



PLANNING BOARD AGENDA
Monday, November 2, 2026

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Approval of Agenda
5. Approval of Minutes – October 5, 2026
6. Regular Business
 - A. Planning Department Staff Report for September 2026
 - B. Update on Projects
7. Old Business –
None.
8. New Business
 - A. Street Take-Over (The Cottages of Wilson's Mills)
 - B. Updated Future Land Use Map Review
 - C. Group Training for Staff and Planning Board
 - D. Planning Board Application Review & Vote
9. Adjourn

**TOWN OF WILSON’S MILLS
PLANNING BOARD
REGULAR MEETING
MINUTES
October 5, 2026**

The September 28, 2026, Meeting was continued to October 5, 2026, due to Town Council’s vote to approve the Planning Boards new Date/Time change.

- | | |
|-----------------------------|---|
| Present: | Jay Mouser - Chair, Marvin Dodd – Vice Chair, Charlotte Cox, Benji Parrish, Ben Cherry, Lloyd Barnes, Alvin Hardy. |
| Staff Present: | Wendy Oldham, Planning Director; Cynthia Paul, Planning Technician; Kleber Aguilar, Code Enforcement Officer & Permit Technician. |
| Others Present: | Emily Russell (Strickland Road/Pounds Property); Beverly Rowland & William Frazier (Applicant for SUP-01-2026 & SUP-03-2026); and Lisa McKeever. |
| Absent | Jessica Knight. |
| Convocation | J. Mouser called the meeting to order at 6:30 P.M. |
| Pledge of Allegiance | The Pledge of Allegiance was led by J. Mouser. |
| Invocation | The invocation was given by J. Mouser. |
| Approval of Agenda | A motion to approve the agenda was made by M. Dodd and seconded by B. Cherry with the addition of a discussion on online training for Planning Board members and staff under agenda item 8D. The motion passed unanimously. |
| Approval of Minutes | A motion to approve the minutes from August 3, 2026, with the amendment to change J. Mouser’s attendance status from present to absent, was made by M. Dodd and seconded by B. Parrish, the motion was approved by the Planning Board unanimously. |
| New Business: | 1. RZ-02-2026 (1935 Strickland Road) Findings of Fact & Rezone Approval

The Board considered the Findings of Fact for rezoning application RZ-02-2026. |

Recommendation to Town Council

A motion to recommend approval of SUP-02-2026 and SUP-03-2026 to the Town Council, subject to the conditions stated above, was made by C. Cox and seconded by L. Barnes. The Board unanimously approved the motion.

4. Discussion for Online Training

A motion to approve online training for the Planning Board and staff was made by M. Dodd and seconded by A. Hardy. The motion was unanimously approved by the Board.

Regular Business: Planning Department Staff Reports for August 2026.

Update On Projects: W. Oldham updated the board on current and proposed projects coming into the Town. She also gave updates on Code Enforcement Violations.

Old Business: None.

Adjourn: J. Mouser made a motion to adjourn at 8:30 P.M, and B. Parrish seconded it. Motion carried unanimously.

Jay Mouser, Chair

Attest:

Wendy Oldham, Planning Director

STAFF REPORT

TO: Mayor Byrd and Town Council Members
DATE: October 19, 2026
FROM: Wendy Oldham, Planning Director
SUBJECT: Planning Report – September 2026



RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing	Construction Plans Approved	First phase approved
Southerland Mills	Construction Plans Ph. 1	Waiting on Final Plat Ph 4
CURRENTLY BUILDING IN PHASES		
Wilson’s Walk	Phase 3B Plat Recorded	Building Phase 3
Olive Branch	Working on Phase 4	Building in Phase 3A
Eason Creek	Building Out	Waiting on Street Takeover
Crescent Mills	Phase 6B Plat Recorded	Building on East Side
Wilson’s Ridge	Phase 5 Final Plat recorded	Continue to build
PLANNING STAGES		
Cobalt Hwy 70 Bus beside East Hampton	Re-designing project	Still waiting on re-submittal: working on sewer plans
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Construction Plans approved; waiting on outside approvals
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Developer
Blake’s Landing (Formerly Lee Property) Swift Creek End of Strickland Road	Phase 1 Final Plat Recorded	Infrastructure installation happening now
Wellons Property Connecting to Wilson’s Ridge	Reviewing construction plans	waiting on Outside Permits
AWAITING FINAL INSPECTION		
N/A	N/A	N/A
STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
Wilson's Walk Lots 338, 339, 342, 343, 344, 345	Move property lines to even out lot sizes	Approved
TEMPORARY EVENT PERMITS		
ADDRESS	EVENT	STATUS
N/A	N/A	N/A

