



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

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Approval of Agenda
5. Approval of Minutes (May 27, 2025) & (June 23, 2025)
6. New Business
 - A. Approval of the Street Take-Over for Mill Creek Phases 1 & 2
7. Regular Business
 - A. Planning Department Staff Report (May 2025), (June 2025), (July 2025), (August 2025) (September 2025), & (October 2025).
 - B. Update on Projects
8. Old Business
 - A. Discussion of the Bike Pedestrian Plan Project
 - B. Planning Board Attendance Discussion
9. Adjourn

TOWN OF WILSON'S MILLS

PLANNING BOARD

REGULAR MEETING

MINUTES

May 27, 2025

- Present:** Donald Byrd - Chair, Jay Mouser, Jim Uzzle, Doris Riley, Lloyd Barnes, Benji Parrish, Marvin Dodd.
- Others Present:** Wendy Oldham, Planning Director; Cynthia Paul, Planning Technician; Lina L Hasan - (Applicant for SUP-02-2025).
- Absent:** Tony Eason, Lloyd Barnes.
- 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 March 24, 2025, Jay Mouser seconded it. The meeting for April was canceled due to lack of items on the agenda so there were no Minutes to approve for April 28, 2025. The Planning Board approved unanimously.
- New Business:**
- A. SUP-02-2025 (Lina L. Hasan) – Lina L. Hasan provided a brief overview of her proposal to establish a Group Home for children with special needs, ranging in age from infancy to 18 or 21 years old. During the meeting, the Planning Board asked several questions and advised the applicant that additional specific information was required, including:
- Letters of acknowledgment or support from adjoining property owners, particularly those closing on newly constructed homes nearby.
 - A letter of approval from the Homeowners Association (HOA).
 - Clarification on whether Ms. Hasan would reside at the home permanently.

- The number of children to be housed, along with specific age ranges and types of disabilities to be served.
- Staffing details, including caregiver-to-child ratios and oversight procedures.
- State documentation showing that the licensure process for the group home had been initiated.

Planning Director W. Oldham also spoke, noting that the State of North Carolina requires documentation from the Town of Wilson's Mills before any licensure can be granted. The Planning Board emphasized the importance of submitting at least preliminary or pending approval documentation to show progress toward compliance.

After discussion, J Uzzle made a motion to deny, and M. Dodd seconded the motion. The Planning Board concluded that the application did not meet the criteria set forth by the Town of Wilson's Mills for a Special Use Permit. The Board voted unanimously to deny the request.

Regular Business:

7. A – Planning Department Staff Report (March 2025), (April 2025). W. Oldham reviewed the staff departmental reports in detail with the Planning Board Members; she addressed a decrease in violations due to staff shortage and shared information on a new hire joining the team ensuring that the numbers will likely increase once training is completed. 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, she gave an update on the number of build out homes and subdivisions and how many are left to be built as well as all that currently had approval for sewer from Johnston County. The Planning Board asked W. Oldham about possibilities of Commercial projects coming to Wilson's Mills, and she explained that the Town had a recent inquiry for a large Commercial project that would possibly be coming at the end of Gordon Road and US Business 70 as well as other inquiries that had been made that may potentially bring Commercial to our Town.

Adjourn:

J. Mouser made a motion to adjourn at 7:40 P.M, J. Uzzle seconded it. Motion carried unanimously.

Donald Byrd, Chair

Attest:

Wendy Oldham, Planning Director

TOWN OF WILSON'S MILLS

PLANNING BOARD

REGULAR MEETING

MINUTES

June 23, 2025

Present: Donald Byrd - Chair, Jay Mouser, Jim Uzzle, Doris Riley, Benji Parrish, Marvin Dodd.

Others Present: Wendy Oldham, Planning Director; Cynthia Paul, Planning Technician; Kleber Aguilar, Code Enforcement Officer & Permit Technician.

Absent: Tony Eason.

Convocation: D. Byrd called the meeting to order at 6:51 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. Mouser and seconded by L. Barnes. The motion passed unanimously.

Approval of Minutes: A motion was made by M. Dodd to approve the minutes from May 27, 2025, L. Barnes seconded it. The Planning Board approved unanimously.

New Business:

A. RFA – RZ-02-2025 (Race Trac) – W. Oldham presented the rezoning request to the Planning Board and explained that the public hearing has already been called before the Town Council for June 2025. If the Planning Board votes to recommend approval, the Council vote will take place in July—one month earlier than the typical third-month timeline, which would usually be August.

W. Oldham confirmed that she consulted with the Town Attorney, who verified that this process is within the Town's legal authority. All legal notice requirements are being met, including timely notification to adjoining property owners, publication of the notice in the local newspaper, and posting signage on the property.

The Planning Board also asked whether Johnston County has available sewer capacity for the parcel proposed for rezoning.

Additionally, members inquired about RaceTrac's services they intend to provide.

After the discussion, D. Riley made a motion to approve, and L. Barnes seconded the motion. The Planning Board voted unanimously to approve the request.

Regular Business:

7. A – Planning Department Staff Report (May 2025)

W. Oldham reviewed the staff departmental reports in detail with the Planning Board Members; she also explained that the Permit technician/ code enforcement position has been filled by Kleber Aguilar who was present in attendance at his first planning board meeting and that permits and violations should start to increase again now that we are fully staffed again.

