



**COUNCIL MEETING  
APRIL 21, 2025  
6:30 P.M.**

**ORDER OF BUSINESS**

1. PLEDGE TO FLAG
2. INVOCATION
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - a. Regular Town Council Meeting - March 17, 2025
  - b. Work Session Meeting Minutes - March 24, 2025
5. 1st OPEN FORUM
6. REGULAR BUSINESS:
  - a. MAYOR FLETA BYRD
  - b. TOWN ADMINISTRATOR'S REPORT - Leighanna Worley
    - i. Discussion of I-42 Lighting
    - ii. Comprehensive Utilities Study - TRC
    - iii. **RESOLUTION** Directing the Clerk to Investigate Petition of Annexation - Strickland Road Developers, LLC - Parcel ID 17J07022A
    - iv. **CERTIFICATE** of Sufficiency - Town Clerk Emily Matthews - Strickland Road Developers, LLC - Parcel ID 17J07022A
    - v. **RESOLUTION** Fixing Date of Public Hearing on Annexation - Strickland Road Developers, LLC - Parcel ID 17J07022A
  - c. FINANCE DEPARTMENT - Sherry Hudson
    - i. Budget Amendment #3 for FY 2024-2025
  - d. PLANNING DEPARTMENT - Wendy Oldham
    - i. **RESOLUTION** in Opposition of Legislative Preemption of Local Government Planning and Zoning
    - ii. **CALL PUBLIC HEARING** - Rezone for Parcel IDs 17K08026J, 17K08026C, 17K08026I, & 17K08016N
  - e. EVENTS - Emily Matthews
    - i. Appointment to Events Committee - Brian Culkin
  - f. COUNCILMEMBER COMMENTS
7. 2nd OPEN FORUM
8. ADJOURNMENT

TOWN OF WILSON'S MILLS  
TOWN COUNCIL MEETING  
March 17, 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:** Mr. Jim Uzzle, Planning Board Member, gave the invocation.

**APPROVAL OF AGENDA:** Mayor Byrd asked for approval of the agenda.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to approve the agenda as presented. Motion carried unanimously.

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

**Regular Town Council Meeting- February 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 February 17, 2025, as presented. Motion carried unanimously.

**Closed Session - February 17, 2025:** Mayor Byrd asked for any comments or corrections to the minutes for the Closed Session for February 17, 2025.

A motion was made by Councilmember Randy Jernigan and seconded by Councilmember Tim Brown to approve the Closed Session Minutes for February 17, 2025, as presented. Motion carried unanimously.

**Work Session Minutes - February 24, 2025:** Mayor Byrd asked for any comments or corrections to the minutes for the Work Session for February 24, 2025.

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

**Public Hearing:** Attorney Du Sablon explained to Council that this Public Hearing is a quasi-judicial hearing meaning the Council must decide based on substantial and factual information presented by the applicants under oath. He also said there are due process considerations, and it is imperative that no one on Council should vote if they have a fixed opinion on the matter or have had any conversations prior to the hearing or have a familiar relationship or financial interest in the matter. Attorney Du Sablon said the vote will require a simple majority and the Mayor will only vote in the event of a tie. He also stated all evidence has to be factual.

**Special Use Permit – 33 Swift Creek Road:** Attorney Du Sablon asked if any member of Council has any information to disclose regarding the Special Use Permit. Mayor Byrd said prior to tonight's

meeting she visited the facility several times and she is knowledgeable of Hope Center Ministries and their purpose. She said she learned they are a faith-based facility that helps people after they have come out of rehabilitation facilities. It is a 12-month program, and the residents will be able to have a job and support themselves after leaving the program. Attorney Du Sablon asked if the mayor has a fixed opinion not susceptible to change and Mayor Byrd said she does not have a fixed opinion, and she could change her opinion based on the information presented.

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

Town Clerk Emily Matthews swore in all parties choosing to speak on the matter of the Special Use Permit.

Planning Director Oldham explained the nature of the application and further details from Request for Action in Council's packets. She said the address is currently 33 Swift Creek Road but will soon change to 91 Swift Creek Road. The location is currently zoned as mixed use, will be a woman only facility and there will be no more than 30 women housed at the facility. She said both staff and the Planning Board recommend approval by the Town Council. Council's options are to approve, table, or deny the Special Use Permit.

