

TOWN OF WILSON'S MILLS  
TOWN COUNCIL MEETING  
April 21, 2025

**PRESENT:** Mayor Fleta Byrd, Mayor Pro-tem JC Triplett, Councilmembers David McGowan, Carolyn Dobbin, Tim Brown, and Randy Jernigan.

**OTHERS PRESENT:** Town Administrator Leighanna Worley, Town Clerk Emily Matthews, and Town Attorney Gabriel Du Sablon.

**CONVOCATION:** Mayor Byrd declared a quorum present and called the meeting to order at 6:30pm.

**PLEDGE** Mayor Byrd led the pledge of allegiance to the flag.

**INVOCATION:** Mayor Byrd gave the invocation.

**APPROVAL OF AGENDA:** Mayor Byrd added the following agenda item: Resolution Honoring Prior Councilmember Joseph Wilder. Mayor Byrd removed the following agenda item: Discussion of Comprehensive Utilities Study.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the agenda as amended.

Councilmember Tim Brown asked why we are removing the Comprehensive Utilities Study with TRC. Town Administrator Worley said the representatives from TRC were unable to attend the meeting tonight.

Motion carried unanimously.

**APPROVAL OF MINUTES:** Mayor Byrd asked for any comments or corrections to the minutes for the Regular Town Council Meeting for March 17, 2025.

**Regular Town  
Council Meeting-  
March 17, 2025:**

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to approve the Regular Town Council Meeting Minutes for March 17, 2025, as presented. Motion carried unanimously.

**Work Session  
Minutes - March 24,  
2025:**

Mayor Byrd asked for any comments or corrections to the minutes for the Work Session for March 24, 2025.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to approve the Work Session Minutes for March 24, 2025, as presented. Motion carried unanimously.

**1<sup>st</sup> OPEN FORUM** Mayor Byrd opened the 1<sup>st</sup> Public Forum at 6:34pm.

With no one wishing to speak, Mayor Byrd closed the 1<sup>st</sup> Open Forum at 6:35pm.

**REGULAR BUSINESS**

**MAYOR FLETA BYRD:**

**Resolution Honoring  
Former Councilmember  
Joseph Wilder:**

Mayor Byrd said that former Councilmember Joseph Wilder passed away suddenly over the weekend. She read the following resolution and stated all members of Council will sign it and Mr. Wilder's family will receive a copy.

**RESOLUTION HONORING FORMER COUNCILMEMBER  
JOSEPH WILDER**

**WHEREAS**, the Town Council of the Town of Wilson's Mills, North Carolina, has learned with profound sorrow of the death of Joseph Wilder, former Wilson's Mills Town Council Member; and

**WHEREAS**, Joseph Wilder represented the Town in many important roles during his life,

**WHEREAS**, Joseph Wilder was nominated to serve on the Wilson's Mills Town Council in 1997; and

**WHEREAS**, Joseph Wilder was an active member of First Missionary Baptist Church and an active community member in Wilson's Mills; and

**WHEREAS**, Joseph Wilder will be remembered as a resilient, nurturing, and hard-working person by all who knew him; and

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Wilson's Mills, North Carolina, does hereby honor the memory of Joseph Wilder, former Wilson's Mills Town Councilmember, and expresses our condolences to his family and friends on his passing.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to adopt the Resolution Honoring Former Councilmember Joseph Wilder. Motion carried unanimously.

Mayor Byrd reminded Council of their budget meeting this Thursday.

Mayor Byrd said she attended the Mayors Association meeting last week and they plan to talk to the County about the regionalization of sewer and water throughout the County.

**TOWN  
ADMINISTRATOR'S  
REPORT – Leighanna  
Worley:**

**Discussion of I-42  
Lighting:**

Ms. Worley said she was asked by Council to check into getting lighting places at the I-42 interchanges. DOT gave cost estimates for lighting those areas which we would have to pay for because those areas did not qualify for federal funding. She said it would be \$475,000 for the interchange at Swift Creek Road and \$450,000 for the one at Wilson's Mills Road. She said DOT also offered another option which is similar to the interchange lighting in Sanford. She said there is no grant for this kind of lighting but she can call Duke Energy and get more information.