7.B – Update On Projects

W. Oldham provided an update to the Planning Board on all projects included in the staff report, W. Oldham read aloud the staff report for May 2025, noting that there were not many updates. She explained that Eason Creek is nearly complete, while Cobalt Townes is still pursuing sewer allocations. WM Storage remains under construction, and Waterview Way is currently on hold for reasons that are unknown. Both Mill Creek and The Cottages have passed their final inspections and are now considered complete, awaiting street takeover application. Clayton Glass is actively working on development plans, JD's Country Store has a new owner, and the Sign and addition project have recently been approved.

J. Mouser made a motion to approve the staff report, which was seconded by L. Barnes, the motion passed unanimously.

Adjourn:

L. Barnes made a motion to adjourn at 7:33 P.M, D. Riley seconded it. Motion carried unanimously.

Donald Byrd, Chair

Attest:

Wendy Oldham, Planning Director

TOWN OF WILSON'S MILLS PETITION FOR ROAD ADDITION

Please print or type

ROADWAY INFORMATION:

Road name(s): Shelmore Ln, Maple Tree Ln & Forest Bend Way
Subdivision name: Mill Creek at Wilson's Mills Length in feet: 3,405.41'
Number of occupied homes have street frontage: 86
Location: 0.63 miles N(S)E W of the intersection of SR1901 and SR1904
(circle one) (SR, NC or US) (SR, NC or US)

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

Name: HDP Mill Creek, LLC (Bryant Spencer) Phone Number: (910) 308-0804
Street Address: 2919 Breezewood Ave. | Suite 100
Mailing Address: Fayetteville, NC 28303

PROPERTY OWNER(S):

Name: HDP Mill Creek, LLC Phone Number: (910) 751-1541
Email: bryantspencer@hufffamilyoffice.com

Name: _____ Phone Number: _____
Email: _____
Name: _____ Phone Number: _____
Email: _____
BY: Wyo

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
<u>Shelmore Lane</u>	<u>0</u>	<u>172.00'</u>
<u>Maple Tree Lane</u>	<u>54</u>	<u>2,235.83'</u>
<u>Forest Bend Way</u>	<u>32</u>	<u>997.58'</u>
_____	_____	_____

I/We, the undersigned, being property owner(s) and/or developer(s) of Mill Creek at Willson'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: [Signature] Date: 11/5/25
Signature of Owner: _____ Date: _____
Signature of Owner: _____ Date: _____



Bohler Engineering NC, PLLC
4130 Parklake Ave Suite 200
Raleigh, NC 27612
919-578-9000

November 13, 2025

Re:
Mills Creek Subdivision – Road Addition
Town of Wilson's Mills
633 Southerland Road
Clayton, NC 27527
NCB250085.00

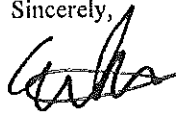
SUBJECT: Road Addition Application for the Mills Creek At Wilson's Mills subdivision.

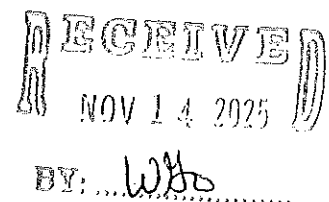
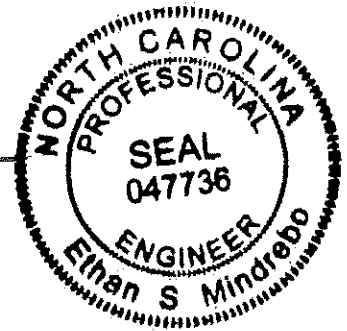
Dear Town of Wilson's Mills:

This letter is to advise you that Ethan Mindrebo with Bohler Engineering NC, PLLC has reviewed all streets and corresponding testing data associated with this project. These streets appear to be constructed in accordance with the Town of Wilson's Mills standards with regards to subgrade, stone, base, seeding and mulching, drainage, curb and gutter, sidewalks and pavements.

If you have any questions, please contact me at 919.578.9000.

Sincerely,


Ethan Mindrebo
PE# 047736





RECEIVED
NOV 14 2025

BY: *WJL*

BOHLER
ENGINEERING, INC.
1100 S. 10TH ST., SUITE 100
MILWAUKEE, WI 53214
TEL: 414.381.1100
FAX: 414.381.1101
WWW.BOHLENGR.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	11/14/14	PRELIMINARY
2	11/14/14	FOR REVIEW
3	11/14/14	FOR REVIEW
4	11/14/14	FOR REVIEW
5	11/14/14	FOR REVIEW
6	11/14/14	FOR REVIEW
7	11/14/14	FOR REVIEW
8	11/14/14	FOR REVIEW
9	11/14/14	FOR REVIEW
10	11/14/14	FOR REVIEW
11	11/14/14	FOR REVIEW
12	11/14/14	FOR REVIEW
13	11/14/14	FOR REVIEW
14	11/14/14	FOR REVIEW
15	11/14/14	FOR REVIEW

1800
KNOW WHAT'S BELOW
BEFORE YOU DIG
CALL 1-800-4-A-PILE
OR 414-381-1100

APPROVED FOR CONSTRUCTION

PROJECT NO. 14-001
DATE: 11/14/14
BY: [Signature]

PRELIMINARY PLAT & CONSTRUCTION PLANS

FOR
H&H HOMES

LOCATION OF SITE:
6300 BOURNE ROAD
TOWN OF WILSON, NC

BOHLER ENGINEERING, INC.
1100 S. 10TH ST., SUITE 100
MILWAUKEE, WI 53214
TEL: 414.381.1100
FAX: 414.381.1101
WWW.BOHLENGR.COM