Applicant David DeYoung of 114 W Main Street in Clayton said it is planned for the entire building that is on the property to be used. He emphasized there would be no more than 30 women, and they are under 24/7 supervision.

Mark Hall from Hope Center Ministries shared his testimony of why this mission is important to him and why he wants Hope Center to come to Wilson's Mills. He said there are people from all walks of life and all who are admitted are well-vetted. He said there are facilities across the country including one in Wayne County. There is also an all-male facility planned to come to Eastfield Crossing Center in Selma.

Councilmember McGowan commended Mr. Hall for his honesty and testimony. He asked about children and families visiting and if any overnight visitors are allowed. Mr. Hall said overnight visitors are not allowed and every Friday is family night in which families can come visit. He said 2 full-time staff members are at the facility at all times and apprentices serve as night monitors. Councilmember McGowan asked if there are any specific licensure requirements for employees such as CPR training. Mr. Hall said the training is not required however they do seek to employ people who have training. He said directors are trained to be good neighbors and work well with the community. He also said if they were to host an event at the facility, they would make the neighbors aware.

Councilmember Tim Brown asked if there has been any feedback from neighbors and Mrs. Oldham said people in the area have been notified of the facility coming into town and there has not been any feedback. Councilmember Brown asked if the ADA compliance has been completed, and Mr. Hall said it has not been completed because this is a vocational training program so all attendees are self-sufficient and have mobility. However, if a new building were to be built on the campus all entrances and bathrooms would be made ADA compliant, but it is not required since this is an existing structure.

Councilmember Brown asked if this is going to be a nonprofit and Mr. Hall said yes. Councilmember Brown also expressed concerns about the residents of the facility relapsing as well as the facility being close to the Elementary School. He

asked if the property had already been sold, and Mr. Hall said yes. Councilmember Brown expressed concerns about it being purchased before being approved by Council to operate the facility. Mr. DeYoung said they didn't want to lose the chance to acquire the property because he feels a facility like this needs to be in the area.

Councilmember McGowan asked if any of the residents are currently on probation and Mr. Hall said some are. He said Johnston County Probation and the Sheriff's Office are familiar with this business and are in support of it.

Councilmember Dobbin asked about the admission fee of \$700. Mr. Hall said no one is turned away if they are unable to pay the \$700 and Hope Center is able to find organizations to help with the cost. Mayor Byrd said that not everyone is accepted into the program and all who are accepted are well vetted.

Councilmember Dobbin asked if visitors are monitored. Mr. Hall said they are monitored but they are not searched when they arrive at the facility. He also said everyone in the program is tested on a regular basis.

With no other comments or questions from Council, Mayor Byrd closed the public hearing at 7:21pm

Attorney Du Sablon stated Council must vote on each of the findings of fact listed on the special use permit application and the vote should be determined on if the applicant has tendered substantial, competent, and material evidence in support of each of those standards.

Attorney Du Sablon spoke about the additional standards in the town's Unified Development Ordinance stating that no other facility of this type is within a half mile of this facility and that no more than 30 women can live there at once. He said Mrs. Oldham confirmed both of those standards have been met.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve finding of fact 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." Motion carried unanimously.

Mayor Byrd read finding of fact 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."

Councilmember Brown expressed his concerns from earlier about the facility not being ADA compliant and Attorney Du Sablon said it is not required for an existing structure to be brought up to ADA compliance. He said it would only apply if they were to modify the current structure or built a new one.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve finding of fact 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." Motion carried unanimously.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to approve finding of fact 3 "that the use or development is located, designed, and proposed to be operated so as not to

substantially injure the value of the adjoining or abutting property, or that the use or development is a public necessity.” Motion carried unanimously.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin to approve finding of fact 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 Town of Wilson’s Mills and its environs.” Motion carried unanimously.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve SUP-01-2025 for Parcel ID: 17K080080 at 33 Swift Creek Road to allow a Residential Recovery Program Facility in Town limits with the aforementioned conditions. Motion carried unanimously.

**1<sup>st</sup> OPEN FORUM**

Mayor Byrd opened the 1<sup>st</sup> Public Forum at 7:27pm.