ANNEXATIONS		
OWNER	ADDRESS	STATUS
Smithfield Free Will Baptist Church	4800 US Hwy 70 Business West	TC holding hearing on 10/19/26
Worth/Elaine Pounds	1899 Strickland Road	TC calling hearing 10/19/26
Worth/Elaine Pounds	1921 Strickland Road	TC calling hearing 10/19/26
REZONES		
ADDRESS	ACTION	STATUS
4800 US Hwy 70 Business West	Johnston County Classification of AG to Wilson's Mills Classification of IND	TC holding hearing on 10/19/26
NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion	Waiting on Johnston County PU reviews
Wilson's Mills High School	Construction Plans Approved	Completed
Merus, LLC	Industrial-Warehouse	Annexation & Rezone In Process
1899//1921 Strickland Road	Industrial-Warehouse or Distribution	Annexation & Rezone In Process
SPECIAL USE PERMIT		
214 Fire Dept Road	MUAH	Before Council 10/19/26
177 Frazier Drive	MUAH	TC Call for Hearing 10/19/26
107 Endridge Ln	MUAH	TC Call for Hearing 10/19/26
EXCAVATION PERMITS		
ADDRESS/PROJECT	COMPANY	STATUS
N/A	N/A	N/A
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
5688 Wilson's Mills Rd	Interstate Outdoor Inc	Approved
DEMOLITION PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
N/A	N/A	N/A
NON-RESIDENTIAL PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home/Town Home – New Construction	57	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	2	
Accessory Structure	0	
Fence	5	
Manufactured Home	0	
Rooftop Solar Panels	0	

Chickens	0
MUAHS (Multi Unit Assisted Housing with Services)	0
Home Occupation	0
Change of Use	0
TOTAL	64
FLOODPLAIN DEVELOPMENT PERMITS	
ADDRESS/PROJECT	ACTION
N/A	N/A
ZONING INSPECTIONS/LETTERS	
Completed and Passed- Single Family Homes	12
Completed and Passed-Other	0
Zoning Verification Letters	0
CODE ENFORCEMENT VIOLATIONS	
VIOLATIONS	#
TOTAL	11
Undue Growth	8
Debris/Garbage Clean-Up	0
Nuisance/Junk/Abandoned Vehicles	3
Chickens/Roosters	0
ZONING VIOLATIONS	
VIOLATIONS	#
TOTAL	3
Building without Permit	2
Fence without Permit	0
Unsafe Structure	0
Other Zoning Violation	1
CODE ENFORCEMENT AND ZONING ABATEMENT	
OUTCOMES	#
TOTAL	0
Abated	15
Final Letter Sent	13
Citations/Fines Issued	0
TOWN ABATEMENTS	
Paid Town Abatements	0

Request for Planning Board Action

TO: Jay Mouser and Planning Board Members
FROM: Wendy Oldham, CZO, Planning Director
DATE: November 2, 2026
RE: Planning Board Meeting – Future Land Use Map Update - Review

Due to the adoption of the utility services of the Inter Local Agreement with Johnston County Board of Commissioners, the Town of Wilson’s Mills has undertaken an update to the Future Land Use Map to reflect the Town’s long-term vision for growth and development. The Future Land Use Map serves as a planning tool to guide future land use decisions, development patterns, and growth management within the Town’s planning jurisdiction.