TOWN OF WILSON, NC
MAYOR: [Name]
CITY CLERK: [Name]

MILLCREEK SITE PLAN

SHEET NUMBER: **C-302**

PROPOSED EASEMENT LEGEND

NO.	DESCRIPTION
1	RIGHT OF WAY
2	STREET EASEMENT
3	STREET FRONTAGE
4	STREET FRONTAGE
5	STREET FRONTAGE
6	STREET FRONTAGE
7	STREET FRONTAGE
8	STREET FRONTAGE
9	STREET FRONTAGE
10	STREET FRONTAGE
11	STREET FRONTAGE
12	STREET FRONTAGE
13	STREET FRONTAGE
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17	STREET FRONTAGE
18	STREET FRONTAGE
19	STREET FRONTAGE
20	STREET FRONTAGE

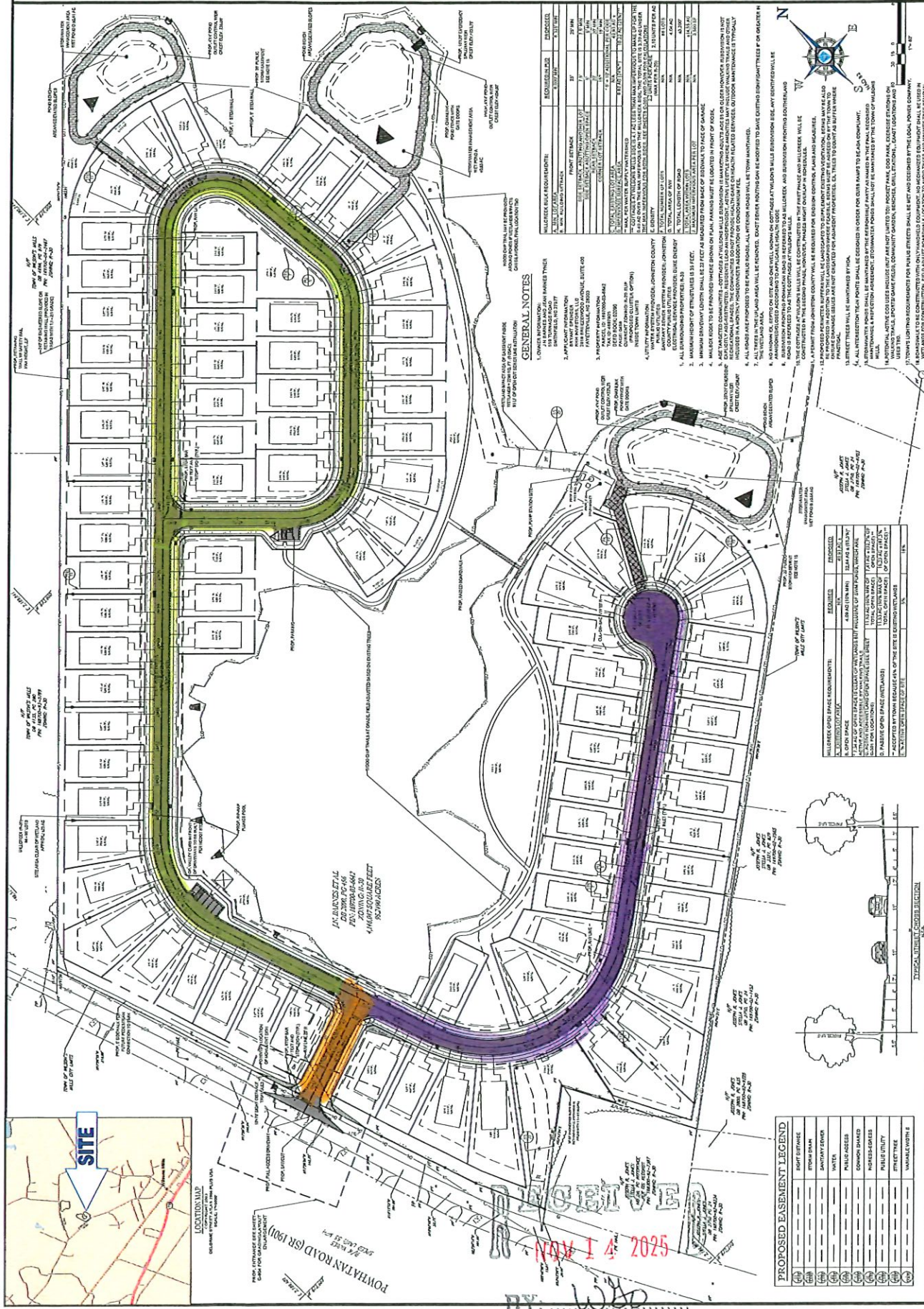
GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION FOOTINGS.
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19. ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION FOOTINGS.
20. ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION FOOTINGS.

