



PLANNING BOARD AGENDA
Monthly Meeting
March 24, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Approval of Agenda
5. Approval of Minutes (January 27th, 2025) (February 2025, NA)
6. New Business
 - A. RZ-01-2025 (Wilson Company LLC.)
7. Regular Business
 - A. Planning Department Staff Report (January 2025) & (February 2025)
 - B. Update on Projects
8. Old Business
 - A. None
9. Adjourn

**TOWN OF WILSON’S MILLS
PLANNING BOARD
REGULAR MEETING
MINUTES**

January 27, 2024

Present:	Donald Byrd - Chair, Tony Eason, Jim Uzzle, Doris Riley, Lloyd Barnes, Benji Parrish.
Others Present:	Wendy Oldham, Planning Director; Cynthia Paul, Planning Technician; David DeYoung, Aly Burr, Mark Hall, and Brooks Moore with Hope Center Ministries.
Absent:	Marvin Dodd, Jay Mouser, Zulit Ortega, Code Enforcement Officer & Permit Technician.
Convocation:	D. Byrd called the meeting to order at 6:55 P.M.
Pledge of Allegiance:	The Pledge of Allegiance was led by D. Byrd.
Invocation:	The invocation was given by D. Byrd.
Approval of Agenda:	A motion was made to approve the agenda by J. Uzzle and seconded by D. Riley. The motion passed unanimously.
Approval of Minutes:	A motion was made by J. Uzzle to approve the minutes from November 25, 2024, T. Eason seconded it. The Planning Board approved unanimously.
New Business:	A. SUP-01-2025 (Hope Ministries) – Hope Ministries gave a detailed presentation about how their program operates. Mark Hall and David DeYoung, representing Hope Ministries, shared women's testimonials and highlighted the 17 years of impact they’ve had, playing a role in reuniting many lives and families. W. Oldham also spoke, noting that Hope Ministries has met all the criteria set by the Town of Wilson’s Mills. The Planning Board approved unanimously.
Regular Business:	7. A – Planning Department Staff Report (November 2024), (December 2024) W. Oldham reviewed the staff departmental reports in detail

with the Planning Board Members, and there were no questions raised.

7.B – Update On Projects

W. Oldham provided an update to the Planning Board on all projects included in the staff report, as well as the discussion she had with Johnston County regarding sewer allocations.

7.C – Work Session

The Planning Board completed the last work session for revisions of the Town of Wilson’s Mills Unified Development Code.

Adjourn:

J. Uzzle made a motion to adjourn at 7:56 P.M, B. Parrish seconded it. Motion carried unanimously.

Donald Byrd, Chair

Attest:

Wendy Oldham, Planning Director



REQUEST FOR PLANNING BOARD ACTION

TO: Chairman Donald Byrd and Planning Board Members
DATE: March 24, 2025
RE: Wilson Company LLC.
File No. RZ-01-2025
FROM: Wendy Oldham, Planning Director

PROPOSAL

The applicant is seeking a rezoning of Parcel ID No. 17K08026J due to an incorrect zoning classification provided by a consultant in 2019 when Wilson's Mills carried out their UDO adoption. As a result of this clerical error, the property is non-conforming, and needs rezoned to ensure compliance. Legally, the proper procedure to resolve this issue is to initiate a rezoning process. This parcel's current zoning classification is Mixed Use (MU-1) and Single Family Residential (SFR-2), requesting the rezone to Industrial (IND).

CURRENT SITE INFORMATION

LOCATION:	688 Main St. Smithfield NC 27577
TAX ID:	17K08026J, 17K08026I, 17K08026C, & 17K08016N
ZONING:	MU-1 & SFR-2
CURRENT USE:	Propane Company

PROPOSED SITE INFORMATION

LOCATION:	688 Main St. Smithfield NC 27577
TAX ID:	17K08026J, 17K08026I, 17K08026C, & 17K08016N
SITE ACREAGE:	59.650
PROPOSED ZONING:	Industrial (IND)
PROPOSED USE:	Propane Company

ZONING CHARTS FOR CURRENT ZONING CLASSIFICATION

Zoning:	MU-1&2			
Housing Type:	Single-Family Detached	Single-Family Attached	Multi-Family	Other
Density:	7 units/acre	17 units/acre	14.5 units/acre	N/A
Minimum Lot Size:	6,000 sf	1,600 sf	N/A	N/A
Primary Structure Building Height (max.):	30'	30'	36'	45'
Accessory Structure Building Height (max.):	25'	25'	25'	25'
*Minimum Lot Width:	16'	16'	N/A	N/A
Setbacks:				
Front	10' (max.)			
Side	N/A			
Rear	12'			
Side Street	16' (max.)			
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.			
*120' on US 70 & I-42, 40' for all non-residential uses				

