

TOWN OF WILSON'S MILLS  
REGULAR TOWN COUNCIL MEETING  
July 15, 2024

**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.

**CONVOCAATION:** 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 asked for any additions or corrections to the agenda.

Mayor Byrd added agenda item 8 "Closed Session pursuant to N.C.G.S. 143-318.11(a)(6) Personnel."

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to approve the agenda as amended. Motion carried unanimously.

**PUBLIC HEARINGS:** Mayor Byrd opened the Public Hearing at 6:32pm.

**Ordinance to  
Amend Zoning – 107  
Meta Drive – Parcel  
ID 17J07005H**

Planning Director Wendy Oldham reviewed the zoning application in Council's packets and said the owner is requesting it be rezoned from industrial to commercial. The owner plans to use it as a car lot. She also reviewed the findings of fact and said staff recommends approval and agrees with the Planning Board in their decision to approve the rezone.

Councilmember McGowan asked where the public entrance is and Mrs. Oldham said on the service road that is now Meta Drive will be changed to Sadisco. Mr. McGowan asked how many cars will be allowed on the property and Mrs. Oldham said it is unknown, but the Unified Development Ordinance allows up to 110.

Mayor Byrd closed the Public Hearing at 6:40pm.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan, based on the information set forth in the Request for Council Action and given during the public hearing, to adopt the Statement of Consistency and Reasonableness set forth in the Request for Council Action, and to adopt the following Ordinance to Amend Zoning for Parcel ID 17J07005H from Industrial to Commercial. Motion carried unanimously.

**AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING  
ORDINANCE  
PROPERTY OWNED BY  
TUCKER U. TWISDALE  
3.160 ACRES LOCATED AT 107 META DRIVE FROM  
INDUSTRIAL (IND) TO  
COMMERCIAL (C-70)**

**WHEREAS**, a petition has been received from Jim Uzzle on behalf of Tucker U. Twisdale to rezone a 3.160-acre tract of land from ID (Industrial) to C-70 (Commercial); and

**WHEREAS**, the required newspaper notices have been given, adjacent property owners notified, the recommendation from the Wilson’s Mills Planning Board received, and a public hearing held at a Regular Meeting on July 15, 2024 with members of the public soliciting input on the matter.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL** of the Town of Wilson’s Mills that:

**Section 1.** The Zoning Ordinance of the Town of Wilson’s Mills is amended to change the following area from ID (Industrial) to C-70 (Commercial), and to amend the Wilson’s Mills Zoning Map to show the area change:

*BEGINNING: thence N 89 Deg 41 Min 0 Sec W a distance of 174.48 feet; thence N 1 Deg 46 Min 38 Sec W a distance of 1377.85 feet; thence following the curvature thereof an arc (said arc having a chord bearing of S 85 Deg 52 Min 16 Sec E, a counterclockwise direction, a chord distance of 60.4 feet and a radius of 5589.58 feet); thence S 1 Deg 47 Min 1 Sec E a distance of 390.83 feet; thence S 8 Deg 22 Min 55 Sec E a distance of 993.78 feet to the point and place of BEGINNING, containing 3.187 acres, more or less.*

**Section 2.** All laws and clauses in conflict with this Ordinance Amendment are hereby repealed.

**Section 3.** This Ordinance Amendment shall be effective immediately upon adoption.

Ordinance to  
Amend Zoning –  
Johnston Farms –  
Parcel ID  
17K08026L:

Mayor Byrd opened the Public Hearing at 6:41pm.

Mrs. Oldham said the owner is requesting this be rezoned from agriculture to mixed use. She said this was voted on by Council and denied in December of 2023. Mrs. Oldham reviewed the application as well as the following conditions:

- a. Minimum 52-foot wide lot width for single family homes
- b. Minimum 22-foot-wide lot width for townhomes
- c. A 20-foot setback for townhomes to allow for ample parking
- d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- e. Adhere to all changes required by the Planning Department, Town’s Engineer, and the Fire Marshal’s office
- f. No businesses in this development
- g. Install camera in strategic locations in the development

Planning Board Chairman Donald Byrd of 755 Powhatan Road said the Planning Board feels that this should be approved since this has come before Council twice

now. He said the owners have gone beyond what is required in order to have this rezone approved.

Jason Wenzel, attorney for applicant handed out information that is attached to these minutes. Mr. Wenzel reviewed a growth map for the area to be rezoned. He also presented a Motion in Liminie to redact if relevant material in Council's packets including the letter and petition from residents in the area.