Maple Tree Lane
223583 LF

Forest Bend Way
99758 LF

Shelmore Lane
172 LF



Maple Tree Lane
223583 LF

Forest Bend Way
99758 LF

Shelmore Lane
172 LF

STAFF REPORT

TO: Mayor Byrd and Town Council Members
 DATE: June 10, 2025
 FROM: Wendy Oldham, Planning Director
 SUBJECT: Planning Report – May 2025



RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing Wilson's Mills Road/Main Street	Construction Plans Approved	Progress Energy currently installing 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	Final Plat for next phase approved
Eason Creek Powhatan Rd-across from Pricket Ln	Building Phase 2	Finishing touches
Crescent Mills Both Sides of Strickland Road	Building in Phases 3B	Reviewing plans for Phases 7 & 8 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	Construction Plans under review
Wilson's Mills Storage WM Road across from Poplar Ck	Construction Plans Approved	Buildings being erected
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on State permits
Lee Property Swift Creek End of Strickland Road	Construction Plans	Construction plans approved
AWAITING FINAL INSPECTION		
Millcreek at Wilson's Mills	Passed final inspection	Waiting on paperwork for street takeover
Cottages at Wilson's Mills	Passed final inspection	Waiting on paperwork for street takeover
STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A

RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
N/A	Subdivide	approved
REZONES		
ADDRESS	ACTION	STATUS
688 Main Street	Rezone due to error in 2019	Council Approved
NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion	Approved- waiting on outside permits
Dollar General 3980 Wilson's Mills Road	Dollar General Market	Passed Inspection: Open for Business
Wilson's Mills High School	Construction Plans Approved	Building out
SPECIAL USE PERMIT		
105 Gladstone Loop (Crescent Mills)	Lina El Hasan	Planning Board Denied
EXCAVATION PERMITS		
ADDRESS/PROJECT	COMPANY	STATUS
N/A	N/A	N/A
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
4549 Wilson's Mills Road	JD's Country Store	Approved
NON-RESIDENTIAL ZONING PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE		#
Single Family Home/Town Home – New Construction		34
Porch/Deck/Pool/Driveway Extension/Ramp/Additions		6
Accessory Structure		3
Fence		3
Manufactured Home		0
Rooftop Solar Panels		1
Chickens		1
MUAHS (Multi Unit Assisted Housing with Services)		0
Home Occupation		0
Change of Use		0
TOTAL		48
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		

Completed and Passed- Single Family Homes	22
Completed and Passed-Other	11
Zoning Verification Letters	1
CODE ENFORCEMENT VIOLATIONS	
VIOLATIONS	#
TOTAL	4
Undue Growth	3
Debris/Garbage Clean-Up	1
Nuisance/Junk/Abandoned Vehicles	0
Chickens/Roosters	0
ZONING VIOLATIONS	
VIOLATIONS	#
TOTAL	0
Building without Permit	0
Fence without Permit	0
Unsafe Structure	0
Other Zoning Violation	0
CODE ENFORCEMENT AND ZONING ABATEMENT	
OUTCOMES	#
TOTAL	3
Abated	6
Final Letter Sent	0
Citations/Fines Issued	0
TOWN ABATEMENTS	
Paid Town Abatements	0

STAFF REPORT

TO: Mayor Byrd and Town Council Members
 DATE: July 9, 2025
 FROM: Wendy Oldham, Planning Director
 SUBJECT: Planning Report – June 2025



RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing Wilson's Mills Road/Main Street	Construction Plans Approved	Electrical lines installed
Southerland Mills Southerland Road/End of Hazel St	Preliminary Approved	Clearing/Installing Infrastructure
CURRENTLY BUILDING IN PHASES		
Wilson's Walk Cole Road	Building in Phase 2B	Installing Infrastructure in Phase 3
Olive Branch West Olive Road	Working on Phase 2	Amenity Center almost completed
Eason Creek Powhatan Rd-across from Pricket Ln	Building Phase 2	Finishing touches
Crescent Mills Both Sides of Strickland Road	Building in Phase 4	Waiting on response from comments on Phases 7 & 8
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	Construction Plans under review
Wilson's Mills Storage WM Road across from Poplar Ck	Construction Plans Approved	Building almost complete
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on State permits
Lee Property Swift Creek End of Strickland Road	Construction Plans	Construction plans approved; waiting on state permits
Wellons Property Connected to Wilson's Ridge	Reviewing construction plans	Waiting on response from comments
AWAITING FINAL INSPECTION		
Millcreek at Wilson's Mills	Passed final inspection	Waiting on final paperwork for street takeover
Cottages at Wilson's Mills	Passed final inspection	Waiting on paperwork for street takeover

STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
N/A	Subdivide	approved
REZONES		
ADDRESS	ACTION	STATUS
Gordon Rd/Clayton Blvd	Requesting C-70	Going before Town Council 7/21/25
NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion	Approved- waiting on outside permits
Wilson's Mills High School	Construction Plans Approved	Building out
SPECIAL USE PERMIT		
N/A	N/A	N/A
EXCAVATION PERMITS		
ADDRESS/PROJECT	COMPANY	STATUS
All over Town	Brightspeed	Approved
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
988 Powhatan Road	Town of Wilson's Mills Dog Park at the Park	Approved
NON-RESIDENTIAL PERMITS		
Frost Auto Sales	146 C Uzzle Industrial Dr	Approved
RESIDENTIAL ZONING PERMITS		
USE		#
Single Family Home/Town Home – New Construction		21
Porch/Deck/Pool/Driveway Extension/Ramp/Additions		5
Accessory Structure		7
Fence		8
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		41
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A