Zoning:	SFR-1	SFR-2	SFR-3
Density:	0.91 units/acre	1.82 units/acre	2.64 units/acre
Minimum Lot Size:	30,000 sf	20,000 sf	10,000 sf
Minimum Lot Width:	100 ft.	70 ft.	60 ft.
Primary Structure Building Height (max.):	30'	30'	30'
Accessory Structure Building Height (max.):	25'	25'	25'
Front	40'	30'	20'
Side	15'	10'	8'

ZONING CHART FOR PROPOSED ZONING CLASSIFICATION

Zoning	IND
Density:	N/A
Minimum Lot Size:	30,000 sf
Minimum Lot Width:	150'
Setbacks (min.):	
Front	40'
Side	15'
Rear	20'
Side Street	40'
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.

ORTHOPHOTO



FINDINGS OF FACT

Article 7.8 of the WMDO requires the compliance of specific findings of fact to grant a rezone. The applicant shall submit the following statements of justification, presenting 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 to maintain or promote public health, safety, and general welfare. Statement by applicant: **The owner has stated that the use or development is located, designed, and proposed to be operated to maintain or promote public health, safety, and general welfare.**
2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordinance and with all other applicable regulations. Statement by applicant: **The owner has stated 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.**
3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity. Statement by applicant: **The owner has stated 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.**
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 environment. Statement by applicant: **The owner has stated 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 environment.**

STATEMENT OF CONSISTENCY AND REASONABLENESS

5.2 Goals-Objectives-Strategies

The objectives and strategies appearing under each goal appear in priority rankings based upon the number of public comments. These may be pursued as deemed appropriate by the Town, its citizens and businesses.

5.2.1 Goal 1: ADOPT STRONG ZONING STANDARDS AND SPECIFICATIONS FOR BOARD DECISIONS

5.2.1.2 Objective 2: Ensure quality development within the Town of Wilson’s Mills.

Strategy 1: Establish zoning districts and standards consistent with this Town Plan 2040.

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.

Strategy 3: Have the Town consider adaptive reuse of historic structures for public uses before designing new structures.

STAFF RECOMMENDATION

Staff recommendation is for approval of this rezone request due to a clerical error in 2019. It is consistent with the Future Land Use Map, and the Comprehensive Land Use Plan and meets all requirements.

ACTION REQUESTED

- 1. Acknowledging consistency and reasonableness with the Future Land Use Map and Comprehensive Land Use Plan, the Planning Board recommends approval for the rezone of Parcels 17K08026J,17K08026I, 17K08026C, & 17K08016N to Town Council from Mixed Use (MU-1) & Single Family Residential (SFR-2) to Industrial (IND):
- 2. Table the application for rezone of Parcels 17K08026J,17K08026I, 17K08026C, & 17K08016N for receipt of the following information:

- 3. Recommendation for denial of rezone for Parcels 17K08026J,17K08026I, 17K08026C, & 17K08016N to Town Council for following reasons(s):

ATTACHMENT(S)

1. Copy of Rezone Application
2. Documentation of additional information
3. Recombination Plat
4. Metes and Bounds Description
5. Copy of Future Land Use Map
6. Copy of Permitted Use Table



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.

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

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

GENERAL PROJECT INFORMATION:

Please See attachment for more info.

Project Address / Location: 688 Main Street Smithfield, N.C 27577 ↗

Zoning District: MU-1 and SFB-2 Size of Property (in acres): All 4 parcels (4.929)
17K08026J, 17K08026I,

Johnston Co. Tax PIN #: 17K08026C, 17K08016N Proposed Building Square Footage: NA

Town Jurisdiction: ☒ In-Town Limits ☐ ETJ

Existing land use/zoning on adjoining properties:

North: Residential
South: _____
East: _____
West: _____

APPLICANT INFORMATION:

Applicant: Planning Technician (on behalf of the owner) Wilson Company LLC

Address: PO Box 24

City: Wilson's Mills State: NC Zip: 27593

Phone: _____ Email: _____

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

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

REZONING REQUEST:

☒ General Use ☐ Conditional Zoning

Existing Zoning Classification: _____

Proposed Zoning Classification: _____

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: Industrial (IND)

Proposed Conditions Offered by Applicant: NA

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.

Cynthia Paul Cynthia Paul 3/12/2025
Applicant Printed Name Applicant Signature Date

FINDINGS OF FACT

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

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

Statement by applicant:

The Owner has Stated to the Planning Department that this proposed use will be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

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

Statement by applicant:

The owner has Stated 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.

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

Statement by applicant:

The owner Stated to the Planning Department 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.

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:

The owner Stated to the Planning Department that the use or development will be in harmony with the area in which it is to be located and conforms to the general Plan 5 for the land and development of the Town of Wilson's Mills and its environs.

