

TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
May 20, 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.

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: Town Administrator Leighanna Worley gave the invocation.

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

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to approve the agenda as amended. Motion carried unanimously.

APPROVAL OF MINUTES: Mayor Byrd asked for any comments or corrections to the minutes for the Special Town Council Meeting for April 8, 2024.

Special Town Council Meeting- April 8, 2024: A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to approve the Special Town Council Meeting Minutes for April 8, 2024, as presented. Motion carried unanimously.

Regular Town Council Meeting Minutes - April 15, 2024: Mayor Byrd asked for any comments or corrections to the minutes for the Regular Town Council Meeting for April 15, 2024.

Mayor Byrd corrected a typographical error on page 9 of the minutes.

A motion was made by Councilmember Carolyn Dobbin and seconded by Councilmember Tim Brown to approve the Regular Town Council for April 15, 2024, as amended. Motion carried unanimously.

PUBLIC HEARINGS: Mayor Byrd opened the public hearing at 6:34pm.

Ordinance to Amend Zoning – Reba Walker Property: Planning Director Wendy Oldham said the property owner is requesting the zoning of the property change from agriculture to C-70. Mrs. Oldham spoke about the findings of fact as well as discussed, the surrounding parcels and how they are zoned. Councilmember McGowan asked if the property has ever been used for agriculture. Mrs. Oldham said the prior owners of the property were farmers, but the current owner does not live in the house currently.

Chuck Igba of 3225 US Hwy 70 West stated concerns about the rezoning and said the property in question is zoned commercial and residential at the County level. Mayor Byrd said the property is in Wilson's Mills ETJ and therefore our zoning now applies to the property. Mr. Igba also stated concerns about the rezoning and new use of the property driving down the value of the surrounding properties. He said he and his neighbors think it should be left as currently zoned.

Phylis Mitchell of 3275 US Highway 70 West stated concerns about the increased noise that will come with the new commercial use of the property.

Planning Director Oldham said there is an overlay on the property that shows in the County’s system and that is the reason for the confusion of how it is currently zoned. She said when the new zoning took place in 2019 the overlay should have been removed. She said according to the Town’s zoning it is agriculture.

Councilmember Jernigan said GIS is showing different zoning than what the tax record for the property is showing.

Mayor Byrd closed the public hearing at 6:55pm.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to table the discussion of rezone of the Reba Walker Property until further information about the current zoning can be verified. Motion carried unanimously.

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 6:56pm.

With no one wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:57pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

**Proclamation in Honor of
Memorial Day:**

Mayor Byrd read the following proclamation:

**PROCLAMATION IN
HONOR OF
MEMORIAL DAY**

WHEREAS millions of men and women have answered the call to duty in defending the hard-won freedoms we enjoy today; and

WHEREAS Memorial Day is the occasion on which we remember, recognize, and honor the unselfish service of those no longer with us; and

WHEREAS, while we feel sorrow over their loss, we thank God that such people lived and gave their full measure so that we might live in liberty and freedom; and

WHEREAS many of those who faced enemy fire on battlefields the world over were from Johnston County and Wilson’s Mills, or are presently residing in this area, and many more of our communities’ sons and daughters currently serve overseas to protect our national freedom – Freedom is not Free.

THEREFORE, the Town Council of the Town of Wilson’s Mills asks all citizens of Wilson’s Mills to recognize the hardships and sacrifices of those we know as veterans and let us remember the words of the song which says so much about this observance, “All gave some... some gave all.”

Councilmember David McGowan spoke about the importance of Memorial Day and how we should all take the observance seriously.

Mayor Byrd said she attended the Mayors meeting this month and she is willing to attend any upcoming meetings to better help the community and the Town as a whole.

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

**Resolution
Consenting to
Inclusion in Fire
Protection District –
Jordan Piper,
Deputy Fire
Marshal**

Ms. Worley said the Johnston County Board of Commissioners are looking into defining service districts in which they can assess taxes. She introduced Deputy Fire Marshal Jordan Piper for more information.

Mr. Piper said he is open to any questions Council may have. Councilmember David McGowan asked if there are any other counties going this route and Mr. Piper said as of right now only Wake County seems to be doing this and they have been doing it for over 20 years.

Mayor Byrd asked how this would directly affect the Wilson’s Mills Fire Department. Mr. Piper said the fire departments within the county will all stay the same but the goal of levying the tax money is for the funds to be used more efficiently. Fire Chief Bentley Powell reiterated that the Wilson’s Mills Fire Department will remain the same.

Councilmember Brown asked what the tax rate is going up to. Mr. Piper said the current rate is 8 cents, but it is being proposed the Board of Commissioners to raise it to 14 cents. He said this is only a recommendation and the final decision will be made by the Commissioners at their June 17th meeting.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to adopt the following Resolution Consenting to Inclusion in the New Fire Protection District. Motion carried unanimously.