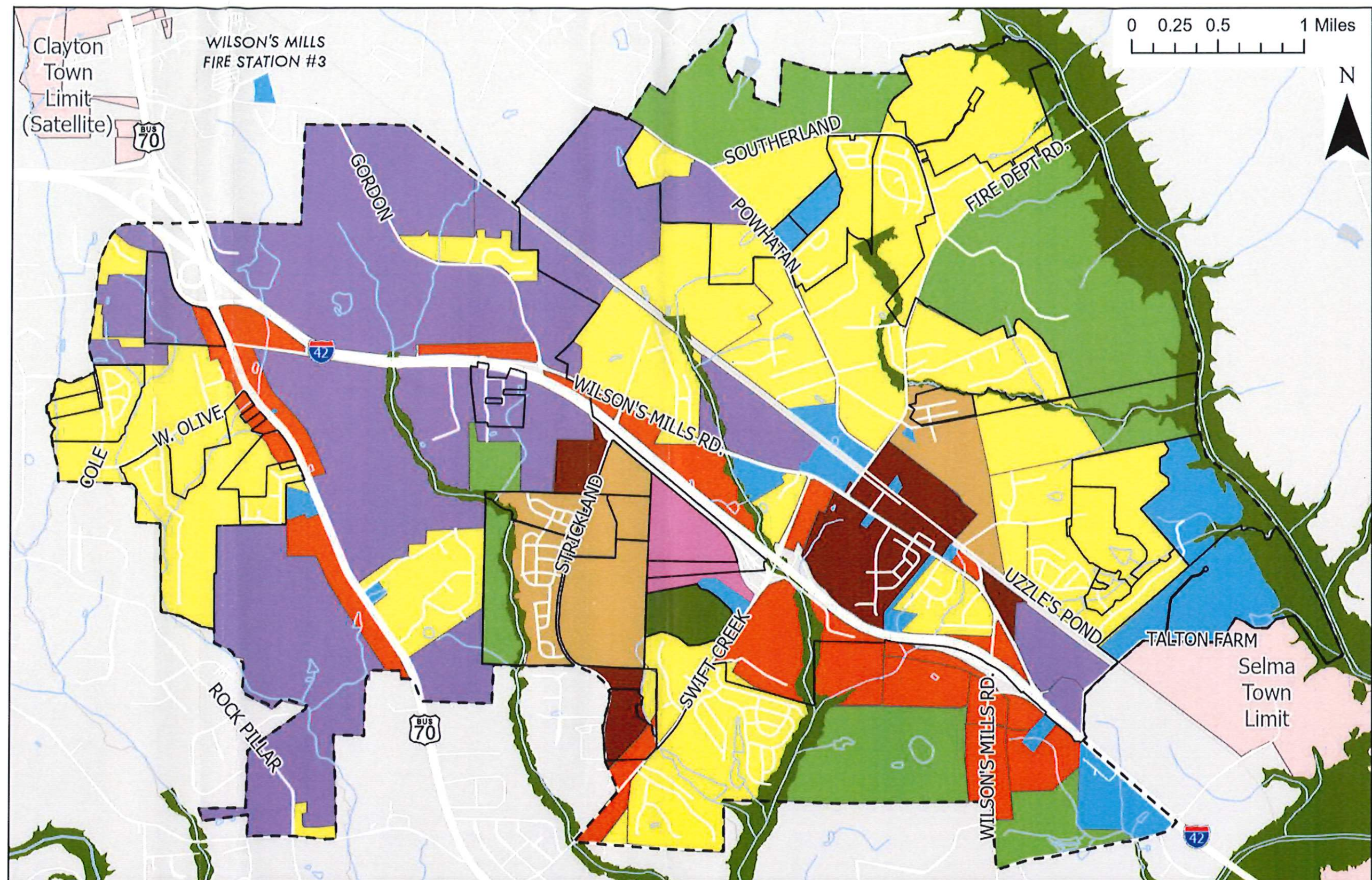
As Planning Director, I am requesting that the Planning Board review the proposed Future Land Use Map Update and consider its approval at the November 2, 2026, Planning Board meeting. The updated map is intended to provide guidance for future planning efforts and land use decisions consistent with the Town’s vision and goals for future growth and development. The proposed Future Land Use Map Update is presented to the Planning Board for review and consideration. Upon review, The Board may recommend approval or denial of the updated map.

Respectfully Submitted,
Wendy Oldham, CZO
Planning Director

ACTION REQUESTED:

- **Recommendation to Approve** the proposed Future Land Use Map Update for the Town of Wilson’s Mills as presented; or
- **Recommendation to Deny** approval of the proposed Future Land Use Map Update and provide direction regarding any revisions deemed necessary.

Please note that the Future Land Use Map Update will be provided as an addendum on the day of the November 2, 2026, Planning Board meeting, as we have not yet received it from our consultant. Thank you for your understanding.



Future Land Use Map Wilson's Mills

Date: October 23, 2026 (Version 2)
Adopted: _____

Legend

Study Area

Town Limits

Conservation & Flood Zone

Civic

Commercial

Employment & Manufacturing

Mixed Use

Transitional Neighborhood

Town Center

Single Family Neighborhood

Rural

Stream or Creek

Sources: Johnston Co. GIS, NCDOT, KCI Associates of NC

Request for Planning Board Action

TO:	Jay Mouser and Planning Board Members
FROM:	Wendy Oldham, CZO, Planning Director
DATE:	November 2, 2026
RE:	Planning Board Meeting – Street Take-Over (Cottages of Wilson’s Mills)

On October 13, 2026, the Town of Wilson’s Mills was petitioned by Fields Carlyle of Hoosier Daddy, LLC, to accept the streets of The Cottages of Wilson’s Mills into the Town’s street network. Hoosier Daddy, LLC, submitted petitions and all supportive documents and certifications for the Town acceptance of Hanover Court, Wicklow Court, Imperial Drive and Montrose Lane. All streets total approximately 3,445 linear feet. As Planning Director, I have reviewed the petition and verified all enclosed evaluations and inspections have been completed accordingly. The streets have been certified by Michael Theberge, PE, with Bohler Engineering NC, PLLC, as being built to NC Department of Transportation specifications, which are the same specifications that the Town of Wilson’s Mills requires.

