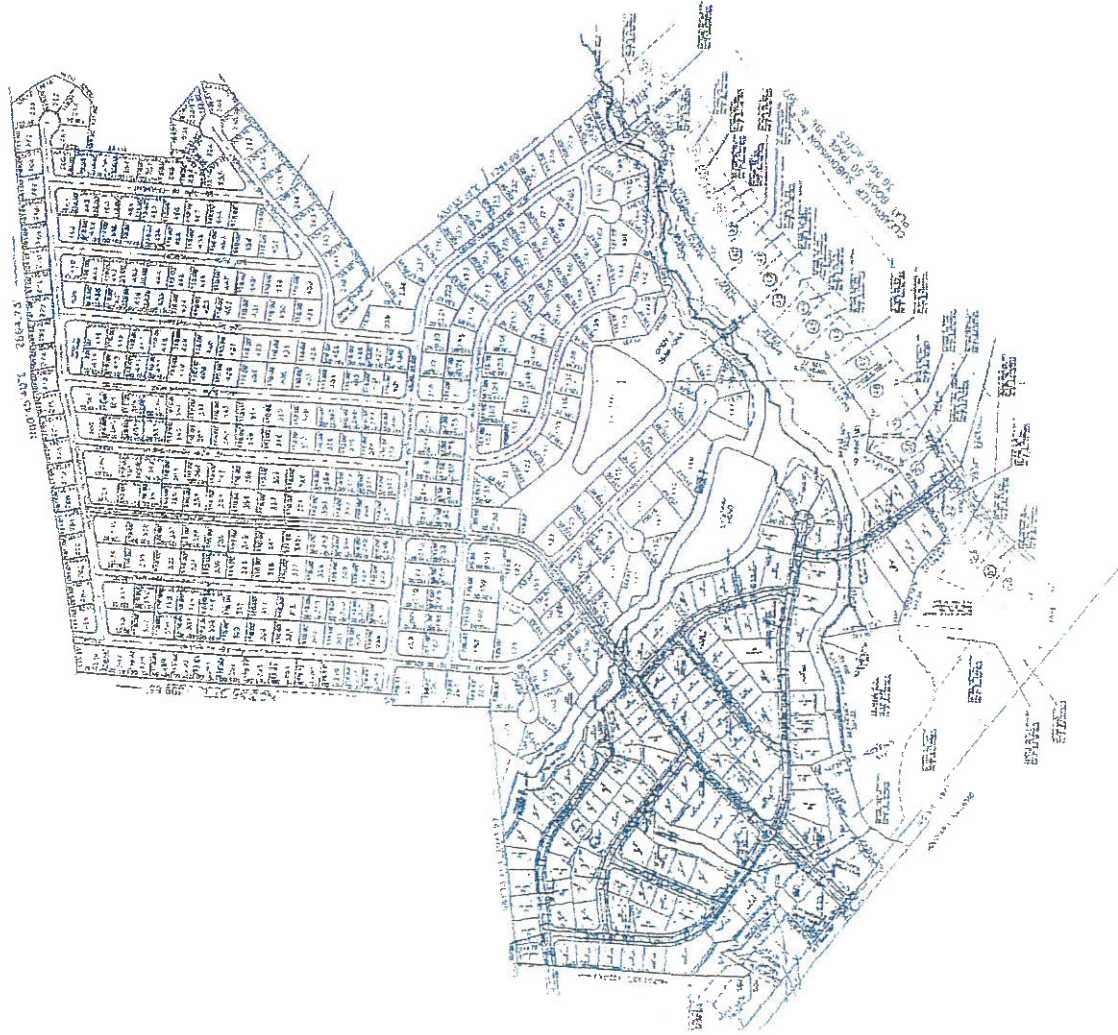
### COMMUNITY REAL ESTATE VALUES OVERALL INCREASE

Johnston Farms' home values have significantly increased due to the Winston Family's involvement in the community



# 2006 - JOHNSTON FARMS ORIGINAL PLAN

ORIGINAL PLAN WAS DESIGNED, APPROVED, PERMITTED IN 2006 FOR  
**JOHNSTON FARMS - PHASE 3**



*Original 2006 Project*

## JOHNSTON FARMS

- Approved for 363 lots in 2006
- Very little open / green space
- Very few amenities
- Minimal variation in lot size and housing
- Little to no interconnectivity with surrounding area
- No schools next door
- No neighboring parks



# 2024 ECO-FRIENDLY VISION REDESIGN

## JOHNSTON FARMS - UPDATED PHASE 3

THE 2024 PLAN HAS BEEN RESTRUCTURED TO EMPHASIZE A HEALTH & WELLNESS APPROACH TO SUSTAINABLE LIVING FOR RESIDENTS



### 2024 Eco-Friendly Plan

#### JOHNSTON FARMS - Phase 3

- Homes to be built = 579
- Re-designed to focus on eco-friendly community
- Provides superior housing & amenity options
- Offerings include Clubhouse, Pool, & Playground
- Development showcases an abundance of open spaces, deliberately preserving old trees and pond for residents to enjoy
- Community connected to all proposed Trail systems for the region



# JOHNSTON FARMS - CONNECTED COMMUNITY

JOHNSTON FARMS COMMUNITY DISTINCTIVELY OFFERS CONNECTIONS LINKING TO THE NEW MIDDLE & HIGH SCHOOLS AS WELL AS TO ALL PLANNED TRAIL NETWORKS FOR THE REGION

## 20-acre Johnston County Park & Trails

The Winston Family has an agreement with Johnston County to fund & build the trails and facilities for the 20-acre park.