Councilmember Tim Brown said this is a safety issue rather than a convenience issue. He asked if there is a way to appeal the decision regarding federal funding.

Councilmember McGowan suggested placing a guardrail in the areas due to the steep drop off.

**OTHER**

Ms. Worley said we did not receive the accessible parks grant for the fitness court at the park. She said there is an option to apply for a PART-F grant but we would need an updated master park plan because our master park plan has not been updated since 2013. She also said the fence for the dog park was started today.

Ms. Worley said she has signed the contract for the Council chambers upfit and she is meeting with the construction company tomorrow morning and should receive a timeline in the coming days. Attorney Du Sablon went through and made updates per council's request last month before signing.

Ms. Worley said she and Mayor Byrd will be attending City Vision, the North Carolina League of Municipalities conference, next week and Council will need to designate a voting delegate and alternate. She said in the past they have appointed Mayor Byrd as the delegate and herself as the alternate.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to appoint Mayor Fleta Byrd as the voting delegate and Town Administrator Leighanna Worley as the voting alternate at the City Vision conference. Motion carried unanimously.

Resolution Directing  
the Clerk to  
Investigate Petition  
of Annexation –  
Strickland Road  
Developers LLC –  
Parcel ID  
17J07022A:

Town Administrator Worley presented the Resolution Directing the Clerk to Investigate Petition of Annexation for Parcel ID 17J07022A owned by Strickland Road Developers LLC.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to accept the Resolution Directing the Clerk to Investigate Petition of Annexation – Strickland Road Developers LLC – Parcel ID 17J07022A.

Certificate of  
Sufficiency -  
Strickland Road  
Developers LLC –  
Parcel ID  
17J07022A:

Town Administrator Worley presented the Certificate of Sufficiency signed by Town Clerk Emily Matthews.

Resolution Fixing  
Date of Public  
Hearing on  
Annexation -  
Strickland Road  
Developers LLC –  
Parcel ID  
17J07022A:

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to call a public hearing for May 19, 2025 at 6:30pm at Wilson's Mills Elementary School regarding the annexation of Parcel ID 17J07022A. Motion carried unanimously.

FINANCE  
DEPARTMENT – Sherry  
Hudson

Finance Officer Sherry Hudson referenced Budget Amendment #3 for Fiscal Year 2024-2025 in Council's packets. Mayor Byrd asked if this amendment will clean up any line items discussed at last month's work session. Ms. Hudson said yes it will and there will also be another amendment in June.

An Ordinance to  
Amend An  
Ordinance to  
Appropriate Funds  
For Fiscal Year  
2024-2025 – Budget  
Amendment #3 for  
FY 2024-2025:

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the following Budget Amendment 3 for Fiscal Year 2024-2025. Motion carried unanimously.

**AN ORDINANCE TO AMEND  
AN ORDINANCE TO APPROPRIATE FUNDS  
FOR THE FISCAL YEAR BEGINNING JULY 1, 2024  
AND ENDING JUNE 30, 2025**

TOWN OF WILSON'S MILLS  
FY 24-25 BUDGET AMENDMENT #3

**BE IT ORDAINED** by the Town Council of the Town of Wilson's Mills, County of Johnston, State of North Carolina, and meeting in Regular Session this 21st day of April 2025 that the Town Budget adopted on June 14, 2024, for FY 2024-2025 is hereby amended and adopted.