For Town Use Only

Date Received: 3/12/2025 Case #: RZ-01-2025

Payment Amount: \$ 0 NA Date Paid: NA

Application Received by: Cynthia Paul

PB Date: 3/24/25 Recommended _____ Denied _____

Site Posted Date: _____ Ad Run Dates: _____

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

TC Date: _____ Approved _____ Denied _____

ATTACHMENT(S)

1. Copy of Rezone Application
2. Documentation of additional information
3. Metes and Bounds Description
4. Copy of Future Land Use Map
5. Copy of Permitted Use Table

TOWN ADMINISTRATOR
Leighanna T. Worley, MMC

MUNICIPAL CLERK
Emily A. Matthews, CMC

FINANCE OFFICER
Sherry L. Hudson, CMC

PLANNING DIRECTOR
Wendy G. Oldham, CZO

PUBLIC WORKS DIRECTOR
Patrick Moore

CHIEF OF POLICE
A.Z. Williams

MAYOR
Fleta A. Byrd

MAYOR PRO-TEM
JC Triplett

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

TOWN ATTORNEY
Gabriel Du Sablon



3/12/2025

Documentation for 688 Main St, Smithfield, NC 27577

This application was generated on 3/12/2025 on behalf of the property owner, Wilson Company LLC. The special circumstances surrounding this rezoning request are as follows: the need for this rezoning arises through no fault of the property owner. The incorrect zoning classification was the result of a mistake made by a consultant who incorrectly labeled the zoning district when the Town of Wilson's Mills revised the Unified Development Code in 2019. This error has gone unnoticed for some time, and as a result, the property has been non-conforming since 2019.

Currently, the zoning classifications for the property are MU-1 (Mixed Use-1) and SFR-2 (Single Family Residential-2), which do not align with the property's intended use. Due to this clerical error, a rezoning process must take place to rectify the situation. The property owner, Wilson Company LLC, has discussed this matter with Wendy Oldham, the Planning Director, who has relayed this information to myself, the Planning Technician. We are currently awaiting the metes and bounds description of the property. The recombination involves the following four parcels:

- Parcel 17K08026J
- Parcel 17K08026I
- Parcel 17K08026C
- Parcel 17K08016N

However, GIS is not yet reflecting this recombination, as it has been recorded with the Register of Deeds and will not be reflected in the system until the property is deeded.

We kindly request that this matter be addressed promptly and that the rezoning vote proceeds, as we have all necessary documentation in place. We will ensure that all the required paperwork is submitted before the hearing is called at next month's Town Council meeting.

Sincerely,

Cynthia Paul

Cynthia Paul

Planning Technician

919-938-3885 Ext: 250

Cpaul@wilsonsmillsnc.org

LEGEND

- POB: Point of Beginning
- New Iron Set
 - Iron Pin Found
 - Wooden Bolard
 - Found Stone
 - ▲ Found Stake and Stone
 - Cotton Spindle Set
 - Record Stone Not Found
- Property Lines
- Fence Line
 - Centerline of Road
 - Edge of Asphalt
 - Woodline
 - Edge of Concrete
 - Overhead Electric

CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES LONNIE PEACOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A DEED DESCRIPTION RECORDED IN BOOK 1772, PAGE 955, PLAT RECORDED IN BOOK 1772, PAGE 955, OR OTHER, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED PLAT BOOK 1772, PAGE 955, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 03 DAY OF MARCH, A.D., 2025.

James Lonnie Peacock
SURVEYOR

L-5141
LICENSE NUMBER

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM SUBDIVISION REGULATION WITHIN THE WILSON'S MILLS PLANNING JURISDICTION.

DATE 2-12-25 *Wendy Olsen*
PLANNING DIRECTOR

CERTIFICATE OF FLOODWAY INFORMATION

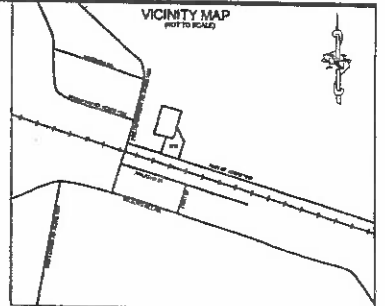
PROPERTY SHOWN HEREON AND IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 372016000K

EFFECTIVE DATE 09/20/2018

DATE 2-12-25 *James Lonnie Peacock*
SURVEYOR

VICINITY MAP



NOTES:

- All EIS and EISs are "Control Corners".
- No NGS Monuments found within 2000' of the Property.
- All bearings are referenced to Deed Bk 5372, Pg 742, and Plat Bk 31, Pg 363, all distances are horizontal.
- Dead references as noted on map.