Mayor Pro-tem Triplett said he liked that the development would allow students at the future middle school and high school the ability to walk to school each day.

Attorney Du Sablon recommended to reject the motion in liminie and consider all information in the packet.

Weldon Gammon of 210 Jones Road expressed concerns with traffic on Jones road and spoke about the DOT standards for the number of cars on the road daily.

Mayor Byrd closed the Public Hearing at 7:49pm.

A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to reject the Motion in Liminie. Motion carried unanimously.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan, based on the information set forth in the Request for Council Action and given during the public hearing, to adopt the Statement of Consistency and Reasonableness set forth in the Request for Council Action, and to adopt the following Ordinance to Amend Zoning for Parcel ID 17K08026L from Agriculture to Mixed Use with the following conditions:

- a. Minimum 52-foot wide lot width for single family homes
- b. Minimum 22-foot-wide lot width for townhomes
- c. A 20-foot setback for townhomes to allow for ample parking
- d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- e. Adhere to all changes required by the Planning Department, Town's Engineer, and the Fire Marshal's office
- f. No businesses in this development
- g. Install camera in strategic locations in the development

Motion carried unanimously.

**AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING  
ORDINANCE**

**PROPERTY OWNED BY  
J FARMS LLC**

**66.720 ACRES LOCATED IN JOHNSTON FARMS SUBDIVISION  
FROM AGRICULTURE (AG) TO  
MIXED USE (MZ-CZ)**

**WHEREAS**, a petition has been received from Brent West on behalf of J Farms LLC to rezone a 66.720-acre tract of land from AG (Agriculture) to MZ-CZ (Mixed Use); and

**WHEREAS**, the required newspaper notices have been given, adjacent property owners notified, the recommendation from the Wilson's Mills Planning Board

received, and a public hearing held at a Regular Meeting on July 15, 2024 with members of the public soliciting input on the matter.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL** of the Town of Wilson's Mills that:

**Section 1.** The Zoning Ordinance of the Town of Wilson's Mills is amended to change the following area from AG (Agriculture) to MZ-CZ (Mixed Use), and to amend the Wilson's Mills Zoning Map to show the area change:

*COMMENCING at a point on the eastern right-of-way (allowing 50 feet) of Johnston Farms Drive, said point also being on the western property line of Lot 82, Johnston Farms Subdivision, Phase 1 (Plat Book 57, page 163, Johnston County Registry), thence continuing with Lot 82 and the Private Open Space, Johnston Farms Subdivision, Phase 1 north 49 deg. 03 min. 35 sec. east 175.29 feet to a point, the BEGINNING point, thence with the Town Limits line for Wilson's Mills, North Carolina, north 32 deg. 09 min. 46 sec. west 608.13 feet to a point, said point also being the southeastern property corner of the J Farms, LLC Property (Plat Book 82, page 361, Johnston County Registry), thence continuing with the J Farms, LLC Property the following 3 calls: (1) north 00 deg. 27 min. 35 sec. east 228.03 feet to a point, (2) north 83 deg. 40 min. 20 sec. east 33.45 feet to a point and (3) north 03 deg. 56 min. 07 sec. east 194.23 feet to a point, said point being on the southern right-of-way (allowing 60 feet) of Jones Road, thence leaving said right-of-way and with the Mehdi E. & Mary B. Rowshanaee property (Deed Book 1773, page 839, Johnston County Registry) north 03 deg. 56 min. 17 sec. east 754.95 feet to a point and, thence leaving the Mehdi E. & Mary B. Rowshanaee property and with the common line between Tracts 1 and 2 as shown on a Recombination plat entitled "Property of Brown-Futrell, A NC Limited Liability Company", prepared by Stallings Surveying, dated April 25<sup>th</sup>, 2000 (Plat Book 98, Page 78, Johnston County Registry) the following 25 calls: (1) south 86 deg. 02 min. 49 sec. east 659.80 feet to a point, (2) north 89 deg. 22 min. 45 sec. east 50.16 feet to a point, (3) south 86 deg. 02 min. 49 sec. east 220.00 feet to a point, (4) south 81 deg. 28 min. 23 sec. east 50.16 feet to a point, (5) south 86 deg. 02 min. 49 sec. east 110.00 feet to a point, (6) south 03 deg. 57 min. 11 sec. west 707.00 feet to a point, (7) south 06 deg. 15 min. 03 sec. east 50.80 feet to a point, (8) south 03 deg. 57 min. 11 sec. west 220.00 feet to a point, (9) south 49 deg. 10 min. 34 sec. east 83.33 feet to a point, (10) south 03 deg. 57 min. 11 sec. west 105.00 feet to a point, (11) south 86 deg. 02 min. 49 sec. east 53.12 feet to a point, (12) south 78 deg. 16 min. 41 sec. east 48.32 feet to a point, (13) south 80*