Peter Nalley, Vice President of the Clayton Rugby Club said he is also a member of the Events Committee and wanted to address Council about their agenda item concerning alcohol sales at events on town property. He said that he has noticed attendance is low at events and when there is a high attendance, people do not stay for very long. He said statistics have proven that alcohol sales at events increase the attendance as well as the duration in which people stay at an event.

With no one else wishing to speak, Mayor Byrd closed the 1<sup>st</sup> Open Forum at 7:30pm.

**REGULAR BUSINESS**

**MAYOR FLETA BYRD:**

Mayor Byrd thanked Council for approving the Special Use Permit and said she believes Hope Center will be a good addition to the community in Wilson’s Mills.

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

**Ordinance Allowing  
Limited Alcohol  
Sales and  
Consumption on  
Town Property:**

Town Administrator Worley referenced the Ordinance and said Attorney Du Sablon would explain further.

Attorney Du Sablon said the ordinance addressed the serving of malt beverages and unfortified wine on town property at events such as rugby games. He said the final approval is subject to approval by the Town Administrator. He said any serving of alcohol would require a special event permit from the ABC Board. He also said this would only allow for the consumption of alcohol sold at the event, the alcohol could not be taken off site, and off-site alcohol would not be allowed into the event.

Councilmember McGowan asked if a permit would need to be issued for each game. Attorney Du Sablon said it would be the company selling the alcohol that would obtain the permit. Councilmember McGowan asked about consumption of alcohol after the event is over and Attorney Du Sablon said the Town Administrator can put a timeframe in place in which alcohol can no longer be consumed or sold.

Councilmember Brown expressed concerns about tailgating and Ms. Worley said this would not allow for tailgating where others can bring in outside alcohol. This would be part of the rugby event and only alcohol sold by the approved vendor with the appropriate permit would be able to be consumed.

Councilmember Brown asked if an officer would need to be present and Chief Williams said he is not sure because there have not been any alcohol related

events at the park prior to now.

Mayor Byrd assured Council that if any problems arise due to the passing of this ordinance the ordinance is able to be repealed.

Councilmember McGowan expressed concerns about the town being liable if someone who consumed alcohol at an event were to cause harm to others or their property after the event. Attorney Du Sablon said the North Carolina Dram Shop Liability Act states any business serving alcohol must comply which imposes on the business serving liability for any injury or damage caused by a person overserved.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to approve the following Ordinance Allowing Limited Alcohol Sales and Consumption on Town Property. Motion carried unanimously.

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF  
WILSON'S MILLS  
ALLOWING LIMITED ALCOHOL SALES AND CONSUMPTION ON  
TOWN PROPERTY**

WHEREAS, pursuant to Town Ordinance, consumption of alcoholic beverages is strictly prohibited on Town property; and

WHEREAS, the Town Council of the Town of Wilson's Mills finds that allowing limited alcohol sales and consumption to occur on Town property in connection with special events or athletic contests pursuant to the rules and regulations prescribed herein would facilitate interest and attendance at such special events and athletic contests and benefit the economic well-being of the Town; and

WHEREAS, the Town Council of the Town of Wilson's Mills desires to amend its Code of Ordinances to allow limited sales of certain alcoholic beverages on Town property, in accordance with the rules and regulations of the NC Alcohol Beverage Control Commission as set forth in Chapter 18B of the North Carolina General Statutes, and the Town rules and regulations set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WILSON'S MILLS THAT:

**SECTION 1:** Section 20-53 of the Town of Wilson's Mills Code of Ordinances is amended and rewritten to read as follows:

**Sec. 20-53. – Consumption of alcoholic beverages prohibited on municipal property.**

(a) It shall be unlawful for any person to possess or consume any beer, wine or other intoxicating beverage at any time or event in any municipal building or on any municipal property.

(b) The terms "intoxicating liquor," "malt beverages," and "wine," fortified or unfortified, shall be defined as in Chapter 18B of the N.C. General Statutes (G.S. Ch. 18B).

(c) Except as otherwise allowed in section (d) hereof, it shall be unlawful for any person to drink, to consume or to possess open containers of malt beverages, fortified or unfortified wine, or any intoxicating liquor on public streets, parking lots or other publicly owned property.