Future Connection Point for  
Mountains-to-Sea Trail



## Johnston Farms Community Center

Features a Modern Clubhouse, Community Pool, & Playground area

## Nature Trails & Ponds

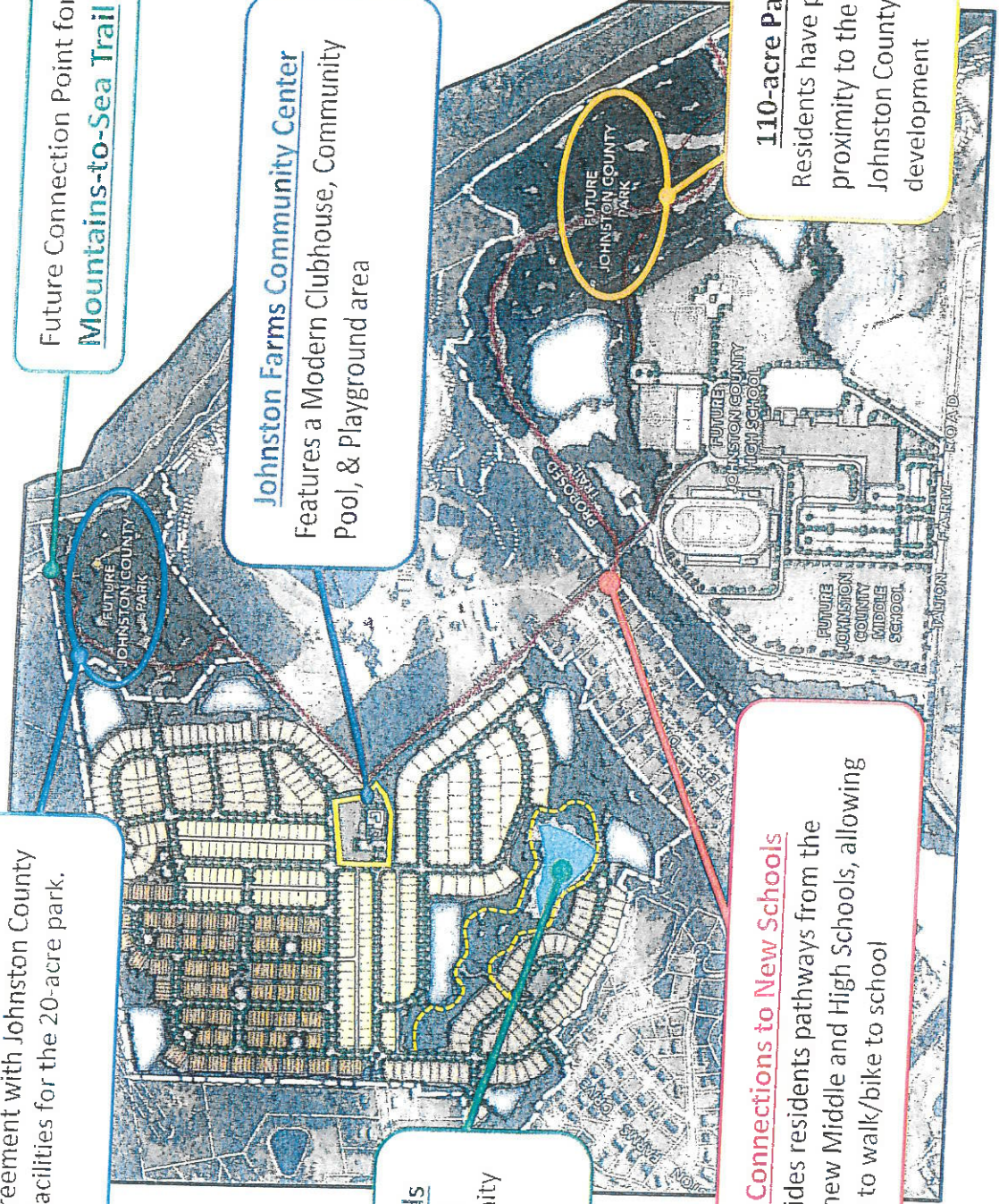
Serene walking trails and pond within the community for residents to enjoy

## Pathway Connections to New Schools

Development provides residents pathways from the community to the new Middle and High Schools, allowing children the option to walk/bike to school

## 110-acre Park Access

Residents have pathways & proximity to the 100-acre Johnston County Park set for development

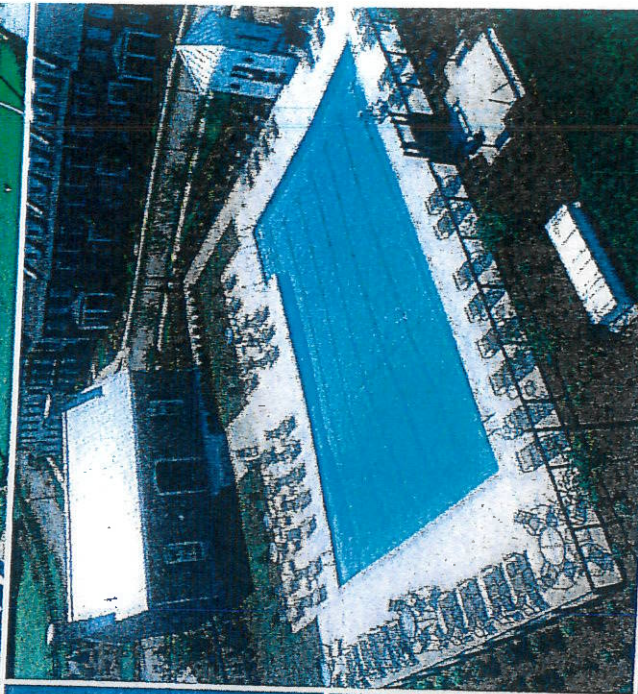




# WHAT SETS JOHNSTON FARMS APART FROM OTHERS



UNPRECEDENTED  
WALKING ACCESS TO  
RECREATIONAL AMENITIES  
& OUTDOOR ACTIVITIES



NETWORK OF CONNECTED  
PATHWAYS PROVIDING  
SEAMLESS ACCESS TO  
NEARBY SCHOOLS & PARKS



SUPERIOR HOUSING &  
AMENITY OFFERINGS



# JOHNSTON FARMS PROPERTY TAX REVENUE

WILSON'S MILLS ANNEXED THE LAND FOR PHASE 3 DEVELOPMENT IN ANTICIPATION OF THE FUTURE DEVELOPMENT

## JOHNSTON FARMS - PHASE 3 PROPERTY TAX GENERATION



### ESTIMATED ANNUAL PROPERTY TAX REVENUE GENERATED FOR WILSON'S MILLS & JOHNSTON COUNTY

Home Type	# of Homes	Avg 2026 Home Value	Wilson's Mills Total	Johnston County Total	Annual Total
Townhomes	228	\$ 310,500	\$ 70,794,000	\$ 70,794,000	\$ 70,794,000
Rear Load SF	65	\$ 369,900	\$ 24,043,500	\$ 24,043,500	\$ 24,043,500
Front Load SF	265	\$ 437,400	\$ 115,911,000	\$ 115,911,000	\$ 115,911,000
TAX RATE	558	\$ 377,685	\$ 210,748,500	\$ 210,748,500	\$ 210,748,500
			0.42%	0.73%	1.15%
ESTIMATED ANNUAL PROPERTY TAX REVENUE			\$ 885,144	\$ 1,538,464	\$ 2,423,608



THANK YOU!

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

### PROPERTY OWNED BY J FARMS LLC 84.710 ACRES LOCATED IN JOHNSTON FARMS SUBDIVISION FROM AGRICULTURE (AG) TO MIXED USE (MZ-CZ)

**WHEREAS**, a petition has been received from Brent West on behalf of J Farms LLC to rezone a 84.710-acre tract of land from AG (Agriculture) to MZ-CZ (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 July 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 MZ-CZ (Mixed Use), 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:

- a. Minimum 52-foot wide lot width for single family homes
- b. Minimum 22-foot-wide lot width for townhomes
- c. A 20-foot setback for townhomes to allow for ample parking
- d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- e. Adhere to all changes required by the Planning Department, Town's Engineer, and the Fire Marshal's office
- f. No businesses in this development
- g. Install camera in strategic locations in the development

**Section 3.**

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

**Section 4.**

This Ordinance Amendment shall be effective immediately upon adoption.