deg. 02 min. 23 sec. east 66.65 feet to a point, (14) south 74 deg. 57 min. 25 sec. east 35.37 feet to a point, (15) south 79 deg. 20 min. 12 sec. east 65.70 feet to a point, (16) south 76 deg. 21 min. 35 sec. east 36.27 feet to a point, (17) south 78 deg. 28 min. 16 sec. east 78.54 feet to a point, (18) south 57 deg. 22 min. 12 sec. east 80.31 feet to a point, (19) south 44 deg. 52 min. 00 sec. east 44.68 feet to a point, (20) south 44 deg. 14 min. 18 sec. east 56.87 feet to a point, (21) south 38 deg. 33 min. 04 sec. east 327.41 feet to a point, (22) south 00 deg. 06 min. 16 sec. east 149.97 feet to a point, (23) south 24 deg. 13 min. 22 sec. west 99.00 feet to a point, (24) south 50 deg. 56 min. 14 sec. west 502.49 feet to a point and (25) south 56 deg. 13 min. 57 sec. east 231.90 feet to a point, thence leaving the common line between Tracts 1 and 2 and with the Clearwater Subdivision – Phase 2 (Plat Book 39, pages 133&134) south 44 deg. 06 min. 01 sec. west 272.73 feet to a point, thence leaving the Clearwater Subdivision – Phase 2 and with the Private Open Space of Johnston Farms Subdivision – Phase One, (Plat Book 59, pages 163&164, Johnston County Registry) the following 13 calls: (1) north 34 deg. 30 min. 37 sec. west 255.31 feet to a point, (2) north 89 deg. 28 min. 36 sec. west 166.91 feet to a point, (3) north 24 deg. 58 min. 11 sec. east 199.52 feet to a point, (4) along a curve having a chord bearing and distance of north 60 deg. 03 min. 28 sec. west 89.84 feet (radius and arc length not provided) to a point, (5) south 37 deg. 57 min. 16 sec. west 90.87 feet to a point, (6) north 74 deg. 10 min. 29 sec. west 249.92 feet to a point, (7) north 63 deg. 17 min. 37 sec. west 107.78 feet to a point, (8) north 51 deg. 23 min. 30 sec. west 49.31 feet to a point, (9) north 58 deg. 23 min. 48 sec. west 188.78 feet to a point, (10) north 43 deg. 06 min. 23 sec. west 27.90 feet to a point, (11) north 81 deg. 23 min. 09 sec. west 89.60 feet to a point, (12) north 34 deg. 34 min. 50 sec. west 134.91 feet to a point and (13) north 40 deg. 56 min. 25 sec. west 110.00 feet to a point, the BEGINNING point.

**Section 2.** The aforementioned rezone is subject to the following conditions:

- a. Minimum 52-foot wide lot width for single family homes
- b. Minimum 22-foot-wide lot width for townhomes
- c. A 20-foot setback for townhomes to allow for ample parking
- d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- e. Adhere to all changes required by the Planning Department, Town's Engineer, and the Fire Marshal's office
- f. No businesses in this development
- g. Install camera in strategic locations in the development

**Ordinance to  
Amend Zoning –  
Johnston Farms –  
Parcel ID 17K08026:**

**Section 3.** All laws and clauses in conflict with this Ordinance Amendment are hereby repealed.

**Section 4.** This Ordinance Amendment shall be effective immediately upon adoption.

Mayor Byrd opened the Public Hearing at 7:54pm.

Mrs. Oldham said the owner is requesting this be rezoned from agriculture to mixed use. Mrs. Oldham reviewed the application as well as the following conditions:

- a. Minimum 52-foot wide lot width for single family homes
- b. Minimum 22-foot-wide lot width for townhomes
- c. A 20-foot setback for townhomes to allow for ample parking
- d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- e. Adhere to all changes required by the Planning Department, Town’s Engineer, and the Fire Marshal’s office
- f. No businesses in this development
- g. Install camera in strategic locations in the development

Jason Wenzel stated the same argument as the previous parcel.