Section I. That the following Revenue items in the General Fund Budget be DECREASED and/or INCREASED by the following amounts:

GENERAL FUND	REVENUES	DECREASE	INCREASE
<u>Account No.</u>	<u>Line Item</u>	<u>Amount</u>	<u>Amount</u>
10-3100-170	Penalties & Int. on Taxes	\$4,000.00	
10-3199-110	Ad Valorem Current		\$30,150.00
10-3231-310	Sales & Use Tax		\$117,000.00
10-3315-330	Powell Bill Street Aid	\$1.00	
10-3431-431	Ticket & Violation Fees		\$1,000.00
10-3491-410	Planning Fees		\$50,000.00
10-3491-412	PD Fees	\$250.00	
10-3612-411	Festival & Events		\$125.00
10-3701-002	Grants		\$6,500.00
10-3831-000	Interest Earned		\$1,600.00
10-3839-850	Insurance Proceeds		\$4,780.00
10-3840-800	Misc. Collections/Pet Fee		\$1,500.00
10-3981-970	Drug Seizure to reimburse GF	\$1.00	
		\$4,252.00	\$212,655.00

Section II. That the following Expenditure items in the General Fund Budget be INCREASED and/or DECREASED by the following amounts:

<u>Account No.</u>	<u>Line Item</u>	INCREASE	DECREASE
-	Governing Board	<u>Amount</u>	<u>Amount</u>
10-4110-299	Dept. Supplies	\$10,000.00	
10-4110-359	Tax Collections Fees	\$1,000.00	
10-4110-550	Capital Outlay-TH Upfit	\$49,627.00	
10-4110-553	Professional Municipal Studies	\$6,001.00	
10-4110-693	Emp./Vol. Appreciation		\$4,000.00
10-4110-710	Town Hall - Principal	\$1.00	
10-4110-711	Christmas Family	\$1,048.00	
10-4110-720	Town Hall - Interest	\$1.00	
10-4110-991	Appropriated Fund Balance	\$71,864.00	
	Administration		
10-4120-126	Salaries Part Time	\$1,208.00	

	<b>Police</b>		
10-4310-126	Salaries - Part Time	\$24,044.00	
10-4310-212	Uniforms	\$500.00	
10-4310-252	Tires	\$2,000.00	
10-4310-321	Telephone	\$1,000.00	
10-4310-553	Capital Outlay-Vehicles	\$4,397.00	
	<b>Public Works</b>		
10-4410-260	Dept. Supplies	\$2,500.00	
10-4410-311	Travel		\$100.00
10-4410-351	Maint. - Bldg. & Grounds	\$5,000.00	
10-4410-395	Employee Training		\$1,925.00
10-4410-398	Drug Testing		\$95.00
10-4410-550	Capital Outlay-Equip.	\$1,457.00	
	<b>Planning &amp; Zoning</b>		
10-4910-260	Dept. Supplies	\$500.00	
10-4910-321	Telephone	\$75.00	
10-4910-325	Postage	\$250.00	
10-4910-370	Advertising	\$500.00	
10-4910-491	Dues	\$50.00	
	<b>Park &amp; Events</b>		
10-6120-992	PW Comm. Park	\$31,500.00	
		\$214,523.00	\$6,120.00

Section I. That the following Revenue items in the Sewer Budget be DECREASED and/or INCREASED by the following amounts:

SEWER	REVENUES	DECREASE	INCREASE
<u>Account No.</u>	<u>Line Item</u>	<u>Amount</u>	<u>Amount</u>
30-3800-001	Late Fees		\$1,000.00
		\$0.00	\$1,000.00

Section II. That the following Expenditure items in the Sewer Budget be INCREASED and/or DECREASED by the following amounts:

<u>Account No.</u>	<u>Line Item</u>	INCREASE	DECREASE
-	Expenditures	<u>Amount</u>	<u>Amount</u>
30-7140-199	Professional Services		\$20,447.00
30-7140-711	Prin. USDA Bond "A"	\$21,447.00	