**DULY ADOPTED THIS THE 15<sup>th</sup> DAY OF JULY 2024**

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

ATTEST:

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

# ***Request for Council Action***

*Agenda Item 6b(i)\_\_\_*

---

**TO:** MAYOR FLETA BYRD AND TOWN COUNCILMEMBERS  
**FROM:** LEIGHANNA WORLEY, TOWN ADMINISTRATOR  
**DATE:** JULY 15, 2024  
**RE:** 310ai ADDITIONAL SERVICES AGREEMENT NO. 2 – FRONT ENTRANCE

---

At your May 28<sup>th</sup> Work Session, you discussed the addition of work on the front entrance to remove the existing glass vestibule and add a covered walkway to match the new entrance being built into the Council Chambers.

Additional Services Agreement No. 2 for this work is attached for your consideration, along with some renderings to show how the exterior of the Town Hall Building will look.

## **ATTACHMENTS:**

Additional Services Agreement No. 2 from 310ai for the Council Chambers Project

## **ACTION REQUESTED:**

Vote to approve, deny, or table the Additional Services Agreement No. 2 from 310ai in the amount of \$88,000



## **Additional Services Agreement No. 2**

Date: July 9, 2024

Date of Original Agreement: February 20, 2024

Client: Leighanna T. Worley, MMC  
Town Administrator  
Town of Wilson's Mills  
4083 Wilson's Mills Road  
Smithfield, NC 27593

Project: Wilson's Mills Town Council Chambers Upfit and Porte Cochere

Project Number: 24004 (310ai)

### **Description of Additional Services:**

We understand the Town of Wilson's Mills has decided to add an additional canopy element to the Town Hall Office suite, and therefore a redesign of the front building façade is needed. Work will consist of design of the canopy, additional façade cladding and associated window openings, associated site elements, landscaping, signage, site/civil design, and structural engineering.

The current design concept for Town Chamber porte cochere and associated site work will be adapted to this additional location. Fee includes one 3D rendering and one set of finish selections with one round of revisions.

The current exterior design concept of the building will be modified to the extent necessary to coordinate with the new canopy layout including changes to door and window locations and sizing. Additionally, the current exterior entry vestibule and parapet will be altered or removed and front entry area redesigned.

Experience Design work will include design intent of signage and wayfinding in coordination with the Town Hall Chamber / Town Hall entrance, porte cochere design, as well as interior signage and wayfinding design. Experience design will incorporate new Town of Wilson's Mills Branding Standards once developed.

Civil Engineering work will include design of associated sidewalk, curb, and adjacent parking area in coordination with the provided site survey provided in Additional Service 1.

Landscape Design work will include planting plans and specifications, and recommendations for bench/seating areas and site lighting elements.

Structural Engineering work will include new canopy drawings and calculations based on site/civil survey data. Structural Engineering work will be limited to foundation design and review of structural supports based on drawings provided by the canopy fabrication vendor, and structural reinforcement of any additional exterior window openings and façade cladding.

Electrical Engineering work will include electrical drawings and calculations for canopy, landscape, and signage lighting elements.

Cost Estimating will include DD and CD level construction cost estimation for all additional items listed above.

Change in Contract Amount:

• Architecture	\$26,000
• Experience Design/Wayfinding and Signage Design Intent	\$14,000
• Civil Engineering	\$5,000
• Landscape Design	\$7,000
• Structural Engineering	\$11,000
• Electrical Engineering (Town Hall Canopy Structure)	\$2,000
• PM&E Engineering (Town Hall HVAC System Upgrade)	\$6,000
• Cost Estimating	\$3,000
• Construction Administration	\$14,000
• <b>Total Fees:</b>	<b>\$88,000</b>

The Additional Services described above shall be governed by the terms and conditions of the original Project Agreement, including separate reimbursement for expenses (not included in fee above).