ZONING INSPECTIONS/LETTERS	
Completed and Passed- Single Family Homes	62
Completed and Passed-Other	15
Zoning Verification Letters	0
CODE ENFORCEMENT VIOLATIONS	
VIOLATIONS	#
TOTAL	19
Undue Growth	19
Debris/Garbage Clean-Up	0
Nuisance/Junk/Abandoned Vehicles	0
Chickens/Roosters	0
ZONING VIOLATIONS	
VIOLATIONS	#
TOTAL	2
Building without Permit	0
Fence without Permit	0
Unsafe Structure	0
Other Zoning Violation	2
CODE ENFORCEMENT AND ZONING ABATEMENT	
OUTCOMES	#
TOTAL	10
Abated	10
Final Letter Sent	5
Citations/Fines Issued	5
TOWN ABATEMENTS	
Paid Town Abatements	0

July 28, 2025

**PLANNING BOARD MEETING
CANCELED**

STAFF REPORT

TO: Mayor Byrd and Town Council Members
 DATE: August 8, 2025
 FROM: Wendy Oldham, Planning Director
 SUBJECT: Planning Report – July 2025



RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing Wilson's Mills Road/Main Street	Construction Plans Approved	Electrical lines installed
Southerland Mills Southerland Road/End of Hazel St	Preliminary Approved	Installing Infrastructure
CURRENTLY BUILDING IN PHASES		
Wilson's Walk Cole Road	Building in Phase 2B	Installing Infrastructure in Phase 3
Olive Branch West Olive Road	Working on Phase 2	Amenity Center Complete; finishing Phase 2
Eason Creek Powhatan Rd-across from Pricket Ln	Building Phase 2	Finishing touches
Crescent Mills Both Sides of Strickland Road	Building in Phase 5	Finishing up on West side of Strickland Road
Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare	Building in Phase 2 and 1	Almost complete
PLANNING STAGES		
Cobalt Townes Hwy 70 Bus beside East Hampton	Preliminary Plat Approved	Still working on Sewer/Water
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Construction Plans approved; waiting on outside approvals
Wilson's Mills Storage WM Road across from Poplar Ck	Construction Plans Approved	Installing curb, gutter, and final lift of asphalt
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Developer
Lee Property Swift Creek End of Strickland Road	Construction Plans	Construction plans approved; waiting on state permits
Wellons Property Connected to Wilson's Ridge	Reviewing construction plans	Reviewing 2 nd submittal
AWAITING FINAL INSPECTION		
Millcreek at Wilson's Mills	Passed final inspection	Waiting on final paperwork for street takeover
Cottages at Wilson's Mills	Passed final inspection	Waiting on paperwork for street takeover

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
Gordon Rd/Clayton Blvd	Requesting C-70	Postponed to 8/11/2025
NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion	Approved- waiting on outside permits
Wilson's Mills High School	Construction Plans Approved	Building out
SPECIAL USE PERMIT		
N/A	N/A	N/A
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 PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE		#
Single Family Home/Town Home – New Construction		18
Porch/Deck/Pool/Driveway Extension/Ramp/Additions		5
Accessory Structure		4
Fence		6
Manufactured Home		1
Rooftop Solar Panels		0
Chickens		0
MUAHS (Multi Unit Assisted Housing with Services)		0
Home Occupation		0
Change of Use		0
TOTAL		34
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A

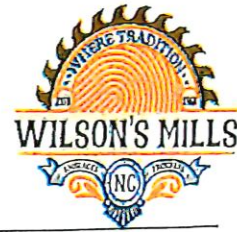
ZONING INSPECTIONS/LETTERS	
Completed and Passed- Single Family Homes	62
Completed and Passed-Other	15
Zoning Verification Letters	2
CODE ENFORCEMENT VIOLATIONS	
VIOLATIONS	#
TOTAL	15
Undue Growth	13
Debris/Garbage Clean-Up	2
Nuisance/Junk/Abandoned Vehicles	0
Chickens/Roosters	0
ZONING VIOLATIONS	
VIOLATIONS	#
TOTAL	5
Building without Permit	2
Fence without Permit	1
Unsafe Structure	0
Other Zoning Violation	2
CODE ENFORCEMENT AND ZONING ABATEMENT	
OUTCOMES	#
TOTAL	17
Abated	15
Final Letter Sent	5
Citations/Fines Issued	5
TOWN ABATEMENTS	
Paid Town Abatements	0

August 25, 2025

**PLANNING BOARD MEETING
CANCELED**

STAFF REPORT

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



RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing Wilson's Mills Road/Main Street	Construction Plans Approved	Electrical lines installed
Southerland Mills Southerland Road/End of Hazel St	Preliminary Approved	Installing Infrastructure
CURRENTLY BUILDING IN PHASES		
Wilson's Walk Cole Road	Building in Phase 2B	Installing Infrastructure in Phase 3
Olive Branch West Olive Road	Working on Phase 2	Amenity Center Complete; finishing Phase 2
Eason Creek Powhatan Rd-across from Pricket Ln	Building Phase 2	Finishing touches
Crescent Mills Both Sides of Strickland Road	Building in Phase 5	Finishing up on West side of Strickland Road
Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare	Building in Phase 2 and 1	Almost complete
PLANNING STAGES		
Cobalt Townes Hwy 70 Bus beside East Hampton	Preliminary Plat Approved	Still working on Sewer/Water
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Construction Plans approved; waiting on outside approvals
Wilson's Mills Storage WM Road across from Poplar Ck	Construction Plans Approved	Installing curb, gutter, and final lift of asphalt
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Developer
Lee Property Swift Creek End of Strickland Road	Construction Plans	Construction plans approved; waiting on state permits
Wellons Property Connected to Wilson's Ridge	Reviewing construction plans	Reviewing 2 nd submittal
AWAITING FINAL INSPECTION		
Millcreek at Wilson's Mills	Passed final inspection	Waiting on final paperwork for street takeover
Cottages at Wilson's Mills	Passed final inspection	Waiting on paperwork for street takeover

