



PLANNING BOARD AGENDA
Monthly Meeting
June 23, 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)
6. New Business
 - A. RFA – RZ-02-2025 (Race Trac) – is not included in the Planning Board packet due to timing of final materials submission. A hard copy will be provided as a handout at the meeting.
 - B. Discussion of Multi-Unit Assisted Housing in Wilson's Mills
7. Regular Business
 - A. Planning Department Staff Report (May 2025)
 - B. Update on Projects
8. Old Business
 - A. None
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

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



REQUEST FOR PLANNING BOARD ACTION

TO: Chairman Donald Byrd and Planning Board Members
DATE: June 23, 2025
RE: Zaremba Group LLC.
File No. RZ-02-2025
FROM: Wendy Oldham, Planning Director

PROPOSAL

The applicant is requesting to rezone Parcel ID No. 05I05021E from CRM (Corridor Commercial) under the Town of Clayton’s Unified Development Ordinance to C-70 (Commercial) under the Town of Wilson’s Mills Unified Development Ordinance.

This rezoning is needed to allow for the development of a Convenience Store with Fuel Pumps, as the applicant has submitted a request for annexation into the Town of Wilson’s Mills, and that process is running concurrently with the rezone.

CURRENT SITE INFORMATION

LOCATION:	Clayton Blvd & Gordon Road
TAX ID:	05I05021E
ZONING:	Corridor Commercial District (CRM)
CURRENT USE:	Undeveloped

PROPOSED SITE INFORMATION

LOCATION:	Clayton Blvd & Gordon Road
TAX ID:	05I05021E
SITE ACREAGE:	4.600
PROPOSED ZONING:	Commercial (C-70)
PROPOSED USE:	Convenience Store with Fuel Pumps

ZONING CHARTS FOR CURRENT ZONING CLASSIFICATION

Not Applicable

ZONING CHART FOR PROPOSED ZONING CLASSIFICATION

Zoning	C-70
Density:	N/A
Minimum Lot Size:	10,000 sf
Minimum Lot Width:	360' on US 70 & I-42; 125' elsewhere
Primary Structure Building Height (max.):	45'
Accessory Structure Building Height (max.):	35'
Front	30'
Side	15'
Rear	12'
Side Street	0'
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.

Wilson's Mills Development Ordinance
Article 8 – Districts 8-

Commercial (C-70). The US Highway 70 & I-42 Commercial District (C-70) is established to provide opportunities for compatible and sustainable development along the US Hwy 70 & I-42 corridor. Development standards in the US Highway 70 & I-42 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the US Highway 70 & I-42 Commercial District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront.

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: **This site is located at the intersection of US Highway 70 Business West, Gordon Road and Wise Road. The proposed use of the property for a convenience store with fuel pumps will promote public health, safety and general welfare by providing a convenient and practical location for the traveling public who desire safe and convenient access to obtain food, beverages and general supplies while traveling along the public thoroughfares.**
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: **Upon approval by the Town and all by all applicable governmental agencies (e.g., NCDOT), the use or development of the subject property will comply with all applicable regulations and standards of the Town's Development Ordinance and 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 comprehensive plan of the Town promotes and encourages commercial development at appropriate locations. The subject property is located along a US Highway and at a location that is accessible to the traveling public without significant impact to nearby properties.**
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 use and development of this property will be in harmony with the area in which it is to be located because it is located at the intersection of US Highway 70 Business West and other streets where this type of use is contemplated. The adjoining or nearby properties are commercial, a water pump station owned by the County and agricultural farmland.**

STATEMENT OF CONSISTENCY AND REASONABLENESS

The proposed rezoning request for Parcel 05I05021E, from Corridor Commercial (CRM) to Commercial (C-70), is consistent with the Town's Comprehensive Land Use Plan. The requested zoning designation aligns with the Plan's goals to promote inclusive, community-oriented services and supports a mix of commercial uses that serve the daily needs of residents.

The proposed use—a Convenience Store with Fuel Pumps—is reasonable and appropriate within the C-70 zoning district and is compatible with the surrounding development context. This use supports the public interest by providing accessible goods and services to the local community, enhancing convenience, and promoting economic vitality in the area.