**RESOLUTION BY TOWN OF WILSON’S MILLS
CONSENTING TO INCLUSION IN THE
JOHNSTON COUNTY FIRE PROTECTION SERVICE DISTRICT**

WHEREAS, in accordance with the County Service District Act of 1973, N.C.G.S. § 153A-300 through 153A-310 (the “Act”), the Johnston County Board of Commissioners (“Johnston County Board”) may define service districts within which the County may assess taxes to pay for the provision of fire protection services within the district(s); and

WHEREAS, territory within the Town of Wilson’s Mills is currently included in an existing Johnston County fire protection service district; and

WHEREAS, the Johnston County Board is proposing to abolish the existing fire protection service districts located within Johnston County because there is no longer a need for the fire protection service districts as established, and proposing to establish a new, single fire protection service district throughout the County in order to fund the costs of fire protection services, delivered on an equitable basis to all residents of the service district, with the cost burden being carried equitably by all service district property owners through the service district tax; and

WHEREAS, in accordance with the Act, tax revenues collected to support the fire service protection district may be used only to provide fire services within the fire service district and may not be reallocated to any other County fund or program; and

WHEREAS, a resolution of the governing board of the Town of Wilson’s Mills consenting to the inclusion in the proposed Johnston County Fire Protection Service District is required by the Act if such territory is to be included in the proposed district.

NOW, THEREFORE, BE IT RESOLVED that the Town of Wilson’s Mills supports Johnston County’s establishment of the Johnston County Fire Protection Service District; and

BE IT FURTHER RESOLVED that the Town of Wilson’s Mills consents to the inclusion within the Johnston County Fire Service Protection District of the territory located within the municipal limits of the Town of Wilson’s Mills (including territory hereinafter annexed by the Town of Wilson’s Mills).

**Award Bid for
Community Park
Sign:**

Town Administrator Worley said a few months ago Council decided to rename the Community Park as the Phillip R. Wright Community Park. We have been looking into a new sign for the park with the new name and we have received quotes for a digital sign. She said bids were sent out in March to 11 providers. Of the 11 providers, 4 didn’t respond, 4 didn’t have the capacity to complete the job within our time frame, and 3 responded with bids. Of the three responses McCorkle came in with the lowest bid. She also said for the sign to be placed in the space we would like the original fence to be moved back. The fence was installed by TEBCO Fencing, which is owned by Councilmember Brown, but it was installed before he was on the Council. She said McCorkle is a turnkey quote and is the recommendation of staff. The total along with moving the fence would be \$38,322. Ms. Worley said there is \$36,000 left in open space fees for the year. She said these funds can be used this year rather than being moved to next fiscal year.

Councilmember McGowan asked who would control digital content for the sign and Ms. Worley said it would be controlled by someone in the administration department at Town Hall.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to award the bid to McCorkle for the amount of \$33,572.43. Motion carried unanimously.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to recuse Councilmember Tim Brown from voting regarding TEBCO Fencing. Motion carried unanimously.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to allow TEBCO Fencing to move the fence at the Community Park. Motion carried unanimously.

**Discussion of the
Observance of
Juneteenth Holiday:**

Ms. Worley said it was discussed at the May 7th work session Council discussed the possibility of allowing a floating holiday for staff each calendar year. She said we currently follow the state holiday schedule, but the state doesn’t currently observe Juneteenth however other municipalities allow 1-2 floating holidays as an alternative.

A motion was made by Councilmember Randy Jernigan and seconded by Mayor Pro-tem JC Triplett to allow employees one floating holiday per calendar year. Motion carried unanimously.

**Contract to Audit
Accounts:**

Ms. Worley referenced the Contract to Audit Accounts from Sharpe Patel and asked if there were any questions. Councilmember McGowan asked if the price is different from years prior and Ms. Worley said it is \$1,000 more.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan to accept the Contract to Audit Accounts from Sharpe Patel in the amount of \$13,040. Motion carried unanimously.

**Call Public Hearing
– Approve Funds
and Raise Revenue –
Fiscal Year 2024-
2025:**

Ms. Worley reviewed the possible budget options with Council and referenced the spreadsheet that was given to them. She said there are 2 options listed under each newly proposed tax rate. Option 1 would include the hiring of 2 fulltime officers and option 2 would include the hiring of one new fulltime officer. The tax rates included for each option were the current rate of .42, and increased rates of .50 and .53. She said both options 1 and 2 would put the budget in a deficit with the current tax rate. Option 1 would be in a deficit with the rate of .50, and both options would not have a deficit with the increased tax rate of .53.

Councilmember Brown brought up the increased salary line and Ms. Worley said there has been \$800,000 of additional revenue in the last 2 years that has offset the salaries but going into this fiscal year we will not have that revenue. She said the salaries are not increasing in the budget due to taxes. She said the taxes have not increased in 7 years. She also said a lot of necessary items such as electric, water, and insurance bonding have increased in the last year.

Councilmember McGowan said he liked option 2 with a .50 tax rate.