ZONING INSPECTIONS/LETTERS	
Completed and Passed- Single Family Homes	27
Completed and Passed-Other	5
Zoning Verification Letters	1
CODE ENFORCEMENT VIOLATIONS	
VIOLATIONS	#
TOTAL	22
Undue Growth	22
Debris/Garbage Clean-Up	2
Nuisance/Junk/Abandoned Vehicles	2
Chickens/Roosters	0
ZONING VIOLATIONS	
VIOLATIONS	#
TOTAL	23
Building without Permit	9
Fence without Permit	14
Unsafe Structure	0
Other Zoning Violation	0
CODE ENFORCEMENT AND ZONING ABATEMENT	
OUTCOMES	#
TOTAL	17
Abated	18
Final Letter Sent	5
Citations/Fines Issued	21
TOWN ABATEMENTS	
Paid Town Abatements	0

SEPTEMBER 22, 2025
PLANNING BOARD MEETING
CANCELED

STAFF REPORT

TO: Mayor Byrd and Town Council Members
 DATE: October 3, 2025
 FROM: Wendy Oldham, Planning Director
 SUBJECT: Planning Report – September 2025



RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing Wilson's Mills Road/Main Street	Construction Plans Approved	Electrical lines installed
Southerland Mills Southerland Road/End of Hazel St	Preliminary Approved	Installing Infrastructure
CURRENTLY BUILDING IN PHASES		
Wilson's Walk Cole Road	Building in Phase 2B	Installing Infrastructure in Phase 3
Olive Branch West Olive Road	Working on Phase 2B	Amenity Center Complete; finishing Phase 2B
Eason Creek Powhatan Rd-across from Pricket Ln	Building Phase 2	Finishing touches
Crescent Mills Both Sides of Strickland Road	Building in Phase 5	Finishing up on West side of Strickland Road
Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare	Building in Phase 2	Almost complete
PLANNING STAGES		
Cobalt Townes Hwy 70 Bus beside East Hampton	Preliminary Plat Approved	Still working on Sewer/Water
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Construction Plans approved; waiting on outside approvals
Wilson's Mills Storage WM Road across from Poplar Ck	Construction Plans Approved	Installing curb, gutter, and final lift of asphalt
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Developer
Lee Property Swift Creek End of Strickland Road	Construction Plans	Construction plans approved; waiting on state permits
Wellons Property Connected to Wilson's Ridge	Reviewing construction plans	Reviewing 2 nd submittal
AWAITING FINAL INSPECTION		
Millcreek at Wilson's Mills	Passed final inspection	Waiting on final paperwork for street takeover
Cottages at Wilson's Mills	Passed final inspection	Waiting on paperwork for street takeover

STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
Wilson's Mills Road/Gordon Road	Recombination	Pending
REZONES		
ADDRESS	ACTION	STATUS
Gordon Rd/Clayton Blvd	Requesting C-70	Postponed to 9/15/2025
NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion	Approved- waiting on outside permits
Wilson's Mills High School	Construction Plans Approved	Building out
SPECIAL USE PERMIT		
N/A	N/A	N/A
EXCAVATION PERMITS		
ADDRESS/PROJECT	COMPANY	STATUS
N/A	N/A	N/A
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
988 Powhatan Road	Bark Park	Approved
NON-RESIDENTIAL PERMITS		
988 Powhatan Road	Shelter in Dog Park	Approved
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home/Town Home – New Construction	14	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	1	
Accessory Structure	0	
Fence	0	
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	15	
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A

ZONING INSPECTIONS/LETTERS	
Completed and Passed- Single Family Homes	27
Completed and Passed-Other	5
Zoning Verification Letters	1
CODE ENFORCEMENT VIOLATIONS	
VIOLATIONS	#
TOTAL	22
Undue Growth	22
Debris/Garbage Clean-Up	2
Nuisance/Junk/Abandoned Vehicles	2
Chickens/Roosters	0
ZONING VIOLATIONS	
VIOLATIONS	#
TOTAL	23
Building without Permit	9
Fence without Permit	14
Unsafe Structure	0
Other Zoning Violation	0
CODE ENFORCEMENT AND ZONING ABATEMENT	
OUTCOMES	#
TOTAL	17
Abated	18
Final Letter Sent	5
Citations/Fines Issued	21
TOWN ABATEMENTS	
Paid Town Abatements	0

OCTOBER 27, 2025
PLANNING BOARD
&
TOWN COUNCIL
JOINED MEETING TO
DISCUSS STRATEGIC PLAN

STAFF REPORT

TO: Mayor Byrd and Town Council Members
 DATE: November 6, 2025
 FROM: Wendy Oldham, Planning Director
 SUBJECT: Planning Report – October 2025



RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing Wilson's Mills Road/Main Street	Construction Plans Approved	Electrical lines installed
Southerland Mills Southerland Road/End of Hazel St	Preliminary Approved	Installing Infrastructure
CURRENTLY BUILDING IN PHASES		
Wilson's Walk Cole Road	Building in Phase 2B	Phase 3A plat recorded
Olive Branch West Olive Road	Working on Phase 2B	Phase 3A Plat recorded
Eason Creek Powhatan Rd-across from Pricket Ln	Building Phase 2	Finishing touches
Crescent Mills Both Sides of Strickland Road	Building in Phase 5	Finishing up Phase 5
Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare	Building in Phase 2	Almost complete
PLANNING STAGES		
Cobalt Townes Hwy 70 Bus beside East Hampton	Preliminary Plat Approved	Still working on Sewer/Water
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Construction Plans approved; waiting on outside approvals
Wilson's Mills Storage WM Road across from Poplar Ck	Construction almost complete	Inspection completed; working on punch list
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Developer
Lee Property Swift Creek End of Strickland Road	Construction Plans approved	Waiting on state permits
Wellons Property Connected to Wilson's Ridge	Reviewing construction plans	Reviewing 2 nd submittal
AWAITING FINAL INSPECTION		
Millcreek at Wilson's Mills	Passed final inspection	Waiting on final paperwork for street takeover
Cottages at Wilson's Mills	Passed final inspection	Waiting on paperwork for street takeover

STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
Wilson's Mills Road/Gordon Road	Recombination	Pending Mylars
REZONES		
ADDRESS	ACTION	STATUS
Gordon Rd/Clayton Blvd	Requesting C-70	Postponed to 11/17/2025
NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion and other businesses	Approved- waiting on outside permits
Wilson's Mills High School	Construction Plans Approved	Building out
SPECIAL USE PERMIT		
N/A	N/A	N/A
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 PERMITS		
Olive Branch S/D	Retaining Wall along Creek	Approved
130 Uzzle Industrial Drive	Fence Around Back of Property	Approved
4549 Wilson's Mills Road JD's Country Store	Front Canopy removal and expansion of canopy over side gas pumps	Approved
130 Uzzle industrial Drive	56x50 Accessory Structure	Approved
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home/Town Home – New Construction	29	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	2	
Accessory Structure	1	
Fence	2	
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	34	

FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed- Single Family Homes		20
Completed and Passed-Other		19
Zoning Verification Letters		0
CODE ENFORCEMENT VIOLATIONS		
VIOLATIONS	#	
TOTAL	12	
Undue Growth	8	
Debris/Garbage Clean-Up	2	
Nuisance/Junk/Abandoned Vehicles	2	
Chickens/Roosters	0	
ZONING VIOLATIONS		
VIOLATIONS	#	
TOTAL	6	
Building without Permit	2	
Fence without Permit	4	
Unsafe Structure	0	
Other Zoning Violation	0	
CODE ENFORCEMENT AND ZONING ABATEMENT		
OUTCOMES	#	
TOTAL	12	
Abated	6	
Final Letter Sent	2	
Citations/Fines Issued	4	
TOWN ABATEMENTS		
Paid Town Abatements	0	

With the weather change, nuisances have slowed down. This gives us the chance to work more on the nuisance vehicles. We will meet with Chief to set a schedule for an officer to accompany Kleber onto the properties.