Furthermore, the request is in accordance with the Town's Unified Development Ordinance and contributes to the orderly growth and development envisioned in the Comprehensive Plan.

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.

5.2.2.1 Goal 2: PLAN FOR GROWTH!

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

5.2.2.2 Objective 2: Have a good plan and ordinances so projects achieve the mission of the plan.

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.

STAFF RECOMMENDATION

Staff recommendation is for approval of this rezone request; 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 Parcel 05I05021E to Town Council from Corridor Commercial (CRM) to Commercial (C-70):
2. **Table** the application for rezone of Parcel 05I05021E for receipt of the following information:

3. Recommendation for **denial** of rezone for Parcel 05I05021E to Town Council for following reasons(s):

ATTACHMENT(S)

1. Copy of Rezone Application
2. Owner Authorization Form
3. 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.

_____ 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: SEC. 145 Hwy 70 and Gordon Rd.

Zoning District: CRM Size of Property (in acres): 4.46 AC

Johnston Co. Tax PIN #: 167700-36-7507 Proposed Building Square Footage: 3900 SF

Town Jurisdiction: ☒ In-Town Limits ☐ ETJ

Existing land use/zoning on adjoining properties:

North: Commercial
South: Commercial
East: Co. Water Pump Station
West: Agricultural

APPLICANT INFORMATION:

Applicant: Zaremba Group LLC
Address: 14600 Detroit Ave #1500
City: Lakewood State: OH Zip: 44107
Phone: 216-374-1611 Email: mwervcy@zarembagroup.com

Property Owner (Owner Consent Form is required if different from applicant): R. DONAVON MUMFORD

Address: 111 E. NORTH STREET
City: RALEIGH State: NC Zip: 27601
Phone: 919-578-9764 Email: don@mumford-law.com

REZONING REQUEST:

☒ General Use ☐ Conditional Zoning

Existing Zoning Classification: CRM
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: Convenience Store with Fuel Pumps

Proposed Conditions Offered by Applicant: N/A

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.

Mary Ann Wervcy
Applicant Printed Name

Mary Ann Wervcy
Applicant Signature

6.17.25
Date

For Town Use Only

Date Received: 6-20-25 Case #: RZ-02-2025

Payment Amount: 500.00 Date Paid: 6-18-2025

Application Received by: Wendy Oldham

PB Date: 6-23-25 Recommended _____ Denied _____

Site Posted Date: _____ Ad Run Dates: _____

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

TC Date: _____ Approved _____ Denied _____

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: This site is located at the intersection of US Highway 70 Business West, Gordon Road and Wise Road. The proposed use of the property for a convenience store with fuel pumps will promote public health, safety and general welfare by providing a convenient and practical location for the traveling public who desire safe and convenient access to obtain food, beverages and general supplies while traveling along the public thoroughfares.

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: Upon approval by the Town and by all applicable governmental agencies (e.g., NCDOT), the use or development of the subject property will comply with all applicable regulations and standards of the Town's Development Ordinance and all other applicable regulations. The applicant has broad experience in developing and operating stores in other jurisdictions in North Carolina and is familiar with the 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 comprehensive plan of the Town promotes and encourages commercial development at appropriate locations. The subject property is located along a US Highway and at a location that is accessible to the traveling public without significant impact to nearby properties.

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 use and development of this property will be in harmony with the area in which it is to be located because it is located at the intersection of US Highway 70 Business West and other streets where this type of use is contemplated. The adjoining or nearby properties are commercial, a water pump station owned by the County and agricultural farmland.



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, R. Donavon Munford, Jr. hereby affirm that I am the owner of the property located at:

Property Address/Physical Location: SEC US HWY 70

City: Wilson's Mills State: NC Zip Code: 27520

Johnston Co. Tax PIN #: 167700-36-7507

Project/Activity/Permit for which application is being made: Rezoning to Commercial

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.

R. Donavon Munford, Jr.

Owner's Printed Name

[Signature]

Owner's Signature

6/19/2025

Date

APPLICANT/AGENT INFORMATION:

Applicant/Owner's Authorized Agent: Zaremba Group LLC

Address: 14600 Detroit Ave #1500

City: Lakewood State: OH Zip Code: 44143

Phone: 216-374-1611 Email: mwervey@zarembagroup.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.