**PLANNING  
DEPARTMENT – Wendy  
Oldham**

**Resolution in  
Opposition of  
Legislative  
Preemption of Local  
Government  
Planning and  
Zoning:**

Planning Director Wendy Oldham said there are a lot of changes happening in the General Assembly right now in reference to Planning and Zoning. She reviewed several Senate Bills and one House Bill that would have an impact on the planning and zoning as well as her authority on planning and zoning here in Wilson's Mills. Council expressed concerns about these bills and agreed they are not something we would like to impact Wilson's Mills. The following Senate Bills were discussed:

- Senate Bill 495 - an act to increase affordable housing and would mandate we would have to allow accessory dwellings that are not stick built.
- Senate Bill 497 – an act to require the siting of middle housing in all residential zones.
- Senate Bill 499 - an act to allow by right residential development and use in all areas that are zoned for commercial use.
- Senate Bill 587 - an act to clarify nonconformities in land development regulations.
- Senate Bill 688 - an act to amend local government planning and developmental laws.
- House Bill 765 which addresses the following:
  - Repeals the prohibition on down-zoning, retroactive to December 11, 2024.
  - Clarifies the general authority to adopt and enforce development regulations.
  - Clarifies nonconformities.
  - Amends various aspects related to the process of implementing development regulations, including certain uses by right in certain jurisdictions, subdivision approvals and certain zoning approvals by administrative decision, and imposing a requirement for fiscal notes in certain instances.
  - Imposes personal civil liability for each member of decision-making boards in certain instances related to development decisions and approvals.
  - Requires every local governmental unit operating a water system, sewer system, or both to allocate capacity as requests are received, and establishes a vested right in that capacity allocation that runs with the land.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to adopt the Resolution in opposition of Legislative Preemption of Local government Planning and Zoning. Motion carried unanimously.

**Call Public Hearing  
– Rezone for Parcel  
IDs 17K08026J,  
17K08026C,  
17K08026I, &  
17K08016N:**

Mrs. Oldham said in 2019 when the Unified Development Ordinance was adopted the zoning of the 4 parcels in question were changed based on new zoning classifications. She said currently 3 of the 4 parcels house a propane business which is not allowed for what it is currently zoned for. The company wants to

expand their business and that is why the 4<sup>th</sup> parcel is up for rezone. She said 3 of the parcels are currently zoned as mixed use and the other parcel zoned as Single Family Residential and all 4 parcels are requesting to be rezoned to industrial.

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to call a public hearing for May 19, 2025 at 6:30pm at Wilson's Mills Elementary School regarding the Rezone of Parcels 17K08026J, 17K08026C, 17K08026I, & 17K08016N. Motion carried unanimously.

**EVENTS**  
**DEPARTMENT:** Emily Matthews

Appointment to  
Events Committee –  
Brian Culkin:

Ms. Matthews referenced the Committee Appointment Application in Council's packets for Brian Culkin. She said he is a member of the Clayton Rugby Team and is excited to be a part of the Events Committee.

A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to appoint Brian Culkin to the Events Committee. Motion carried unanimously.

**COUNCILMEMBER  
COMMENTS:**

Councilmember Tim Brown asked for an update on the traffic study on Fire Department Road and Wilson's Mills Road. Ms. Worley said she needs to speak with property owner before moving forward and she is hoping to have more information for Council at their work session next week.

Councilmember Brown asked if we are still on track with the timeline for the Council Chambers and Ms. Worley said yes.

Councilmember Brown asked for updates on a burning ordinance in town and Mrs. Oldham said she is working on getting that typed up and sent to Planning Board in May. Council should be able to call a public hearing in June and hold the hearing in July.

Councilmember David McGowan thanked Public works Director Patrick Moore for keeping the streets in town looking good.

**2<sup>nd</sup> OPEN FORUM**

Mayor Byrd opened the 2nd Public Forum at 7:29pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:30pm.

**ADJOURN:**

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to adjourn. Motion carried unanimously.

The meeting adjourned at 7:30pm.



ATTEST:

  
EMILY MATTHEWS, CMC  
Town Clerk

  
FLETA A. BYRD, Mayor