Mayor Byrd closed the Public Hearing at 7:55pm.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan, based on the information set forth in the Request for Council Action and given during the public hearing, to adopt the Statement of Consistency and Reasonableness set forth in the Request for Council Action, and to adopt the following Ordinance to Amend Zoning for Parcel ID 17K08026 from Agriculture to Mixed Use with the following conditions:

- a. Minimum 52-foot wide lot width for single family homes
- b. Minimum 22-foot-wide lot width for townhomes
- c. A 20-foot setback for townhomes to allow for ample parking
- d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- e. Adhere to all changes required by the Planning Department, Town’s Engineer, and the Fire Marshal’s office
- f. No businesses in this development
- g. Install camera in strategic locations in the development

Motion carried unanimously.

**AN ORDINANCE AMENDING THE WILSON’S MILLS ZONING  
ORDINANCE**

**PROPERTY OWNED BY  
J FARMS LLC  
84.710 ACRES LOCATED IN JOHNSTON FARMS SUBDIVISION  
FROM AGRICULTURE (AG) TO  
MIXED USE (MZ-CZ)**

**WHEREAS**, a petition has been received from Brent West on behalf of J Farms LLC to rezone a 84.710-acre tract of land from AG (Agriculture) to MZ-CZ (Mixed Use); and

**WHEREAS**, the required newspaper notices have been given, adjacent property owners notified, the recommendation from the Wilson’s Mills Planning Board received, and a public hearing held at a Regular Meeting on July 15, 2024 with members of the public soliciting input on the matter.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL** of the Town of Wilson’s Mills that:

**Section 1.** The Zoning Ordinance of the Town of Wilson’s Mills is amended to change the following area from AG (Agriculture) to MZ-CZ (Mixed Use), and to amend the Wilson’s Mills Zoning Map to show the area change:

*COMMENCING at a point on the eastern right-of-way (allowing 50 feet) of Johnston Farms Drive, said point also being on the western property line of Lot 82, Johnston Farms Subdivision, Phase 1 (Plat Book 57, page 163, Johnston County Registry), thence continuing with Lot 82 and the Private Open Space, Johnston Farms Subdivision, Phase 1 north 49 deg. 03 min. 35 sec. east 175.29 feet to a point, thence with the Town Limits line for Wilson’s Mills, North Carolina, north 32 deg. 09 min. 46 sec. west 608.13 feet to a point, said point also being the southeastern property corner of the J Farms, LLC Property (Plat Book 82, page 361, Johnston County Registry), thence continuing with the J Farms, LLC Property the following 3 calls: (1) north 00 deg. 27 min. 35 sec. east 228.03 feet to a point, (2) north 83 deg. 40 min. 20 sec. east 33.45 feet to a point and (3) north 03 deg. 56 min. 07 sec. east 194.23 feet to a point, said point being on the southern right-of-way (allowing 60 feet) of Jones Road, thence leaving said right-of-way and with the Mehdi E. & Mary B. Rowshanaee property (Deed Book 1773, page 839, Johnston County Registry) north 03 deg. 56 min. 17 sec. east 754.95 feet to a point, the BEGINNING point, thence continuing with the Mehdi E. & Mary B. Rowshanaee property north 03 deg. 55 min. 55 sec. east 644.73 feet to a point, thence leaving the Mehdi E. & Mary B. Rowshanaee property and with the George Clifford Uzzle, III property (Deed Book 1612, page 527, Johnston County Registry) north 80 deg. 45 min. 40 sec. east 2319.50 feet to a point, thence leaving the George Clifford Uzzle, III property and with the Johnston County Parks, Greenways and Open Space Property “Raleigh Tract” (Plat Book 95, page 428, Johnston County Registry) the following 7 calls: (1) south 30 deg. 12 min. 22 sec. east 222.47 feet to a point, (2) south 30 deg. 18 min. 53 sec. west 140.83 feet to a point, (3) south 64 deg. 15 min. 01 sec. west 167.72 feet to a point, (4) south 03 deg. 57 min. 45 sec. west 319.52 feet to a point, (5) south 06 deg. 15 min 09 sec. east 35.75 feet to a point, (6) south 52 deg. 01 min. 09 sec. east 247.10 feet to a point and (7) south 04 deg. 50 min. 40 sec. east 164.11 feet to a point, thence leaving the Johnston County Parks, Greenways and Open Space Property “Raleigh*