**Accepted By:**

310 Architecture + Interiors, PA

Town of Wilson's Mills

Paul Fox  
Principal

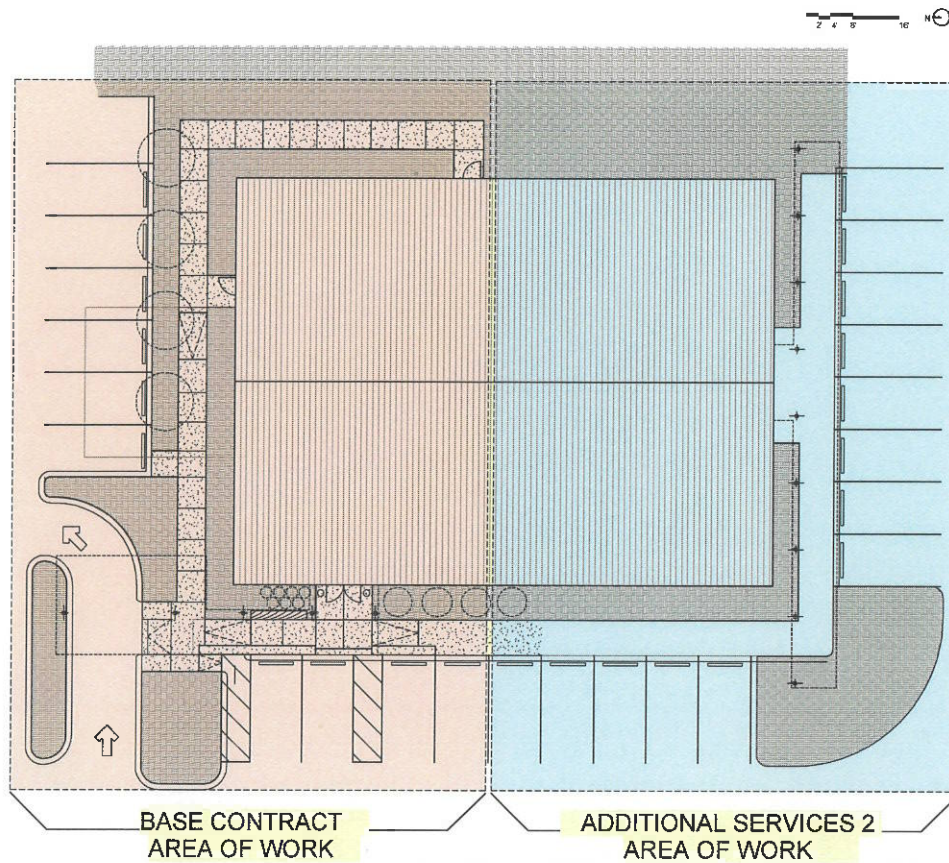
July 9, 2024

Date

Leighanna T. Worley, MMC  
Town Administrator

Date





#### Exterior

- New Porte Cochere and covered walkway
- Site Accessibility upgrades

#### Interior

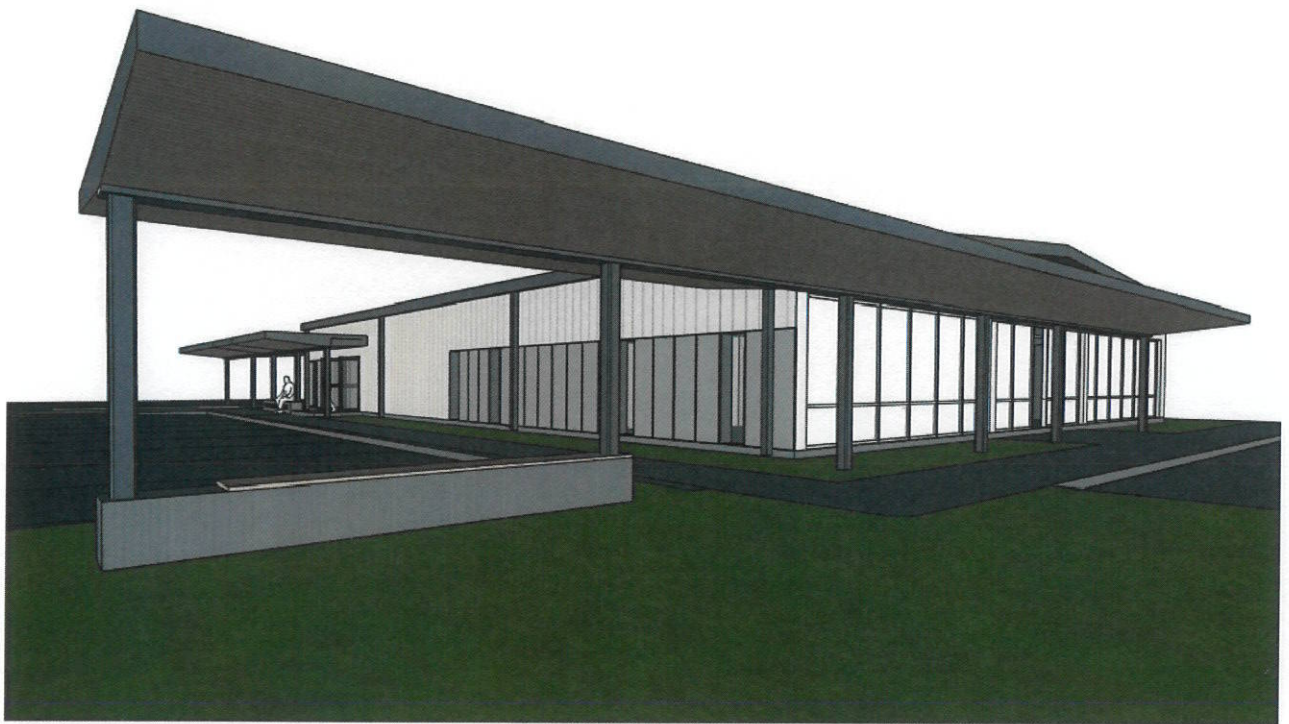
- New interior partitions
- Adding new entrance to council chambers along plan south
- Dais for seating 8
- Reconfigured kitchenette w/ accessibility upgrades
- New janitor's closet per code
- Accessible toilets per code
- Windows along plan west and new cladding
- HVAC units to handle load of council chambers
- Upgraded electrical service to the building
- New Plumbing lines
- Necessary A/V Equipment

#### Exterior

- New canopy
- Site Accessibility upgrades
- Removal of vestibule and town hall signage/fascia
- New signage for both town hall entrance and council chamber's entrance.
- Landscape architecture for area surrounding building