Mary Ann Wervev

Applicant/Agent Printed Name

[Signature]

Applicant/Agent Signature

6/17/25

Date

BEING ALL OF THAT PARCEL OF LAND NOW OR FORMERLY OF CCF GORDON ROAD, LLC (NCPIN: 167700-36-7507) AS DESCRIBED IN DEED BOOK 5910 AT PAGE 782, AND SHOWN AS TRACT 4 IN PLAT BOOK 99 AT PAGE 347 OF THE JOHNSTON COUNTY REGISTER OF DEEDS, LYING IN CLAYTON TOWNSHIP, JOHNSTON COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL AND THE EASTERN RIGHT OF WAY OF WISE ROAD, SAID MONUMENT BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N: 676,824.39' AND E: 2,173,900.57'; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S13°51'54"W A DISTANCE OF 240.89 FEET TO A CONCRETE MONUMENT FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S11°54'40"W A DISTANCE OF 267.41 FEET TO A ¾" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,345.93 FEET, A CHORD OF 240.74 FEET BEARING S02°55'49"W AND AN ARC LENGTH OF 241.06 FEET TO A ¾" IRON PIPE SET; THENCE, LEAVING SAID RIGHT OF WAY, N62°11'45"W A DISTANCE OF 43.59 FEET TO A ¾" IRON PIPE SET; THENCE, N69°58'24"W A DISTANCE OF 47.44 FEET TO A ¾" IRON PIPE SET; THENCE, S83°31'55"W A DISTANCE OF 34.55 FEET TO A ¾" IRON PIPE SET ON THE EASTERN RIGHT OF WAY OF U.S. HIGHWAY 70; THENCE WITH SAID RIGHT OF WAY, N10°31'48"W A DISTANCE OF 740.28 FEET TO A CONCRETE MONUMENT FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N34°32'09"E A DISTANCE OF 100.72 FEET TO A ¾" IRON PIPE SET ON THE SOUTHERN RIGHT OF WAY OF GORDON ROAD; THENCE, WITH THE SOUTHERN RIGHT OF WAY OF GORDON ROAD, S86°42'20"E A DISTANCE OF 225.66 FEET TO A ¾" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S45°18'51"E A DISTANCE OF 134.44 FET TO THE POINT OF BEGINNING;

THE DESCRIBED PARCEL CONTAINS 194,145 SQUARE FEET OR 4.46 ACRES, MORE OR LESS.

Race Trac

User:County:Book:

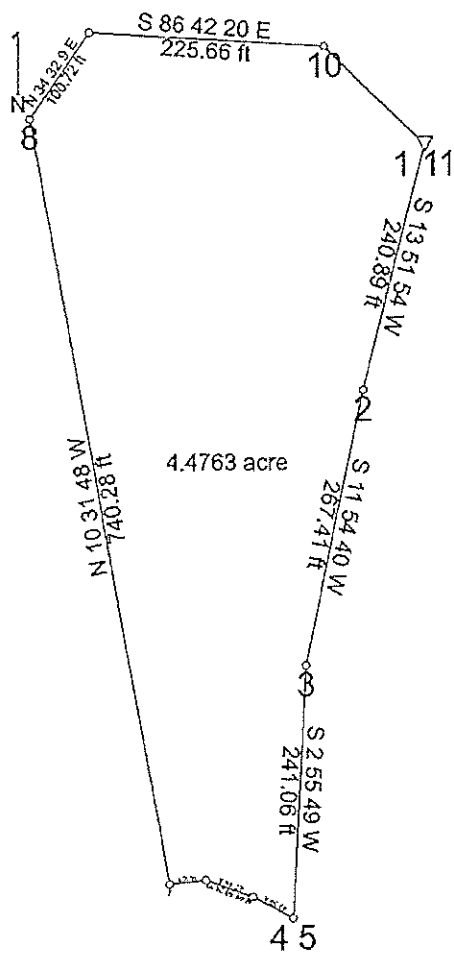
Page:Tract:Folder:

Coll	Start Type	Q	Deg	Min	Sec	Dist	Arc	Rad Dir
1	1 -	SW	13	51	54	240.89 ft	-	- -
2	2 -	SW	11	54	40	267.41 ft	-	- -
3	3 -	SW	2	55	49	241.06 ft	-	- -
4	4 -	NW	62	11	45	43.59 ft	-	- -
5	5 -	NW	69	58	24	47.44 ft	-	- -
6	6 -	SW	83	31	55	34.55 ft	-	- -
7	7 -	NW	10	31	48	740.28 ft	-	- -
8	8 -	NE	34	32	9	100.72 ft	-	- -
9	9 -	SE	86	42	20	225.66 ft	-	- -
10	10 -	SE	45	18	51	134.44 ft	-	- -

*Distance, arc, radius units in feet.

Area: 4.4763 acre (194966 sq. ft.) Closing: NE 2 Deg, 51 Min, 37 Sec Closing Distance: 0.31 ft Closing Error: 0.01% Perimeter: 2076.04 ft

BEGINNING; thence S 13 Deg 51 Min 54 Sec W a distance of 240.89 feet; thence S 11 Deg 54 Min 40 Sec W a distance of 267.41 feet; thence S 2 Deg 55 Min 49 Sec W a distance of 241.06 feet; thence N 62 Deg 11 Min 45 Sec W a distance of 43.59 feet; thence N 69 Deg 58 Min 24 Sec W a distance of 47.44 feet; thence S 83 Deg 31 Min 55 Sec W a distance of 34.55 feet; thence N 10 Deg 31 Min 48 Sec W a distance of 740.28 feet; thence N 34 Deg 32 Min 9 Sec E a distance of 100.72 feet; thence S 86 Deg 42 Min 20 Sec E a distance of 225.66 feet; thence S 45 Deg 18 Min 51 Sec E a distance of 134.44 feet to the point and place of BEGINNING, containing 4.476 acres, more or less;