Tract” and with the County of Johnston property (Deed Book 1405, page 530, Johnston County Registry) the following 2 calls: (1) south 51 deg. 26 min. 55 sec. west 925.14 feet to a point and (2) south 38 deg. 33 min. 22 sec. east 1281.60 feet to a point, , pages thence leaving the County of Johnston property and with the Clearwater Subdivision – Phase 2 (Plat Book 39, pages 133&134) the following 8 calls: (1) south 51 deg. 28 min. 56 sec. west 202.37 feet to a point, (2) south 38 deg. 24 min. 54 sec. east 92.05 feet to a point, (3) south 51 deg. 27 min. 57 sec. west 180.83 feet to a point, (4) north 71 deg. 50 min. 33 sec. west 174.58 feet to a point, (5) south 30 deg 34 min. 29 sec. east 55.00 feet to a point, (6) south 58 deg. 01 min. 45 sec. west 192.54 feet to a point, (7) south 53 deg. 47 min. 17 sec. west 196.70 feet to a point and (8) south 48 deg. 15 min. 59 sec. west 294.69 feet to a point, thence leaving the Clearwater Subdivision – Phase 2 and with the common line between Tracts 1 and 2 Tract 2 as shown on a Recombination plat entitled “Property of Brown-Futrell, A NC Limited Liability Company”, prepared by Stallings Surveying, dated April 25<sup>th</sup>, 2000 (Plat Book 98, Page 78, Johnston County Registry) the following 25 calls: (1) north 56 deg. 13 min. 57 sec. west 231.90 feet to a point, (2) north 50 deg. 56 min. 14 sec. east 502.49 feet to a point, (3) north 24 deg. 13 min. 22 sec. east 99.00 feet to a point, (4) north 00 deg. 06 min. 16 min. west 149.97 feet to a point, (5) north 38 deg. 33 min. 04 sec. west 327.41 feet to a point, (6) north 44 deg. 14 min. 18 sec. west 56.87 feet to a point, (7) north 44 deg. 52 min. 00 sec. west 44. 68 feet to a point, (8) north 57 deg. 22 min. 12 sec. west 80.31 feet to a point, (9) north 78 deg. 28 min. 16 sec. west 78.54 feet to a point, (10) north 76 deg. 21 min. 35 sec. west 36.27 feet to a point, (11) north 79 deg. 20 min. 12 sec. west 65.70 feet to a point, (12) north 74 deg. 57 min. 25 sec. west 35.37 feet to a point, (13) north 80 deg. 02 min. 23 sec. west 66.65 feet to a point, (14) north 78 deg. 16 min. 41 sec. west 48.32 feet to a point, (15) north 86 deg. 02 min. 49 sec. west 53.12 feet to a point, (16) north 03 deg. 57 min. 11 sec. east 105.00 feet to a point, (17) north 49 deg. 10 min. 34 sec. west 83.33 feet to a point, (18) north 03 deg. 57 min. 11 sec. east 220.00 feet to a point, (19) north 06 deg. 15 min. 03 west 50.80 feet to a point, (20) north 03 deg. 57 min. 11 sec. east 707.00 feet to a point, (21) north 86 deg. 02 min. 49 sec. west 110.00 feet to a point, (22) north 81 deg. 28 min. 23 sec. west 50.16 feet to a point, (23) north 86 deg. 02 min. 49 sec. west 220.00 feet to a point, (24) south 89 deg. 22 min. 45 sec. west 50.16 feet to a point and (25) north 86 deg. 02 min. 49 sec. west 659.80 feet to a point, the BEGINNING point.

**Section 2.** The aforementioned rezone is subject to the following conditions:

- a. Minimum 52-foot wide lot width for single family homes
- b. Minimum 22-foot-wide lot width for townhomes
- c. A 20-foot setback for townhomes to allow for ample parking
- d. One (1) additional parking space for every three (3) townhomes to allow for more off-street parking.
- e. Adhere to all changes required by the Planning Department, Town’s



- Engineer, and the Fire Marshal's office
- f. No businesses in this development
- g. Install camera in strategic locations in the development

**Section 3.** All laws and clauses in conflict with this Ordinance Amendment are hereby repealed.

**Section 4.** This Ordinance Amendment shall be effective immediately upon adoption.

**RECESS:** Mayor Byrd called for a recess at 7:57pm.

**CALL TO ORDER:** Mayor Byrd called the meeting back to order at 8:06pm.

**1<sup>st</sup> OPEN FORUM** Mayor Byrd opened the 1<sup>st</sup> Public Forum at 8:06pm.

With no one wishing to speak, Mayor Byrd closed the 1<sup>st</sup> Open Forum at 8:07pm.