(d) The possession and consumption of open containers of unfortified wine or malt beverages may be permitted on property owned by the Town in connection with a Town-sponsored event, or for a private event, if approved by the Town Council or its designee, the Town Administrator, in accordance with the regulations set out below:

(1) Any such event involving the consumption or possession of alcoholic beverages may be permitted by the Town Council or its designee only after the following are complied with:

- a. The business serving the alcoholic beverages is a participant in the event;
- b. Such business obtains all required ABC licenses and permits;
- c. Such business adheres to the North Carolina General Statutes in Chapter 18B, Regulation of Alcoholic Beverages, and the North Carolina Dram Shop Liability Act;
- d. Such business serving alcoholic beverages serves it within an area designated by the Town Administrator, or in the absence of a specifically defined area, within the boundaries of the municipal property hosting the special event;
- e. Such business serving the alcoholic beverages must agree to provide and pay for appropriate security measures during the time of the event in which the business serves alcoholic beverages as deemed necessary by the Town Administrator and Police Chief; and
- f. Such business complies with any additional Town requirements as approved by the Town Council or its designee, the Town Administrator.

(2) Factors which the Town Administrator shall consider when permitting the sale, service, possession, or consumption of unfortified wine and malt beverages as may be allowed by state law and the ABC Commission pursuant to this subsection include but are not limited to:

- a. That an applicable ABC permit for the special event has been issued by the ABC Commission and the other requirements of section (d)(1) have been satisfied.
- b. The Town's previous experience with the special event organizer and/or the special event.
- c. That the location and time for the special event is appropriate.
- d. That the special event organizer's plans regarding crowd control, cleanup, and other public safety and welfare matters are adequate.

(3) The possession and consumption of open containers of malt beverages and unfortified wine authorized by this section only applies to malt beverages and unfortified wine purchased onsite, during the special event, from businesses which have been approved by the Town Council or Town Administrator pursuant to the section. Under no circumstances are alcoholic beverages purchased or acquired off-site permitted to be possessed or consumed on Town property. Any malt beverage or unfortified wine purchased pursuant to this section can only be consumed on-site during the special event, and taking any such

alcoholic beverage off-site is prohibited.

**SECTION 2.** If any section, phrase, sentence or portion of this ordinance is held void, invalid, unconstitutional or unenforceable for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision; and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 3.** This ordinance shall become effective upon adoption.

**SECTION 4.** That all ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**Review of Contract  
for Chamber Upfit –  
Calvin Davenport  
Inc.:**

Paul Fox with Studio 310 referenced the draft contract with Calvin Davenport who was chosen by Council to complete the Council Chamber Upfit project. Mr. Fox introduced the Calvin Davenport representatives, Doug Broughton and Jonathan Parker who is the job superintendent. He said the total cost of the contract is \$1,938,650.

Councilmember McGowan asked about the 5 percent retention listed on the contract and Mr. Fox said that it is standard and works as an insurance policy to make sure everything is being done as promised. He said this is withheld monthly and will go back to the contractor at the end of the project.

Attorney Du Sablon said Council is approving the draft contract amount tonight and he will then look at the contract further to make any revisions needed.

Councilmember Brown asked for clarification on the budget breakdown that was given to Council at the beginning of the meeting. Town Administrator Worley said the grant project fund budget update included the entire 3 million dollar grant that we received, and this project will be using some of those funds. Signage, A/V data, furniture, and appliances, are also included in the breakdown but they will be bid out separately.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to approve the contract with Calvin Davenport in the amount of \$1,938,650 subject to council review and revision. Please call Gabe about how this should be worded. They basically approved for me to sign the contract after the minor changes recommended by the attorney were made. I signed it yesterday. Motion carried unanimously.

**OTHER**

Ms. Worley said due to shortages in the Police Department we have ran into the issue of officers accumulating compensatory time that they are unable to take due to needing to pick up shifts to ensure coverage. She said last year we allowed the officers to temporarily earn overtime instead of compensatory time and Chief Williams has asked for that to be put in place again. She said this would start March 25<sup>th</sup> and continue until it is repealed. Mayor Pro-tem JC Triplett asked if we have recently lost officers. Ms. Worley said one full-time officer is in the Army Reserves and another officer is leaving soon to go to another agency.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the Policy Amendment to the Wilson's Mills Municipal Personnel Policy to allow for Police Officers to earn overtime starting March 25<sup>th</sup> until the policy is changed or appealed. Motion carried unanimously.