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

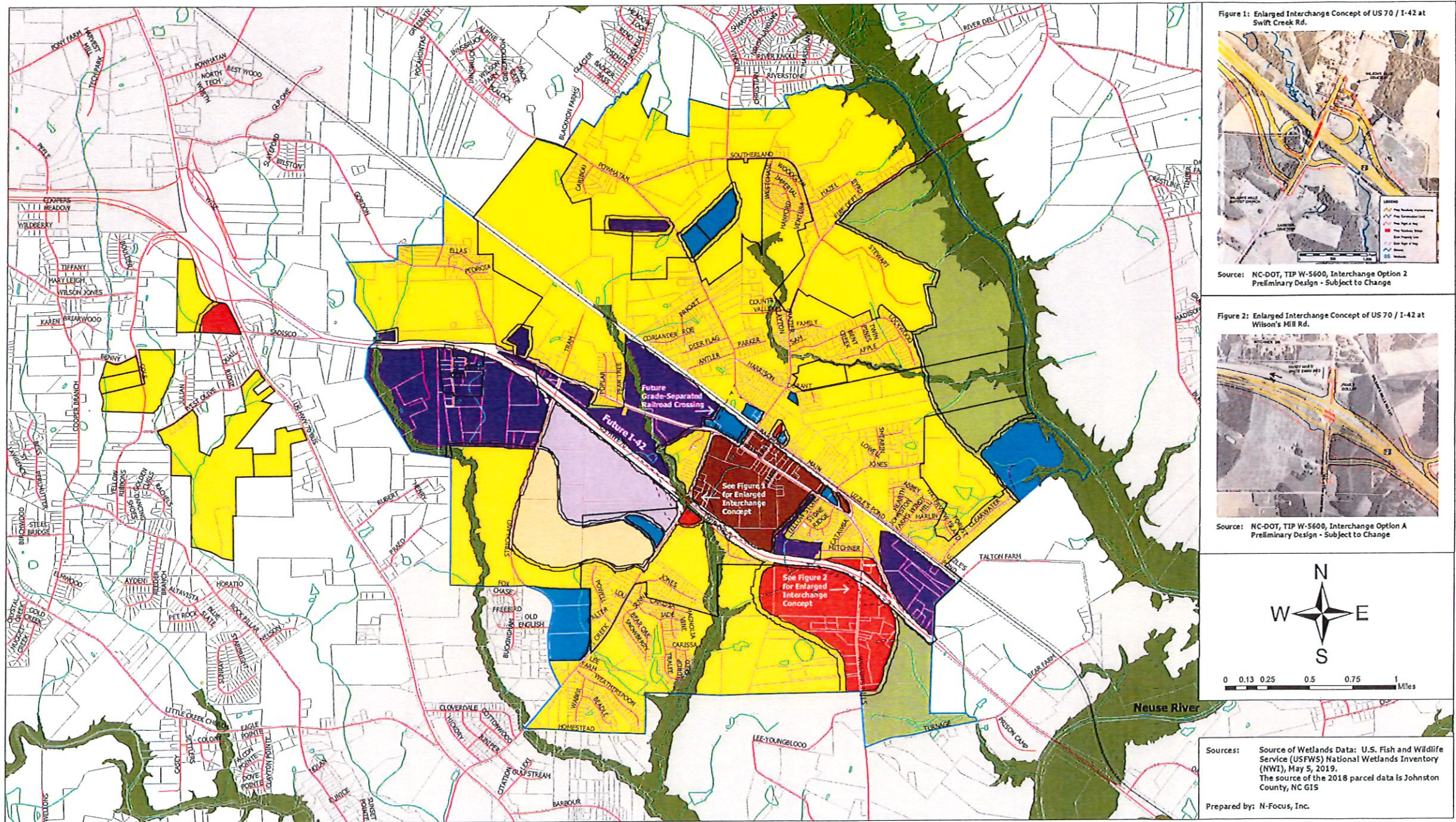
LAND USE TYPE:	AG	SFR (1-3)	RMST	MS	CIV	MU 1&2	C-70	CP	VSR	IND
A. RESIDENTIAL										
Dwelling Unit – Accessory	PS	PS	PS	P	PS	PS	-	-	-	-
Dwelling - Manufactured Home (Type 2 on individual lot)	PS	PS	-	-	-	-	-	-	-	-
Dwelling – Multi-Family (Apartments or Condominiums)	-	-	PS	PS	PS	PS	-	-	-	-
Dwelling – Single Family Attached (Townhome)	-	-	P	P	P	P	-	-	-	-
Dwelling – Single Family Detached	P	P	P	P	P	P	-	-	-	-
Dwelling – Two Family (Duplex)	-	P	P	P	P	P	-	-	-	-
Family Care Home	P	P	P	P	P	P	-	-	-	-
Group Care Facility	S	S	S	S	-	S	-	-	-	-
Manufactured Home Park (Type 1)	S	-	-	-	-	-	-	-	-	-
B. LODGING AND ACCOMMODATIONS										
Bed and Breakfast Inn	PS	-	PS	PS	PS	PS	PS	-	-	-
Dormitories	-	-	-	-	PS	-	-	-	-	
Rooming and Boarding House	-	S	-	S	S	-	-	-	-	-
Hotel or Motel	-	-	-	P	P	P	P	P	-	-
C. OFFICE AND SERVICES										
Banks, Credit Unions, Financial Services	-	-	-	PS	PS	PS	P	P	-	-
Funeral Homes/Crematoria	-	-	-	P	P	P	P	-	-	-
General Office Uses (not specifically listed)	-	-	-	P	P	P	P	P	-	-
General Offices Use (with screened outdoor storage)	-	-	-	-	-	-	PS	PS	PS	PS
Home Occupation	PS	PS	PS	PS	PS	PS	-	-	-	-
Hospital	-	-	-	P	P	P	P	P	-	-
Medical, Dental or Related	-	-	-	P	P	P	P	P	-	-
Personal Care Service	-	-	-	P	P	P	P	-	-	-