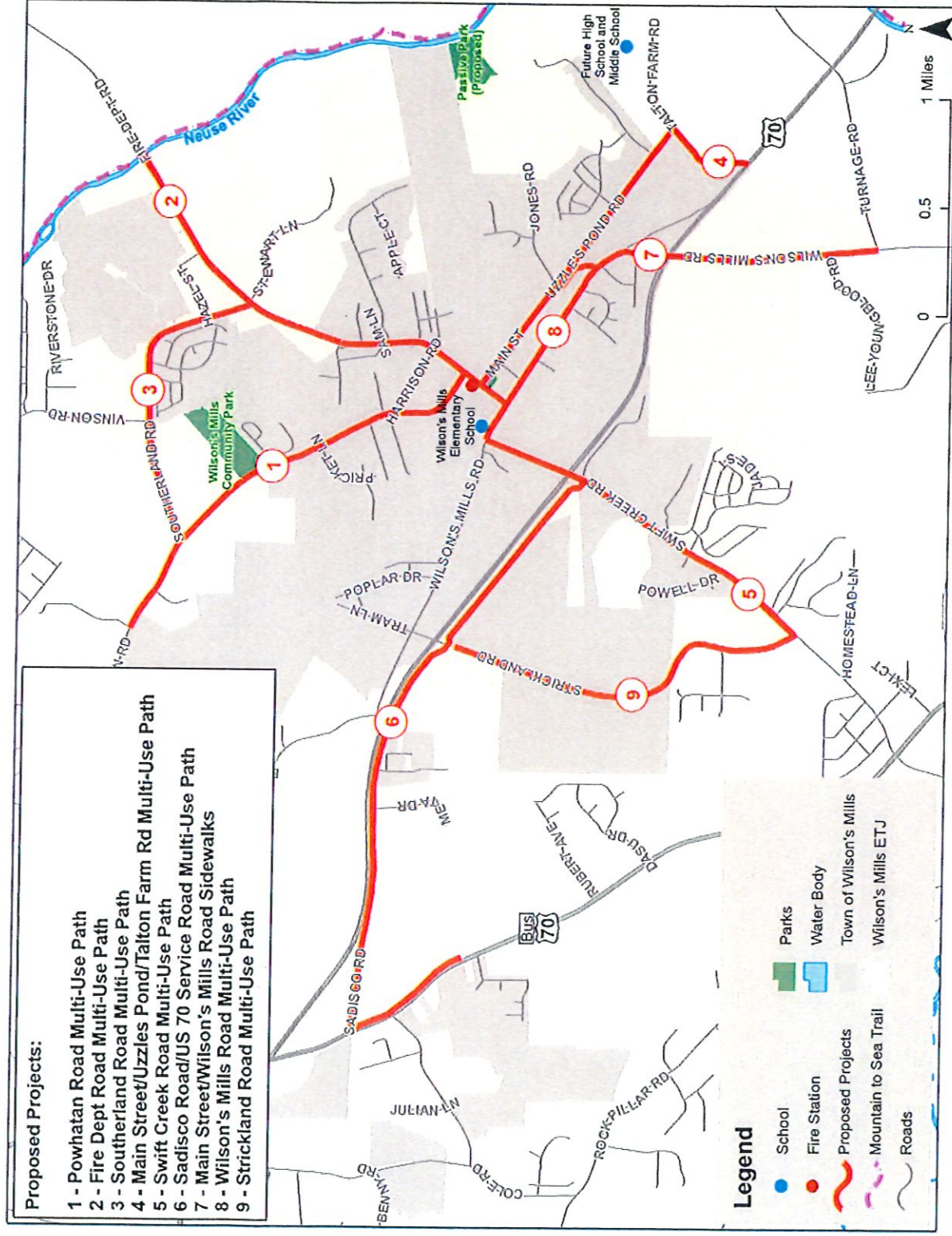


Figure 10: Wilson's Mills Bicycle and Pedestrian Acceleration Plan Proposed Project Network

PROJECT PRIORITIZATION

Scoring Points	Community Support	Destinations Served	Locations with Crash History	Ease of Implementation	Supportive Land Uses
1	No or Low Support	No or One Destination(s)	No Crashes	Low Ease	Undeveloped or Unsupportive Land Uses
2	Moderate Support	Two Destinations	One Crash	Moderate Ease	Low Density and/or Few Land Uses
3	High Support	More Than Two Destinations	More Than One Crash	High Ease	Moderate Density and/or A Mix of Land Uses

Table 2: Explanation of Project Scoring Thresholds.

Proj. #	Project	Community Support	Destinations Served	Locations with Crash History	Ease of Implementation	Supportive Land Uses	Total Score
1.	Powhatan Road Multi-Use Path	3	2	1	2	2	10
2.	Fire Department Road Multi-Use Path	3	3	3	1	2	12
3.	Southerland Road Multi-Use Path	2	1	1	3	2	9
4.	Main Street, Uzzle's Pond Road, and Talton Farm Road Multi-Use Path	2	2	1	2	2	9
5.	Swift Creek Multi-Use Path	1	3	1	1	2	8
6.	US 70 and Sadisco Road Multi-Use Path	1	3	2	1	1	8
7.	Main Street and Wilson's Mills Road Sidewalk	3	2	2	2	2	11
8.	Wilson's Mills Road Multi-Use Path	3	3	1	3	3	13
9.	Strickland Road Multi-Use Path	3	1	1	2	2	9

Table 3: Project Scoring Breakdown by Criteria

PROJECTS IN PRIORITIZED ORDER WITH DETAILS

Score	Project	Proposed Facilities	Length	Estimated Cost
13	Wilson's Mills Road Multi-Use Path	12-foot Multi-Use Path	0.95 miles	\$3,398,000
12	Fire Department Road Multi-Use Path	12-foot Multi-Use Path	2.2 miles	\$7,587,000
11	Main Street and Wilson's Mills Road Sidewalk	5-foot Sidewalk	1.6 miles	\$2,049,000
10	Powhatan Road Multi-Use Path	12-foot Multi-Use Path	2.2 miles	\$6,683,000
9	Main Street, Uzzle's Pond Road, and Talton Farm Road Multi-Use Path	12-foot Multi-Use Path	1.9 miles	\$5,296,000
9	Southerland Road Multi-Use Path	8-foot Multi-Use Path	1.4 miles	\$3,669,000
9	Swift Creek Multi-Use Path	12-foot Multi-Use Path	1.7 miles	\$6,138,000
9	Strickland Road Multi-Use Path	12-foot Multi-Use Path	1.8 miles	\$5,276,000
8	US 70 and Sadisco Road Multi-Use Path	6- to 8-foot Multi-Use Path	1.1 miles	\$7,452,000

Table 4: Prioritized List of Proposed Projects

COST ASSUMPTIONS

Costs for recommended bicycle and pedestrian infrastructure projects were primarily estimated using NCDOT's Bicycle and Pedestrian Cost Estimation (BPCE) Tool. The BPCE tool was adopted in July 2019 and updated in 2023 to assist NCDOT divisions, Metropolitan Planning Organizations, and Rural Planning Organizations in developing reasonable and comparable bicycle and pedestrian cost estimates for submittal through the Prioritization 7.0 process. The BPCE tool was used to estimate costs for sidewalks and multi-use paths that are included in the recommendations. The costs reported in this Plan include design, permitting, utility relocation, and construction.

PROJECT DESCRIPTIONS

Chapter 3 provides the descriptions for each of the nine priority projects. The descriptions include information on the existing roadway conditions, nearby community destinations, the preferred treatment, project constraints and opportunities, cost estimates, a project location map, and proposed cross-sections. The descriptions are intended to serve as stand-alone guides with key information on each priority project. Projects are listed in the order of their prioritization score.