Mayor Pro-tem Triplett said if we increase it to .50 this year, we will have to increase it again next year but if we increase it to .53 this year, we more than likely will not have to increase taxes next year.

After further discussion it was the consensus of Council to advertise the budget public hearing with the budget of option 2 with a .50 tax rate.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to Call a Public Hearing to Approve Funds and Raise Revenue for Fiscal Year 2024-2025 for Monday June 17, 2024, at 6:30pm at the Wilson's Mills Baptist Church. Motion carried unanimously.

OTHER:

Ms. Worley said Elected Officials Appreciation Day was yesterday and thanked Council for all they do for Wilson's Mills.

Ms. Worley said due to work being done at the school over the summer the June and July Council meetings, work sessions, and Planning Board meetings will be held at Wilson's Mills Baptist Church.

Ms. Worley reminded Council of the June 3rd branding and logo meeting. She said a link to the branding survey is listed on our Facebook page as well as paper copies are at town hall upon request.

Ms. Worley said 3 dates are needed for Council to meet with Central Pines in order to discuss the campus master plan and suggested using the June, July, and August work sessions for these meetings. Council agreed to have the meetings with Central Pines during the June, July, and August work sessions.

**PLANNING
DEPARTMENT – Wendy
Oldham:**

**Presentation of
Southeast Area
Study Update:**

Mrs. Oldham said the Southeast Area Study was first presented to Council a couple of years ago and the study is now complete. She introduced Gaby Lawlor of the Capital Area Metropolitan Planning Organization for further updates. Ms. Lawlor said the presentation is an update to the 2017 SEAS.

**Resolution
Supporting the
Recommendations
Associated with the
Southeast Area
Study Update:**

Councilmember David McGowan asked about the benefits of compact development as well as micro transit. Ms. Lawlor said compact development can help in less dense areas and micro transit would be small forms of public transportation such as Uber and Lyft.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to adopt the following Resolution Supporting the Recommendations Associated with the Southeast Area Study Update. Motion carried unanimously.

**TOWN OF WILSON'S MILLS
RESOLUTION SUPPORTING THE
CAMPO RECOMMENDATIONS
ASSOCIATED WITH THE SOUTHEAST
AREA STUDY UPDATE**

WHEREAS The Capital Area Metropolitan Planning Organization maintains responsibility for regional transportation planning in Wake and portions of Chatham, Franklin, Granville, Harnett, and Johnston Counties; and

WHEREAS The Capital Area Metropolitan Planning Organization has conducted a two-year study that includes Archer Lodge, Benson, Clayton, Four Oaks, Garner, Kenly, Micro, Pine Level, Selma, Smithfield, Wilson's Mills and portions of Raleigh, Wake and Johnston Counties; and

WHEREAS The study outcomes will result in recommended improvements for the roadway, the bicycle and pedestrian, and transit network, and an implementation strategy that recommends short-term, mid-term and long-term improvements including (i) a new interchange, bridge, and ramps at the intersection of Hwy 42 East, Hwy 70 Business, and the North Carolina Railroad main line and (ii) evaluation of future North Carolina Department of Transportation studies of passenger rail service and train station(s) between Raleigh, Selma and farther eastward; and

WHEREAS Public engagement was conducted within the two phases of the Southeast Area Study Update process, and was completed in the Spring of 2024; and

WHEREAS The recommendations from the Southeast Area Study Update will be incorporated into the Comprehensive Transportation Plan for Wilson's Mills.

BE IT THEREFORE RESOLVED that the Town of Wilson's Mills supports the recommendations associated with the Southeast Area Study Update.

**COUNCILMEMBER
COMMENTS:**

Councilmember McGowan brought up the idea of a Police exchange station in which individuals can meet in a public place and have officer supervision. Mayor Byrd suggested Councilmember McGowan work with Chief and bring the consensus back to Council.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 8:24pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 8:25pm.

**MOTION TO GO INTO
CLOSED SESSION:**

A motion was made by Mayor Pro-Tem JC Triplett and seconded by Councilmember David McGowan to go into Closed Session at 8:25pm 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 Mayor Pro-Tem JC Triplett to come out of closed session at 8:31pm. Motion carried unanimously.

ADJOURN:

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

The meeting adjourned at 8:32pm.



ATTN:



FLETA A. BYRD, Mayor



EMILY MATTHEWS, CMC
Town Clerk

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.

DULY ADOPTED THIS THE 15th DAY OF JULY 2024




FLETA BYRD, Mayor


EMILY MATTHEWS, CMC, Town Clerk

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 25th, 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.



DULY ADOPTED THIS THE 15th DAY OF JULY 2024


FLETA/BYRD, Mayor


EMILY MATTHEWS, CMC, Town Clerk

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 25th, 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, (42) 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

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.

DULY ADOPTED THIS THE 15th DAY OF JULY 2024




FLETA BYRD, Mayor


EMILY MATTHEWS, CMC, Town Clerk