Councilmember Jernigan asked if there are issues with built-up compensatory time in other departments and Ms. Worley said there are no issues in other departments. She also said she will work with Chief Williams to make sure the overtime allowance with the officers is not abused. Councilmember Brown and Councilmember Jernigan expressed concerns about other departments not being eligible to earn overtime rather than compensatory time.

**Call Special Meeting  
for March 20, 2025:**

Ms. Worley said since Council's first budget session was canceled due to inclement weather on February 20<sup>th</sup> their budget discussion was moved to their February work session. Due to the original meeting being canceled Council will need to call a special meeting for their next scheduled budget session this Thursday, March 20 at 4:00pm.

A motion was made by Councilmember Randy Jernigan and seconded by Councilmember David McGowan to call a Special Meeting for Thursday March 20, 2025, at 4:00pm in the Wilson's Mills Elementary School Cafeteria. Motion carried unanimously.

**COUNCILMEMBER  
COMMENTS:**

Mayor Byrd thanked Council for being attentive to everything happening in town.

Councilmember Jernigan asked if someone could talk to DOT about the congestion on Wilson's Mills Road and Mayor Byrd said Ms. Worley has a meeting with them on Thursday and can bring it up.

Councilmember Brown said he thinks we should have one public forum in meetings rather than two.

**2<sup>nd</sup> 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 8:26pm.

**ADJOURN:**

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

The meeting adjourned at 8:27pm.

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FLETA A. BYRD, Mayor

ATTEST:

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EMILY MATTHEWS, CMC  
Town Clerk

TOWN OF WILSON'S MILLS  
WORK SESSION MEETING  
March 24, 2025

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

**OTHERS PRESENT:** Town Administrator Leighanna Worley, Town Clerk Emily Matthews, Finance Officer Sherry Hudson, Public Works Director Patrick Moore, Planning Director Wendy Oldham, and Police Chief AZ Williams.

**ABSENT:** Councilmember Randy Jernigan

**CONVOCATION:** Mayor Byrd declared a quorum present and called the meeting to order at 5:01pm.

**Departmental Reports**

Events Coordinator Emily Matthews gave updates on the Food Truck Rodeo. Mayor Byrd said she was pleased with the 7 trucks planning to come. Ms. Matthews said there will also be a rugby benefit game.

Councilmember Brown mentioned the percentage of drug seizure reimbursement and Finance Officer Hudson said she did a journal entry to correct that today. Councilmember Brown said the Planning Fees are over 100% and Ms. Hudson said that is a positive thing.

Planning Director Wendy Oldham gave updates on Miller's Ridge subdivision and said she recently got a preliminary plan and they are working on getting sewer allocation. She said the homes in Eason Creek are almost finished.

Councilmember McGowan asked for updates on the replacement of the fans under the shelter at the community park. Public Works Director Patrick Moore said the previous fans were more for indoor use, and they were not holding up. He said additional lights were also placed in the ceiling under the shelter. Mayor Byrd asked about keeping the sign up-to-date at the park and Mr. Moore said he and the new Administrative Specialist will be meeting this week to train him on how to update the sign.

Councilmember Brown asked about the felony charges listed in the Police Department report and asked why there were no arrests listed. Chief said he is not sure if the felony charges resulted in arrests but he will do further investigating into the matter. Councilmember McGowan asked about the car chase that occurred this past weekend and Chief said that would be addressed in next month's report.

**Town Administrator Project Updates:**

Ms. Worley said letters will go out to residents this week regarding changing their address to Wilson's Mills rather than Smithfield or Clayton.

Ms. Worley said she and Mr. Moore and Mrs. Oldham met with UNC Health Johnston about the fitness court today. She said they do not have any funds to give us to help with the fitness court but we did not add any possible funds from them into our budget. She said we turned in paperwork for the accessible parks grant and we should hear back in May if we received the funds. She said if we don't get the grant we will not be able to move forward with the fitness courts at the park.

Ms. Worley said the asbestos report was done this week in the Council Chambers.