#### Interior

- Re-engineering of office mechanical system



**WILSON'S MILLS**  
NORTH CAROLINA

**310 Architecture + Interiors**

July 2, 2024

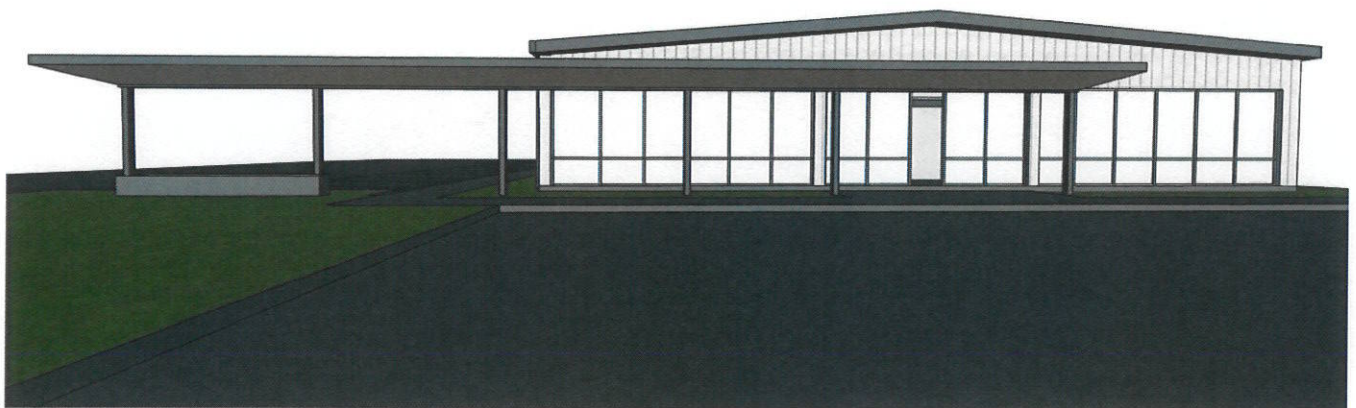




**WILSON'S MILLS**  
NORTH CAROLINA

**310 Architecture + Interiors**

July 2, 2024



**WILSON'S MILLS**  
NORTH CAROLINA

**310 Architecture + Interiors**

July 2, 2024



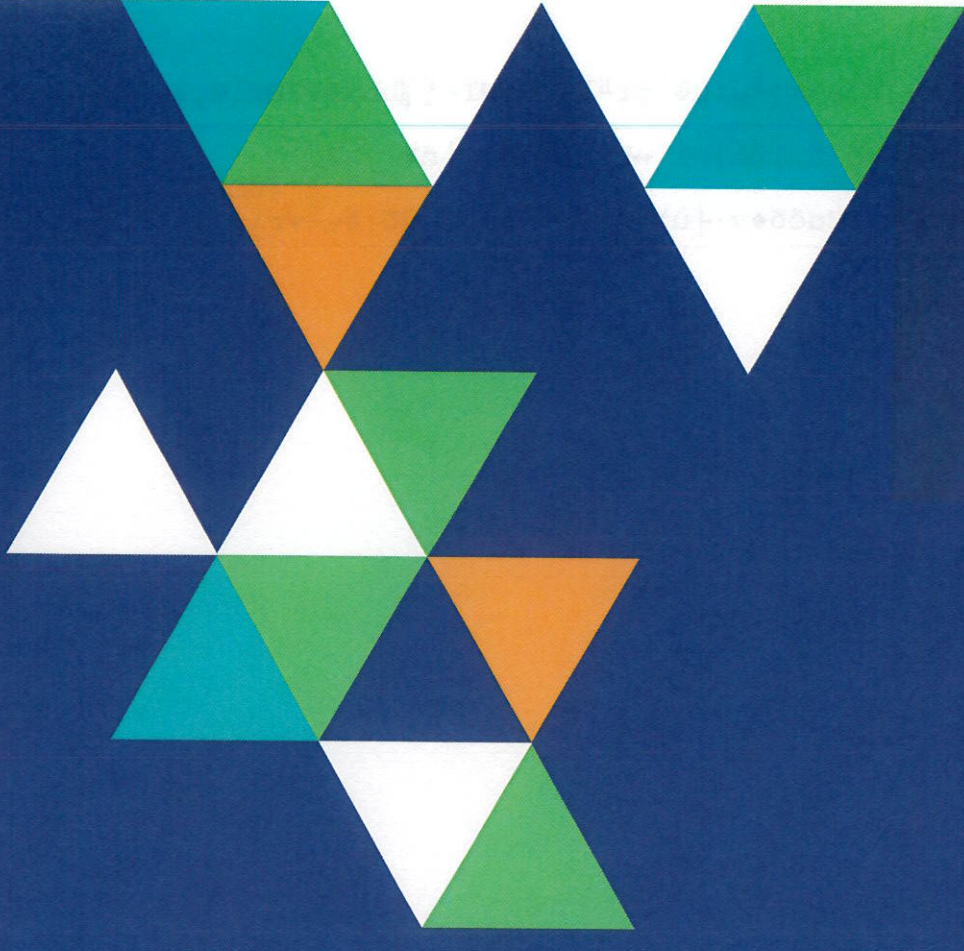


# **Update on Johnston County Water and Sewer Regionalization Study Committee**

July 8, 2024

# Agenda

- Why now?
- Importance of collaboration
- Existing collaborations
- Opportunities for collaboration right now
- Regionalization?
- Timeline for regional body formation
- Organizational flow chart
- Recommendations
- Immediate next steps

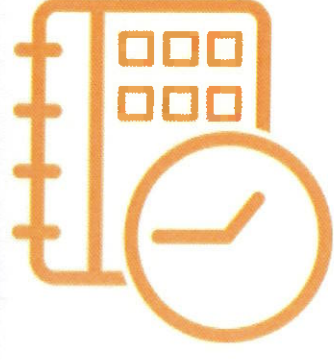




# Why Now?

Johnston County is the fifth-fastest growing county in North Carolina, with 36% growth in the last decade (WRAL)

With I-540 and I-42 expanding into Johnston County, growth will continue to accelerate

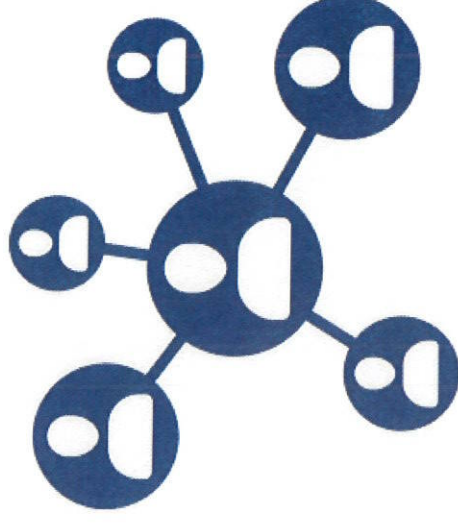


All the municipalities and the county authorized the formation of this study group which has been working for the last six months.

- The group believes this discussion is critical for the future of the growing region and should continue.
- Action steps to address pressing water and sewer infrastructure needs must be taken. Local governments have mentioned pressure from this growth already.
- Expanding systems, as well as maintaining existing systems is harder on some smaller jurisdictions.
- State and federal government are pushing for regionalization and offer more grant opportunities to regional efforts

# Importance of Collaboration

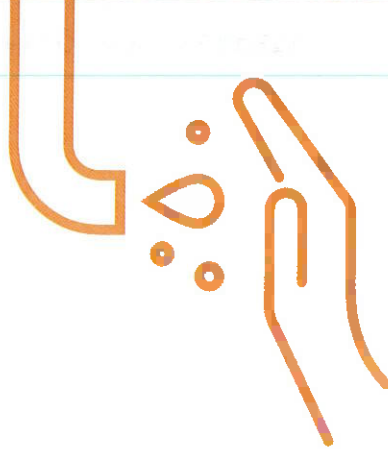
- Sharing of ideas and expertise
- Sharing of risk
- Take advantage of economy of scale
- Trust-building
- More robust grant and funding opportunities
- Limits redundant infrastructure
- Potential sharing of staff and equipment
- Joint opportunities for construction and maintenance





# Existing Collaborations

- Four Oaks, Selma, Smithfield, and Pine Level all have agreements with JCPU for sewer needs, dating back to 1969.
- Four Oaks and Benson are working together on water and sewer.
- Micro has an agreement with Kenly for sewer treatment.
- Wilson's Mills water and sewer infrastructure is owned and maintained by JCPU.
- All water systems are interconnected with the ability to back each other up.