**REGULAR BUSINESS**

**MAYOR FLETA BYRD:**

Mayor Byrd said that Wilson's Mills is not a small town anymore and both council and the residents need to be prepared for the growth that is coming.

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

**310ai Additional  
Services Agreement  
No. 2 – Front  
Entrance:**

Town Administrator Worley referenced the additional services agreement #2 with 310ai. She said this discusses the removal of the front entrance at Town Hall and the addition of a covered walkway to match the entrance being built into the Council chambers. She said this is additional to the work already agreed upon.

Ms. Worley reviewed the diagram in Council's packets which showed the sample of how the covered walkway would look. Paul Fox of 310ai said this is just a concept, the final diagram will be showed to Council before the walkway is completed.

Councilmember Brown expressed concerns about the architect's changes and asked if utilities have been located since the discussion at last month's meeting. Mr. Fox said they are in the process of locating the utilities.

Councilmember Brown asked how much the total for the project would be of this was approved. Ms. Worley said the original agreement was \$172,000, \$33,000 was approved last month and this agreement would be an additional \$88,000. Councilmember Brown expressed concerns about the recent increase in taxes and Ms. Worley said this project is being funded by grant funds, not taxes. Councilmember McGowan suggested waiting to make the decision until we receive more information from cost estimators.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to table the discussion of 310ai Additional Services Agreement No. 2 – Front Entrance until additional figures can be discussed. Motion carried unanimously.

**Update on Johnston  
County Water and  
Sewer  
Regionalization  
Study Committee:**

Ms. Worley said she and Mayor Byrd are a part of The Johnston County Water and Sewer Regionalization Study Committee and they have attended meetings with other representatives from the county. Ms. Worley said this regionalization study committee is different than what the county is doing with the water and sewer study. This study is due to growth in the County and the committee is formed by representatives from other municipalities to discuss the future of

water and sewer within the county. She said our water and sewer is currently being controlled by the County but those who control their own water and sewer are having issues with capacity and cost. She said there is already collaboration going on about this issue and this committee allows for more collaboration. She said although we do not have control over our water and sewer at this time, we do have a voice on this committee and it is important to remember this for if we do take over our water and sewer in the future.

**PLANNING  
DEPARTMENT – Wendy  
Oldham:**

**Call Public Hearing  
– Amend Wilson’s  
Mills Code of  
Ordinances:**

Ms. Worley said when the Unified Development Ordinance was adopted it affected some of the articles in the Code of Ordinances. She said the ordinance to appeal these articles in is in Council’s packets, but the packets were sent out before it was discovered that a public hearing will need to be called before the ordinance can be adopted due to some of the articles being approved via public hearing originally. She suggested calling the public hearing for August.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to call a public hearing for August 19, 2024 at Wilson’s Mills Baptist Church at 6:30 PM to discuss the amendments to the Wilson’s Mills Code of Ordinances. Motion carried unanimously.

**COUNCILMEMBER  
COMMENTS:**

Councilmember Brown said we will need additional staff as we have additional growth in town and said Council needs to put money aside in their next budget to prepare for the growth.

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

Mayor Byrd opened the 2nd Public Forum at 8:50pm.

Donald Byrd of 755 Powhatan Road said that Council needs to take the appropriate steps to prepare for the incoming growth in town such as purchasing equipment and hiring more staff.

With no one else wishing to speak, Mayor Byrd closed the 2nd Open Forum at 8:52pm.

**MOTION TO GO INTO  
CLOSED SESSION:**

A motion was made by Mayor Pro-Tem JC Triplett and seconded by Councilmember Randy Jernigan to go into Closed Session at 8:52pm pursuant to N.C.G.S. 143-318.11(a)(6) Personnel. Motion carried unanimously.

**MOTION TO COME  
OUT OF CLOSED  
SESSION:**

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to come out of closed session at 9:10pm. Motion carried unanimously.

**ADJOURN:**

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin to adjourn. Motion carried unanimously.

The meeting adjourned at 9:10pm.



ATTEST

\_\_\_\_\_  
EMILY MATTHEWS, GMC  
Town Clerk

\_\_\_\_\_  
FLETA A. BYRD, Mayor