MINIMUM BUILDING SETBACKS
FRONT YARD — 5'
REAR YARD — 5'
SIDE YARD — 5'
CORNER LOT SIDE YARD — 20'
MAXIMUM HEIGHT — 35'

SITE DATA

NCPID: 17K07020A
ORIGINAL ACRES: 0.28 ACRES
ADD 0.14 ACRES FROM NCPI: 17K00020H
TOTAL ACRES: 0.39 ACRES

NCPID: 17K00020H
ORIGINAL ACRES: 1.48 ACRES
MINUS 0.14 ACRES
REMAINING ACRES: 1.34 ACRES

NCPID: 17K07018P
ORIGINAL ACRES: 0.18 ACRES
MINUS 0.08 ACRES TO NCPI: 17K00018H
REMAINING ACRES: 0.13 ACRES

NCPID: 17K00020J 0.20 ACRES +
NCPID: 17K00018H 0.31 ACRES +
NCPID: 17K00020H 1.34 ACRES +
NCPID: 17K00020H 2.07 ACRES +
NCPID: 17K07018P 0.06 ACRES
TOTAL ACRES = 3.97 ACRES

KENNETH RAY JONES
FAYE E JONES
DB: 4919, PG: 821
NCPI: 17K00020H
NCPI: 180005-11-0009

WILSON COMPANY LLC
DB: 1772, PG: 955
NCPI: 17K00020H
NCPI: 180005-23-0157

WILSON COMPANY LLC
DB: 1772, PG: 955
NCPI: 17K00020H
NCPI: 180005-27-0003
ORIGINAL ACRES: 1.48 ACRES
MINUS 0.14 ACRES
REMAINING ACRES: 1.34 ACRES

KENNETH R. JONES
FAYE E. JONES
DB: 822, PG: 574
NCPI: 180005-17-0738

KENNETH R. JONES
FAYE E. JONES
DB: 822, PG: 574
NCPI: 180005-17-0738
ORIGINAL ACRES: 0.18 ACRES
MINUS 0.05 ACRES
REMAINING ACRES: 0.13 ACRES

WILSON COMPANY LLC
DB: 1772, PG: 955
NCPI: 17K00018H
NCPI: 180005-17-0730

WILSON COMPANY LLC
DB: 1772, PG: 955
NCPI: 17K00020H
NCPI: 180005-27-0014

Filed in JOHNSON, NC
Filed 03/10/2025 10:50:02 AM
CHRIS OLIVE, Register of Deeds
Dm/Post advice
PLAT #: 183 P: 35

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSON

I, *Jodie R. H. Gay*, REVIEW OFFICER OF JOHNSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 03-10-2025 *Jodie R. H. Gay*
REVIEW OFFICER

JOHNSON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSON COUNTY

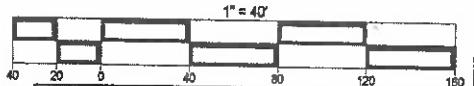
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF 20.

BY *James Lonnie Peacock*
REG. OF DEEDS ASST. REG. OF DEEDS

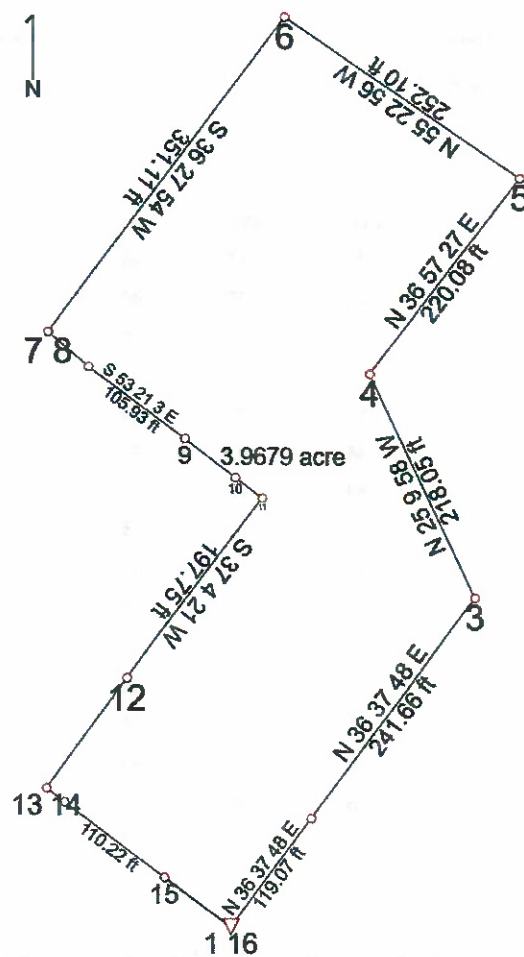
CERTIFICATE OF OWNERSHIP AND DEDICATION: I (we) certify that I am (we are) the owner (owners) or agent of the property shown and described herein, that I (we) adopt this subdivision plan with my (our) free consent, establish the minimum building setbacks, and dedicate streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