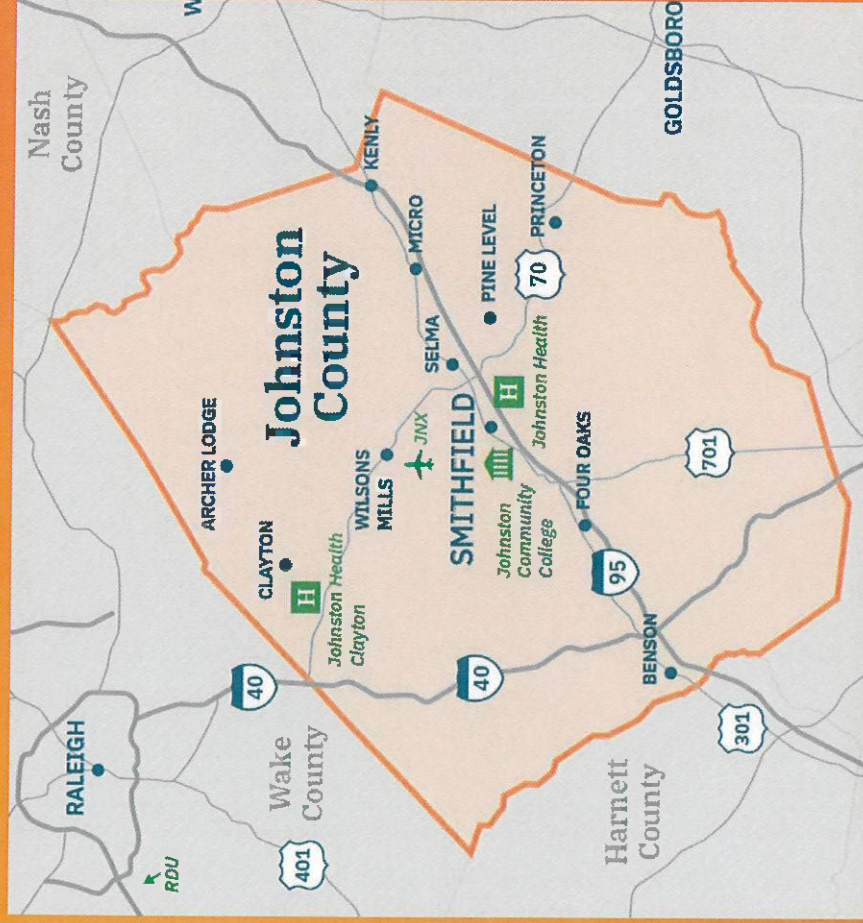


# Opportunities for More Collaboration

Many of the communities who have expressed interest in regionalization have pressing infrastructure needs that cannot wait for the formation of a formal authority.

Although collaboration already exists within the county, several communities wish to form robust interlocal agreements with their neighbors to allow for even more collaboration in the near term.

This can lay the foundation for a larger regional collaboration in the future.





# Regionalization?

## Collaboration vs. Combined Entity

### Inter-Governmental Cooperation

- Utilizes operating agreements, wholesale contracts, basic service contracts or joint service agreements between entities.
- No loss of control, more efficient resource use, eliminates duplication of facilities.
- Little economic benefit and risk-sharing, temporary solution.



### Self-Contained Authority

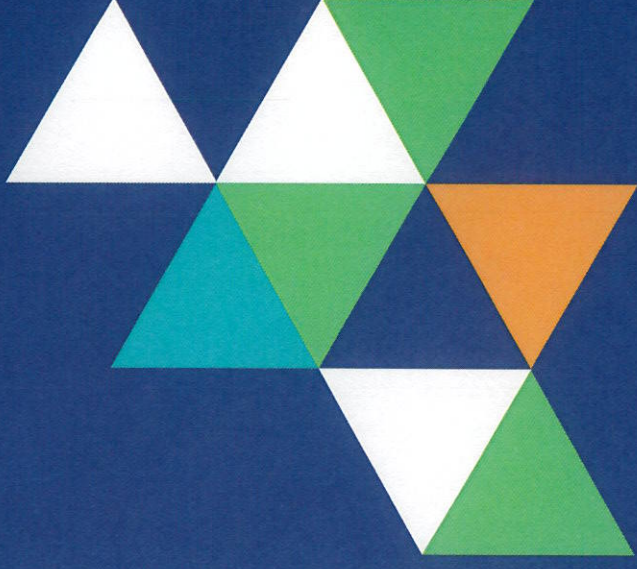
- All systems combined under one legal, operating entity that reduce or eliminate the autonomy of local systems.
- Authority would be a larger organization which can seek wider range of funding, larger customer base for large capital expenditures.
- Total sharing of risk and maximized economic benefit.
- No control except through negotiated voting rights by entities.

### Other Examples:

Utility commission, water/sewer/sanitary districts



# 3-Year Goal: Formation of County-Wide Self-Contained Water and Sewer Authority



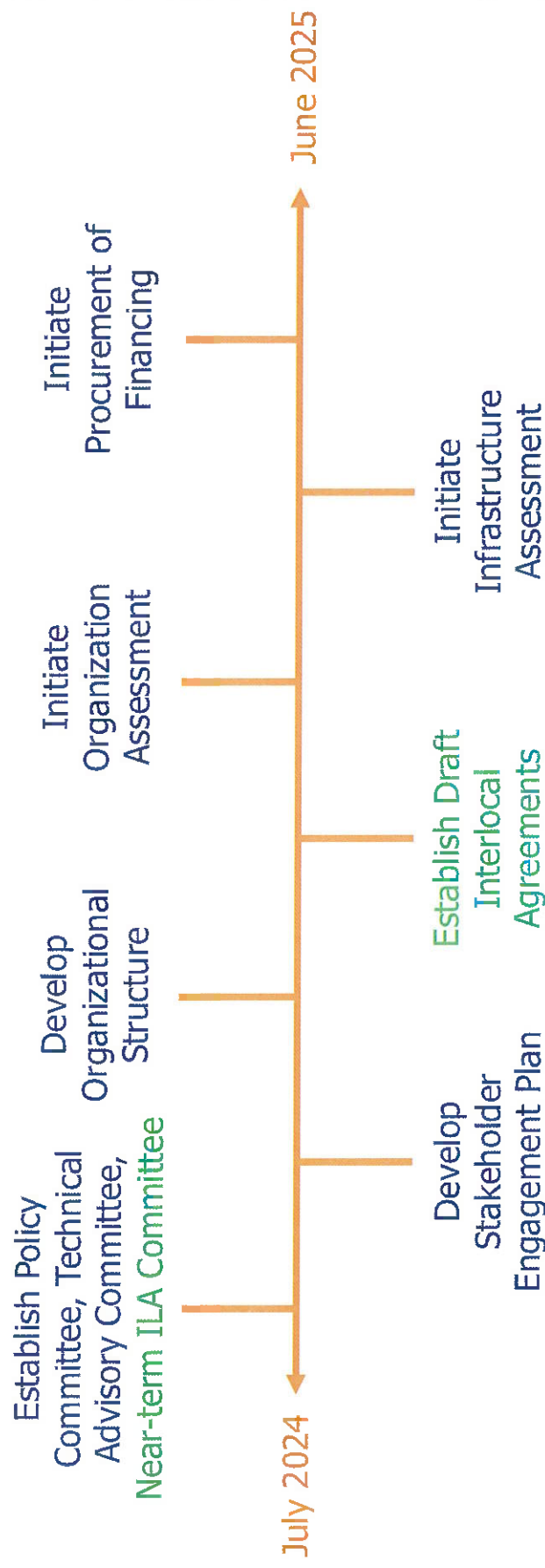
Reminder: No FINAL decision regarding inclusion in regional body is required until the end of the exploration process and final preparations are made for implementation. Decisions will be made by EACH local government.