LAND USE TYPE:	AG	SFR (1-3)	RMST	MS	CIV	MU 1&2	C-70	CP	VSR	IND
Post Office	-	-	-	P	P	P	P	P	-	-
Professional Office/Service	-	-	-	P	P	P	P	P	-	-
Veterinary Service, Pet Grooming w/o Outdoor Kennels or Runs	P	-	-	P	-	P	P	P	-	P
Veterinary Service, Pet Grooming with Outdoor Kennels or Runs	S	-	-	-	-	-	S	S	-	S
D. COMMERCIAL AND ENTERTAINMENT										
Appliance Repair	-	-	-	-	-	-	P	-	-	P
Adult Establishments/Uses	-	-	-	-	-	-	-	-	-	S
Alcoholic Beverage Sales or Services	-	-	P	P	P	P	P	-	-	-
Automobile Rental or Leasing	-	-	-	-	-	P	P	P	P	-
Automobile/Vehicle Repair Services	-	-	-	-	-	-	PS	-	PS	PS
Automobile Sales	-	-	-	-	-	-	P	-	P	-
Automobile Towing & Storage Services	-	-	-	-	-	-	-	-	PS	PS
Bar/Tavern/Microbrewery	-	-	-	P	P	P	P	-	-	P
Building Supply Sales (see outdoor storage)	-	-	-	-	-	-	PS	-	-	PS
Bus Terminal	-	-	-	P	P	P	P	P	-	-
Camping Establishments (Recreational Vehicle Park)	P	-	-	-	-	-	-	-	-	-
Car Wash (As Primary Use)	-	-	-	-	-	PS	PS	-	PS	-
Convenience Store with Gasoline Sales	-	-	-	P	-	P	P	P	-	P
Drive-In Theater	-	-	-	-	-	-	-	S	-	-
Drive-Thru/Drive-In Facility (principal or accessory)	-	-	-	PS	PS	PS	PS	PS	-	-
Electronic Gaming Operations	-	-	-	-	-	-	S	-	-	-
Event & Wedding Venue	P	-	-	P	P	P	P	-	-	-
Games Arcade Establishment	-	-	-	S	-	-	P	-	-	-
General Commercial/Retail	-	-	-	P	P	P	P	-	-	-

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	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 Termite 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
Theater, Indoor Movie or Live Performance	-	-	-	P	P	P	P	-	-	-

LAND USE TYPE:	AG	SFR (1-3)	RMST	MS	CIV	MU 1&2	C-70	CP	VSR	IND
Sanitary Landfill	-	-	-	-	-	-	-	-	-	-
Sawmills	-	-	-	-	-	-	-	-	-	S
Soaps and Cosmetic Manufacturing	-	-	-	-	-	-	-	-	-	S
Solid Waste Disposal (non-hazardous)	-	-	-	-	-	-	-	-	-	P
Storage, Self-Service	-	-	-	-	-	P	P	-	-	P
Textiles Manufacturing	-	-	-	-	-	-	-	-	-	S
Tire Recapping	-	-	-	-	-	-	-	-	-	S
Utility Equipment Storage Yard	-	-	-	-	-	-	-	-	-	S
Warehouse & Storage (outdoor)	-	-	-	-	-	S	S	-	-	P
Warehouse & Storage (Indoor)	-	-	-	-	-	P	P	-	-	P
Wholesaling and Distribution Establishments (not specifically listed)	-	-	-	-	-	-	P	-	-	P
Wholesale of Chemical & Allied Products	-	-	-	-	-	-	-	-	-	S
Wholesale of Resins	-	-	-	-	-	-	-	-	-	S
Wholesale of Scrap & Waste Metals	-	-	-	-	-	-	-	-	-	S
F. EDUCATION AND INSTITUTIONS										
Business Associations, Non-profits, Civic Clubs, Lodges	PS	-	-	PS	PS	PS	PS	PS	-	-
Assisted Living Facility	S	-	-	S	S	S	S	-	-	-
Cemetery or Mausoleum	PS	-	-	-	PS	-	-	-	-	-
Child/Adult Day Care (6 or less)	PS	PS	PS	PS	-	PS	-	-	-	-
Child/Adult Day Care (more than 6)	-	-	-	PS	PS	PS	PS	PS	-	-
College or University	-	-	-	-	P	-	-	-	-	-
Correctional Institution	-	-	-	-	-	-	-	-	-	-
Hospital	-	-	-	P	P	P	P	P	-	-
Library	-	-	-	P	P	P	-	P	-	-

[illegible]



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