DATE 8/7/2025 *James Lonnie Peacock*
Owner / Owners / Agent

DATE 2/9/2025 *James Lonnie Peacock*
Owner / Owners / Agent



RECOMBINATION SURVEY FOR WILSON COMPANY LLC	
TOWNSHIP: WILSON'S MILLS	STATE: NORTH CAROLINA
COUNTY: JOHNSON	DATE: MARCH, 03, 2025
ZONED: NCPI: 17K07020A, 17K00020H, 17K07018P, 17K00018H	
OWNER: WILSON COMPANY LLC PO BOX 24 WILSON'S MILLS, NC 27593	
ON THE LEVEL . LAND SURVEYING, PLLC.	
JAMES LONNIE PEACOCK, PLS FIRM # P-2158 NC Reg. Land Surveyor No. L-5141 1646 DENNING RD, BENSON, N.C. 27504 TELEPHONE: 919-422-3580	



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

User:County:Book:

Page:Tract:Folder:

Call	Start Type	Q	Deg	Min	Sec	Dist	Arc	Rad Dir
1	1 -	NE	36	37	48	119.07 ft	-	- -
2	2 -	NE	36	37	48	241.66 ft	-	- -
3	3 -	NW	25	9	58	218.05 ft	-	- -
4	4 -	NE	36	57	27	220.08 ft	-	- -
5	5 -	NW	55	22	56	252.10 ft	-	- -
6	6 -	SW	36	27	54	351.11 ft	-	- -
7	7 -	SE	48	50	54	47.40 ft	-	- -
8	8 -	SE	53	21	3	105.93 ft	-	- -
9	9 -	SE	52	16	57	56.38 ft	-	- -
10	10 -	SE	52	40	6	29.79 ft	-	- -
11	11 -	SW	37	4	21	197.75 ft	-	- -
12	12 -	SW	36	4	21	120.64 ft	-	- -
13	13 -	SE	52	24	58	20.00 ft	-	- -
14	14 -	SE	53	5	39	110.22 ft	-	- -
15	15 -	SE	53	46	54	74.73 ft	-	- -

*Distance, arc, radius units in feet.

Area: 3.9679 acre (172843 sq. ft.) Closing: NW 53 Deg, 0 Min, 4 Sec Closing Distance: 2.09 ft Closing Error: 0.10% Perimeter: 2164.91 ft

BEGINNING; thence N 36 Deg 37 Min 48 Sec E a distance of 119.07 feet; thence N 36 Deg 37 Min 48 Sec E a distance of 241.66 feet; thence N 25 Deg 9 Min 58 Sec W a distance of 218.05 feet; thence N 36 Deg 57 Min 27 Sec E a distance of 220.08 feet; thence N 55 Deg 22 Min 56 Sec W a distance of 252.10 feet; thence S 36 Deg 27 Min 54 Sec W a distance of 351.11 feet; thence S 48 Deg 50 Min 54 Sec E a distance of 47.40 feet; thence S 53 Deg 21 Min 3 Sec E a distance of 105.93 feet; thence S 52 Deg 16 Min 57 Sec E a distance of 56.38 feet; thence S 52 Deg 40 Min 6 Sec E a distance of 29.79 feet; thence S 37 Deg 4 Min 21 Sec W a distance of 197.75 feet; thence S 36 Deg 4 Min 21 Sec W a distance of 120.64 feet; thence S 52 Deg 24 Min 58 Sec E a distance of 20.00 feet; thence S 53 Deg 5 Min 39 Sec E a distance of 110.22 feet; thence S 53 Deg 46 Min 54 Sec E a distance of 74.73 feet to the point and place of BEGINNING, containing 3.968 acres, more or less;

BEGINNING at an iron pin, set in the northern right of way line of Main Street (SR 1910), said point being the southeast corner of Parcel #17K08026J, and thence the following courses and distances:

N 36° 37' 48" E 119.07 feet;

N 36° 37' 48" E 241.66 feet;

N 25° 9' 58" W 218.05 feet;

N 36° 57' 27" E 220.08 feet;

N 55° 22' 56" W 252.10 feet;

S 36° 27' 54" W 351.11 feet

S 48° 50' 54" E 47.40 feet;

S 53° 21' 03" E 105.93 feet;

S 52° 16' 57" E 56.38 feet;

S 52° 40' 06" E 29.79 feet;

S 37° 04' 21" W 197.75 feet;

S 37° 04' 21" W 120.64 feet;

S 52° 24' 58" E 20.00 feet;

S 53° 05' 39" E 110.22 feet;

S 53° 46' 54" E 74.73 feet to the point and place of BEGINNING;

As shown more particularly on a plat map entitled "Recombination Survey for Wilson Company LLC" by On the Level Land Surveying, PLLC, dated March 3, 2025.