# Potential 3-Year Timeline: Year 1

## The Organization Development Phase

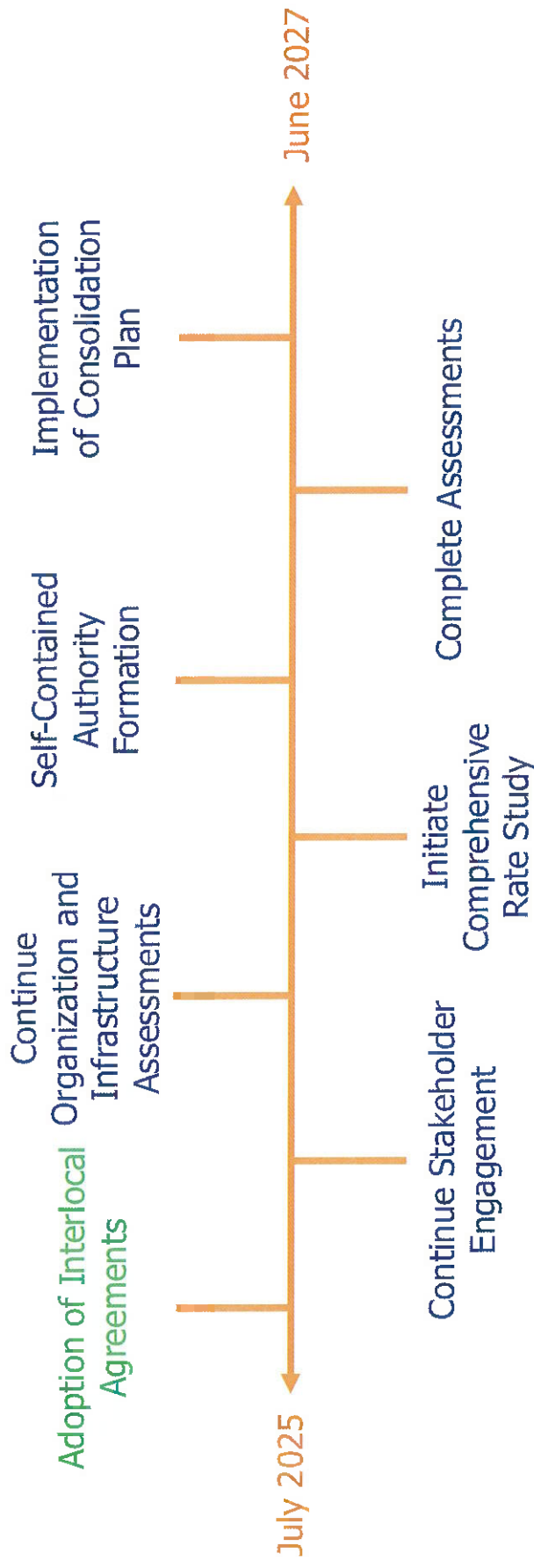


\*Green items show efforts in the near-term for communities with immediate needs. \*Purple shows steps needed for county-wide authority.



# Potential 3-Year Timeline: Years 2-3

## The Organization Alignment Phase and The Implementation Phase

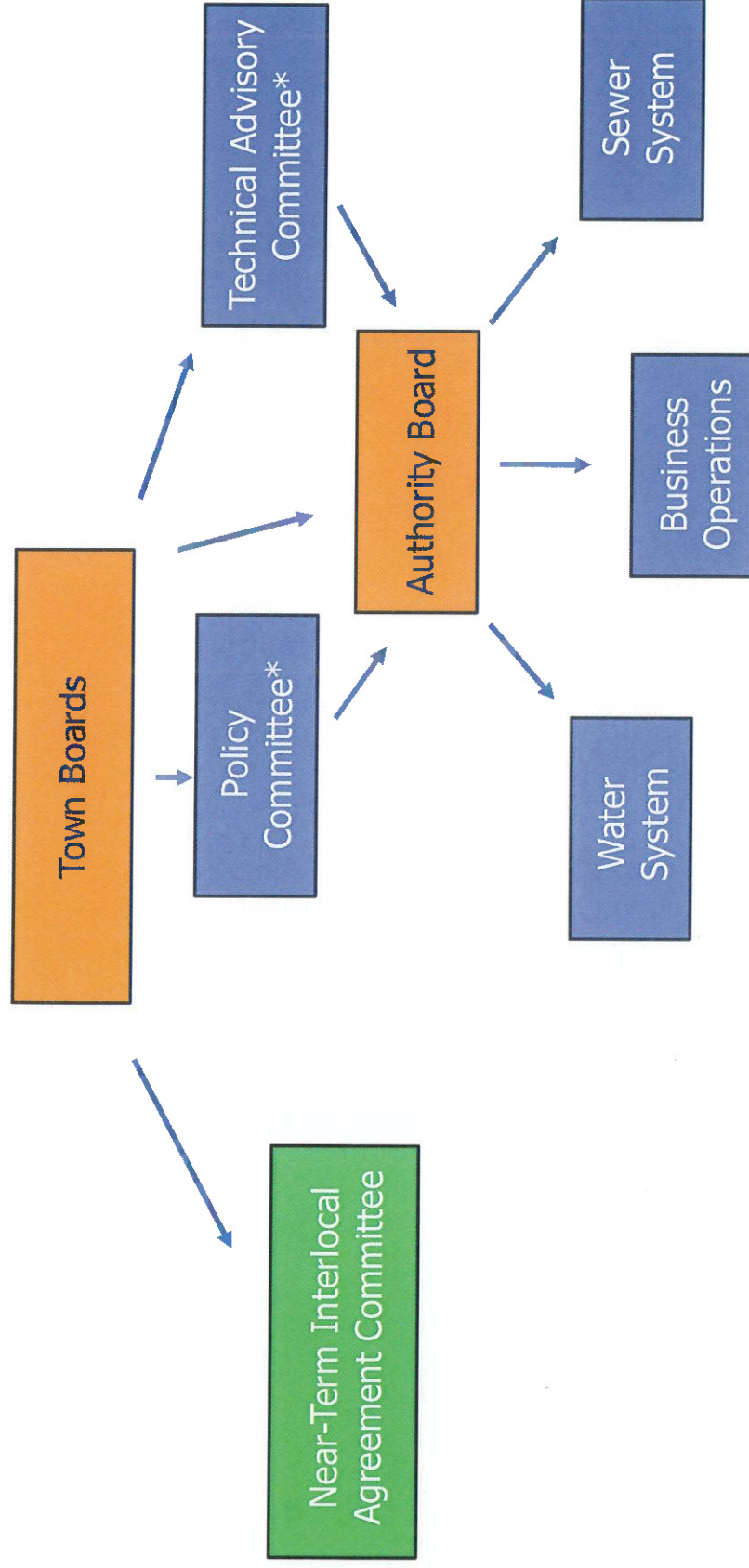


\*Green items show efforts in the near-term for communities with immediate needs. \*Purple shows steps needed for county-wide authority.