Respectfully Submitted,

Wendy Oldham, CZO

ACTION REQUESTED:

- Approve to adopt the Resolution to Accept Private Streets into the Town of Wilson’s Mills which consists of 3,445 linear feet of streets known as Hanover Court, Wicklow Court, Imperial Drive and Montrose Lane into the Town Street/Powell Bill System; or
- Deny the adoption of the Resolution to Accept Private Streets into the Town of Wilson’s Mills which consists of 3,445 linear feet of streets known as Hanover Court, Wicklow Court, Imperial Drive and Montrose Lane into the Town Street/Powell Bill System.

TOWN OF WILSON’S MILLS PETITION FOR ROAD ADDITION

Please print or type

ROADWAY INFORMATION:

Road name(s): Montrose Ln, Hanover Ct, Wicklow Ct, Imperial Dr

Subdivision name: Cottages at Wilson's Mills Length in feet: 3445

Number of occupied homes have street frontage: 73

Location: 0.15 miles N S E W of the intersection of SR 1903 and SR 1901

(circle one) (SR, NC or US) (SR, NC or US)

CONTACT PERSON – Name and Address of Petitioner(s):

Name: Fields Britton-Carlisle Phone Number: +1 (919) 514-8353

Street Address: 520 Antioch Church Rd, Zebulon NC 27597

Mailing Address: 520 Antioch Church Rd, Zebulon NC 27597

PROPERTY OWNER(S):

Name: Hoosier Daddy, LLC Phone Number: +1 (919) 514-8353

Email: e85fields@gmail.com

Name: Phone Number:

Email:

Name: Phone Number:

Email:

REQUIREMENTS FOR ADDITION:

If this road meets the requirements necessary for addition, we agree to grant the Town of Wilson’s Mills a right-of-way of the necessary width to construct the road to the minimum construction standards of the TOWM. The right-of-way will extend the entire length of the road that is requested to be added to the Town maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes. The right-of-way shall be cleared at no expense to the Town, which includes the removal of utilities, fences, other obstructions, etc.

ROAD NAME	NO. OF HOMES	ACTUAL LENGTH
Hanover Court	56	2625
Wicklow Court	15	525
Imperial Drive	2	125
Montrose Lane	0	170

I/We, the undersigned, being property owner(s) and/or developer(s) of Cottages at Wilson's Mills Subdivision in Wilson’s Mills Township, do hereby request the Town of Wilson’s Mills to add the above-described streets.

Signature of Owner: Gregory Fields Carlisle Date: 10/13/2026

Signature of Owner: Date:

Signature of Owner: Date:



TOWN OF WILSON'S MILLS

4083 Wilson's Mills Road – P. O. Box 448 – Wilson's Mills, NC 27593

Voice: 919-938-3885 – Fax: 919-938-1121

Website: www.wilsonsmillsnc.org

MEMORANDUM:

To: Members of the Planning Board

From: Planning Department

Date: November 2, 2026

Re: Review of In-Town Resident Planning Board Application

I respectfully request that the Planning Board review the application submitted by in-town resident for the vacant Planning Board seat and vote to fill the vacancy resulting from the departure of Alvin Hardy. Please note that this vacancy must be filled by an in-town resident, as that is the only Planning Board seat currently available.

Thank you for your time and consideration.

Cynthia Paul

Planning Technician

Town of Wilson's Mills

P. O. Box 448
Wilson's Mills, N.C. 27593
919-938-3885 – Office 919-938-1121 - Fax

Application for Committee Appointment

(Please Print When completing the application)

Please indicate below which committee(s) or board(s) you are interested in serving on.

☒ Planning Board ☐ Historic Preservation Committee
☐ Events Committee ☐ Board of Adjustment

☐ 1st Time Appointment ☒ Reappointment

Full Name: Donald Eugene Byrd
Address: 255 Powhatan Rd Clayton - NC 27527
Phone Number (Home) NA (Mobile) 919-427-9142
Employer: Self Occupation: Farmer
Email: NA

Do you live in the Wilson's Mills Corporate Limits? yes How long? 29 year
Are you a citizen of the United States? yes How Long? 29 year

Have you ever served on any committees or any of the above listed committees or Boards? If so, please list.
Planning Board - Board of Adjustment

What do you feel are your qualifications for serving on the committee and why do you think you would be an asset to this committee?

What areas of concern would you like to see the committee address?

Signature _____ Date _____

Any comments can be written on the back of this page if you need more room to do so.

Appointed to _____ Committee on _____