LAND USE TYPE:		AG	SFR (1-3)	RMST	MS	CIV	MU 1&2	C-70	CP	VSR	IND
Golf Course	P	S	S	S	S	S	S	P	-	-	-
Golf Driving Range	-	-	-	-	-	-	PS	PS	-	-	-
Junked Motor Vehicle Storage as Accessory Use	S	-	-	-	-	-	-	S	-	PS	PS
Junkyard, Salvage Yard, Used Auto Parts	-	-	-	-	-	-	-	-	-	-	S
Landscape Services w/ Outdoor Storage (see outdoor storage)	P	-	-	-	-	-	-	PS	-	-	-
Moving and Storage Service	-	-	-	-	-	-	-	P	-	P	P
Outdoor Amusement	-	-	-	-	-	-	-	S	S	-	-
Outside Storage	-	-	-	-	-	-	-	PS	-	-	PS
Night Club	-	-	-	-	S	S	S	S	-	-	-
Parking Lot/Structure (Principal Use)	-	-	-	-	P	P	P	P	P	-	P
Pawnshops	-	-	-	-	-	-	PS	PS	-	-	-
Pest or Tenuite Control Services	-	-	-	-	-	-	-	P	P	-	P
Portable Storage Unit (see Temporary Use in Article 15)											
Raceway (Go-Carts, Motorcycle, Automobile)	-	-	-	-	-	-	-	S	-	-	-
Restaurant	-	-	-	-	P	P	P	P	-	-	-
Retreat Center	P	-	-	P	P	P	-	P	P	-	-
Riding Stables	P	-	-	-	-	-	-	-	-	-	-
Shooting Range, Indoor	S	-	-	-	-	-	S	S	S	-	-
Shooting Range, Outdoor	S	-	-	-	-	-	-	-	-	-	-
Smoke & Tobacco Shop	-	-	-	-	P	-	P	P	-	-	-
Tattoo and/or Body Piercing Studio	-	-	-	-	-	-	P	P	-	-	-
Taxidermist	P	-	-	-	-	-	P	P	-	-	P
Temporary Construction Storage and/or Office (see Article 15)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Theater, Indoor Movie or Live Performance	-	-	-	-	P	P	P	P	-	-	-