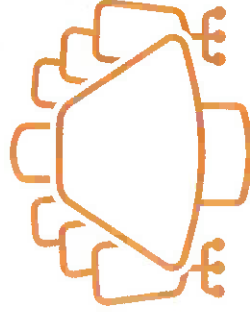
# Organizational Flow Chart



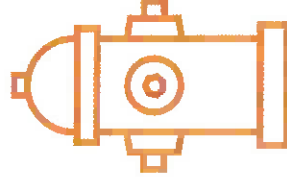
\*Will dissolve once implementation is complete



# Recommendations



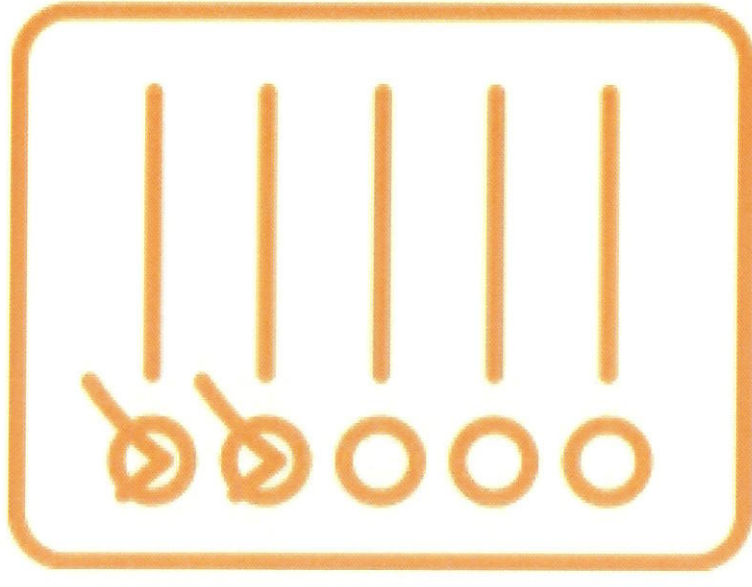
- Immediately begin working on strong draft ILA with towns of Kenly, Micro, Princeton, Pine Level and Johnston County. Pressing needs will not be sidelined for the sake of planning for the longer-term.
- Continuing existing collaboration efforts on current needs.
- All Johnston County local governments continue the policy committee and forming the technical advisory committee to begin work on county-wide, self-contained authority.
- The **ultimate goal** is to ensure access to clean, efficient water and sewer service to best serve all of Johnston County's residents. The best way to achieve this goal is one, county-wide system. This effort will put all of Johnston County's communities in the best position to take advantage of future growth and economic development.



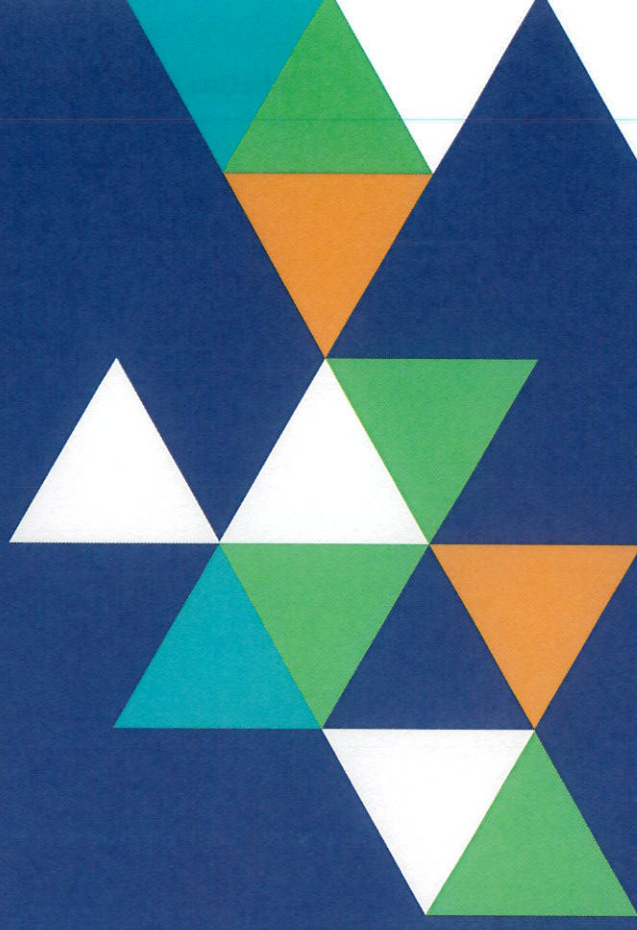


# Immediate Next Steps

- Re-affirm Commitment to Exploration of Collaboration
- Establish Policy and Technical Advisory Committee
- Work on near-term ILA Agreements
- Develop Stakeholder Engagement Plan



# QUESTIONS?



**CENTRAL PINES**  
REGIONAL COUNCIL



# ***Request for Council Action***

*Agenda Item 6c(i)\_\_\_*

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**TO:** MAYOR FLETA BYRD AND TOWN COUNCILMEMBERS  
**FROM:** WENDY OLDHAM, PLANNING DIRECTOR  
**DATE:** JULY 15, 2024  
**RE:** ORDINANCE TO AMEND THE CODE OF ORDINANCES

---

The attached ordinance discusses the ordinances that need to be repealed due to the adoption of the new Unified Development Ordinance in December of 2019. These need to be removed from the ordinances to avoid duplication between the documents.

## **ATTACHMENTS:**

Ordinance to Amend the Wilson's Mills Code of Ordinances

## **ACTION REQUESTED:**

Vote to approve, deny, or table the Ordinance to Amend the Wilson's Mills Code of Ordinances

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

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

- Chapter 2 Administration
  - Article II Boards, Commissions and Agencies
    - Division 2 Board of Adjustment
      - Section 2-48 Establishment and Procedure
- Chapter 6 Buildings and Building Regulations
  - Article III Minimum Housing Standards
    - Section 6-50 through 6-59
- Chapter 8 Businesses and Business Regulations
  - Article II Business Licensing
    - Section 8-19 through 8-36
- Chapter 16 Flood Damage Prevention
  - Article I General
  - Article II Administration
  - Article III Provisions for Flood Hazard Reduction
  - Article IV Legal Status Provisions
    - Sections 16-1 through 16-99
- Chapter 18 Planning and Development
  - Article II Planning Board
  - Article III Stormwater Management
    - Sections 18-19 through 18-64
- Chapter 20 Streets, Sidewalks and Other Public Places
  - Article II Excavations
    - Sections 20-19 through 20-24
- Chapter 22 Subdivision Regulations
  - Article I In General
  - Article II Subdivision Procedures
  - Article III Subdivision Design Standards
  - Article IV Certificates and Endorsements
  - Article V Open Space Requirements
    - Sections 22-1 through 22-127
- Chapter 26 Traffic and Motor Vehicles
  - Article VI Junkyards and Automobile Graveyards
    - Sections 26-131 through 26-140
- Chapter 30 Zoning
  - Article I General
  - Article II District Regulations
  - Article III Development Standards
  - Article IV Watershed Regulations
  - Article V Nonconformities



- 
- Article VI Administration and Amendments
  - Article VII Permits; Certificates; Plans; Amendments
  - Article VIII Enforcement
    - Sections 30-1 through 30-732

**DULY ADOPTED THIS THE 15<sup>th</sup> of DAY OF JULY 2024**

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FLETA A. BYRD, Mayor

ATTEST:

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EMILY MATTHEWS, CMC, Town Clerk