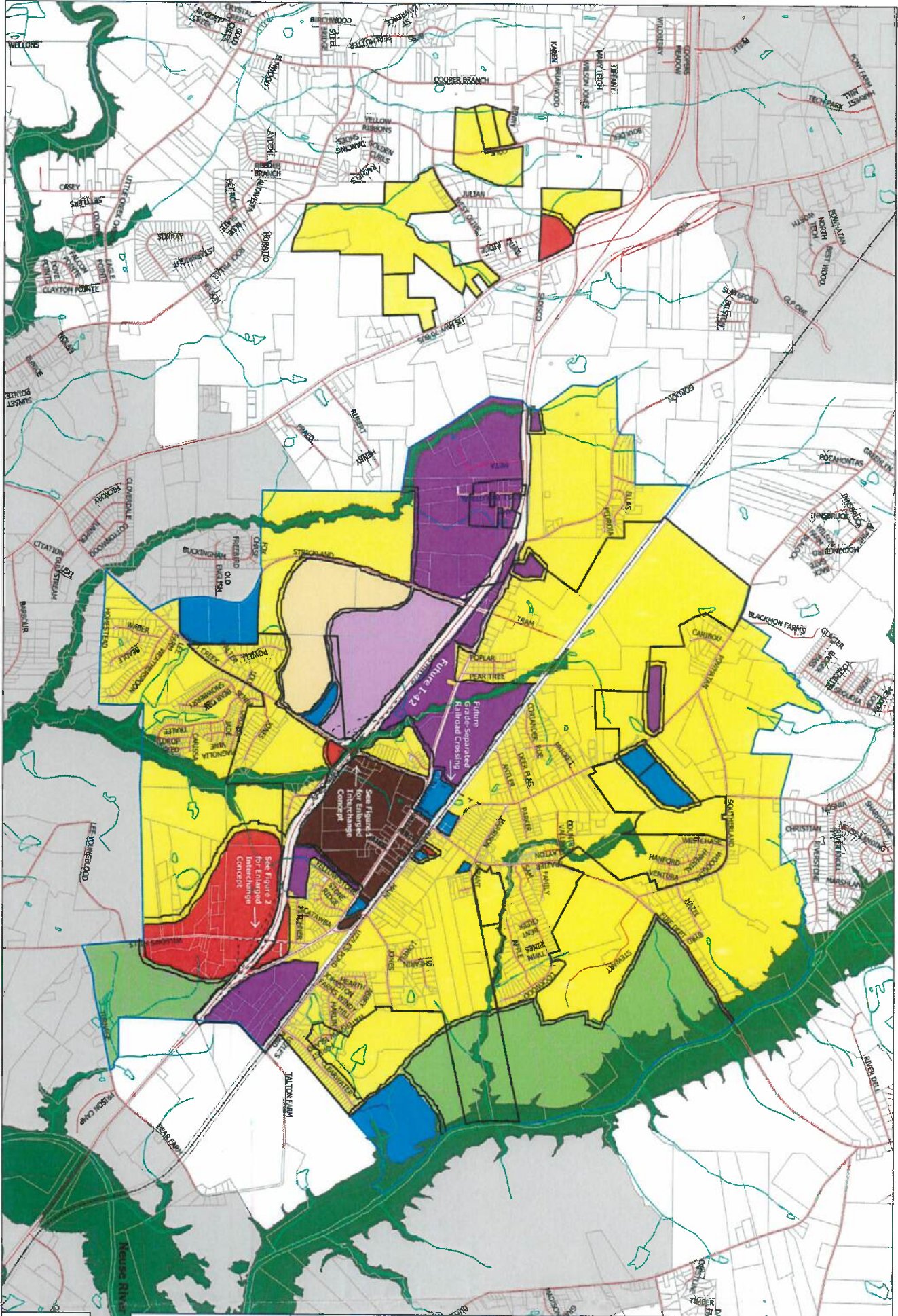


Figure 2: Enlarged Interchange Concept of US 70 / I-42 at Swift Creek Rd.

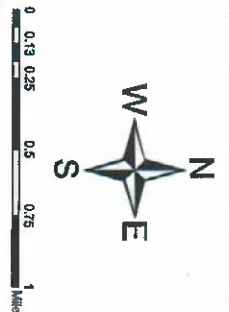


Source: NC-001, TIP W-5600, Interchange Option 2 Preliminary Design - Subject to Change

Figure 2: Enlarged Interchange Concept of US 70 / I-42 at Wilson's Mills Rd.



Source: NC-001, TIP W-5600, Interchange Option A Preliminary Design - Subject to Change



Sources:
Source of Wetlands Data: U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI), May 5, 2015.
The source of the 2015 parcel data is Johnston County, NC GIS
Prepared by: McEwen, Inc.

Future Land Use Plan

Wilson's Mills, NC November 18, 2019

- Town Limits
- ETJ
- Wetlands Identified by USFWS
- Surrounding Municipal Jurisdictions
- Parcels
- 2018 Flood Zone
- Water / Rivers
- Roadways
- Railroad
- Civic
- Commercial
- Employment/Manufacturing
- Mixed Use
- Rural
- Single Family Neighborhood
- Town Center
- Transitional Neighborhood

STAFF REPORT

TO: Mayor Byrd and Town Council Members
 DATE: March 7, 2025
 FROM: Wendy Oldham, Planning Director
 SUBJECT: Planning Report – February 2025



RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing Wilson's Mills Road/Main Street	Construction Plans Approved	Waiting on Progress Energy to install electrical lines.
Southerland Mills Southerland Road/End of Hazel St	Preliminary Approved	Clearing/Installing Streets
CURRENTLY BUILDING IN PHASES		
Wilson's Walk Cole Road	Building in Phase 2B	Installing Infrastructure in Phase 3
Olive Branch West Olive Road	Starting Amenity Center	Amenity Center Approved
Eason Creek Powhatan Rd-across from Pricket Ln	Building Phase 2	Almost completed
Crescent Mills Both Sides of Strickland Road	Building in Phases 2B and 3A	Reviewing plans for Phase 3B and amenity center
Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare	Building in Phase 2 and 1	Some amenities/mail kiosk up also
PLANNING STAGES		
Cobalt Townes Hwy 70 Bus beside East Hampton	Preliminary Plat Approved	Still working on Sewer
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Awaiting Construction Plans
Wilson's Mills Storage WM Road across from Poplar Ck	Construction Plans Approved	Concrete Slabs are down
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Builder
Lee Property Swift Creek End of Strickland Road	Construction Plans Reviewed	Waiting on all outside approvals
AWAITING FINAL INSPECTION		
Millcreek at Wilson's Mills	Inspection failed	Working with HOA for compliance
Cottages at Wilson's Mills	SCM clean out is last step of punch list items	SCM Conversion/clean out is scheduled
STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A

RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
605 Fire Dept Road	Recombination	approved
688 Main Street	Recombination	approved
REZONES		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A
NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion	Approved
Dollar General 3980 Wilson's Mills Road	Dollar General Market	Installing building pad and infrastructure
Wilson's Mills High School	Construction Plans Approved	Building
SPECIAL USE PERMIT		
91 Swift Creek Road	Residential Recovery Program	To Council 3-17-25
EXCAVATION PERMITS		
ADDRESS/PROJECT	COMPANY	STATUS
N/A	N/A	N/A
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
N/A	N/A	N/A
NON-RESIDENTIAL ZONING PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home – New Construction	46	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	1	
Accessory Structure	6	
Fence	5	
Manufactured Home	0	
Rooftop Solar Panels	1	
Chickens	0	
MUAHS (Multi Unit Assisted Housing with Services)	0	
Home Occupation	0	
Change of Use	0	
TOTAL	59	
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed- Single Family Homes		34

Completed and Passed-Other	20
Zoning Verification Letters	0
CODE ENFORCEMENT VIOLATIONS	
VIOLATIONS	#
TOTAL	5
Undue Growth	0
Debris/Garbage Clean-Up	4
Nuisance/Junk/Abandoned Vehicles	0
Chickens/Roosters	1
ZONING VIOLATIONS	
VIOLATIONS	#
TOTAL	13
Building without Permit	5
Fence without Permit	7
Unsafe Structure	0
Other Zoning Violation	1
CODE ENFORCEMENT AND ZONING ABATEMENT	
OUTCOMES	#
TOTAL	14
Abated	8
Final Letter Sent	6
Citations/Fines Issued	13
TOWN ABATEMENTS	
Paid Town Abatements	0

STAFF REPORT



TO: Mayor Byrd and Town Council Members
DATE: February 5, 2025
FROM: Wendy Oldham, Planning Director
SUBJECT: Planning Report – January 2025

RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing Wilson's Mills Road/Main Street	Construction Plans Approved	Infrastructure installed.
Southerland Mills Southerland Road/End of Hazel St	Preliminary Approved	Clearing/Installing Streets
CURRENTLY BUILDING IN PHASES		
Wilson's Walk Cole Road	Building in Phase 2	Installing Infrastructure in Phase 3
Olive Branch West Olive Road	Starting Amenity Center	Amenity Center Approved
Eason Creek Powhatan Rd-across from Pricket Ln	Building Phase 2	Almost completed
Crescent Mills Both Sides of Strickland Road	Building in Phases 1A, 2A, 1B and 2B	Reviewing plans for Phase 3A
Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare	Building in Phase 2	All phases-final plats approved
PLANNING STAGES		
Cobalt Townes Hwy 70 Bus beside East Hampton	Preliminary Plat Approved	Still working on Sewer
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Awaiting Construction Plans
Wilson's Mills Storage WM Road across from Poplar Ck	Construction Plans Approved	Concrete Slabs are down
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Builder
Lee Property Swift Creek End of Strickland Road	Construction Plans Reviewed	Over Impervious. Working on comparable solution
AWAITING FINAL INSPECTION		
Millcreek at Wilson's Mills	Inspection failed	Working with HOA for compliance

Cottages at Wilson's Mills	SCM clean out is last step of punch list items	SCM Conversion/clean out is scheduled
STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A
REZONES		
ADDRESS	ACTION	STATUS
Catawba Road and Wilson's Mills Road	SFR-2 to Mixed Use	Withdrawn by client
NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion	Approved
Dollar General 3980 Wilson's Mills Road	Dollar General Market	Installing building pad and infrastructure
Wilson's Mills High School	Construction Plans Approved	Building
SPECIAL USE PERMIT		
330 Twin Creek Drive	Allow Goats and Chickens	Council Approved
91 Swift Creek Road	Residential Recovery Program	Planning Board Approved
EXCAVATION PERMITS		
ADDRESS/PROJECT	COMPANY	STATUS
N/A	N/A	N/A
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
N/A	N/A	N/A
NON-RESIDENTIAL ZONING PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home – New Construction	46	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	1	
Accessory Structure	6	
Fence	9	
Doublewide Mobile Home	0	
Rooftop Solar Panels	0	
Chickens	0	
MUAHS (Multi Unit Assisted Housing with Services)	0	
Home Occupation	0	
Change of Use	0	
TOTAL	59	

FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed- Single Family Homes		12
Completed and Passed-Other		9
Zoning Verification Letters		0
CODE ENFORCEMENT VIOLATIONS		
VIOLATIONS	#	
TOTAL	1	
Undue Growth	0	
Debris/Garbage Clean-Up	1	
Nuisance/Junk/Abandoned Vehicles	0	
Chickens/Roosters	0	
ZONING VIOLATIONS		
VIOLATIONS	#	
TOTAL	14	
Building without Permit	7	
Fence without Permit	5	
Unsafe Structure	0	
Other Zoning Violation	2	
CODE ENFORCEMENT AND ZONING ABATEMENT		
OUTCOMES	#	
TOTAL	7	
Abated	2	
Final Letter Sent	4	
Citations/Fines Issued	1	
TOWN ABATEMENTS		
Paid Town Abatements	0	