Ms. Worley said a new Administrative Specialist and Events Coordinator has been hired and he will be focusing on updating the website, social media updates, and taking over events for the town.

Ms. Worley said she is working on the budget, and she spoke with other managers in the county today and they are talking about 12-15 percent increase in salaries in their Police Departments. She said she is adjusting our salary grades as well to get them to average.

Ms. Worley said in order to install streetlights on Swift Creek Road that would be federally or state funded the traffic count would need to be higher than what the current study shows. She said they are in the process of doing a new traffic study to check the traffic count. If the lights cannot be state or federally funded, she said we could pay a monthly fee to have the lights placed on Swift Creek Road.

Ms. Worley said the August Council meeting is scheduled for August 18<sup>th</sup> but suggested it be moved to August 11<sup>th</sup> due to Ms. Worley, Town Clerk Emily Matthews and Finance Officer Sherry Hudson all being at a conference for the North Carolina Association of Municipal Clerks.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to move the August 18, 2025 Council Meeting to August 11, 2025 at 6:30pm. Motion carried unanimously.

Councilmember McGowan said previous mayor Kenny Jones asked about past mayor photos being placed in town hall. Ms. Worley said they will be in the new chambers. Councilmember McGowan suggested a temporary place until the chambers is finished and Ms. Worley said she is unsure where they would be able to be placed in Town Hall. Mayor Byrd said she thinks we need to wait until the Chambers are ready.

ADJOURN:

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

The meeting adjourned at 5:41pm.

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FLETA A. BYRD, Mayor

ATTEST:

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EMILY MATTHEWS, CMC  
Town Clerk

## ANNEXATION BY PETITION

Date: 4-16-25

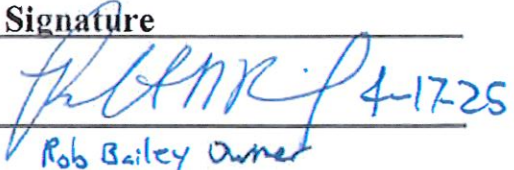
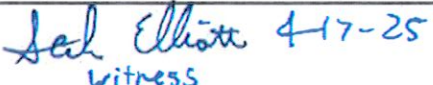
To the Wilson's Mills Town Council of the Town of Wilson's Mills, Johnston County, North Carolina:

**(1) We the undersigned owner(s) of real property respectfully request that the area described in paragraph 2 below be annexed to the Town of Wilson's Mills.**

**(2) The area to be annexed is contiguous to the Town of Wilson's Mills and the boundaries of such territory are as follows:**

**(Description will be attached or typed on the back of this page)**

A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Wilson's Mills.

Name	Address	Signature
Strickland Road Developers, LLC	1611 Jones Franklin Rd, Suite 101 Raleigh, NC 27606-3376	 Rob Bailey Owner
1)		
2)		 Leah Elliott 4-17-25 Witness

Received by the Town Clerk of the Town of Wilson's Mills this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Leighanna T. Worley, Town Clerk



**DRAFT**

*Page Two of Three  
Annexation by Petition  
Legal Description*

Parcel Description

NC PIN: 168619-51-7735

41.754 Acres

Wilson Mills Township – Johnston County, North Carolina

All that certain parcel of land lying easterly of Strickland Road (N.C.S.R. 1907) and northerly of Swift Creek Road (SN.C.S.R. 1501) and being located in Wilson Mills Township, Johnston County, North Carolina and being that land described in deed dated November 26, 2024 to Strickland Road Developers, LLC and recorded in the Land Records of Johnston County, North Carolina in Deed Book 6785, page 770, being more particularly described as follows, to wit:

Beginning at a 5/8" Iron Pipe found 0.2 feet below the existing ground in the eastern Right of Way of Strickland Road (N.C.S.R. 1907); Thence, S 88° 14' 07" W for a distance of 30.72 feet to found mag nail in the centerline of Strickland Road (N.C.S.R. 1907); Thence following the centerline of Strickland Road (N.C.S.R. 1907) the following courses;

N 06° 30' 50" W for a distance of 60.82 feet to a found mag nail;

Thence, N 02° 54' 19" W for a distance of 507.86 feet to a found mag nail;

Thence, N 02° 58' 39" W for a distance of 144.92 feet to a found mag nail;

Thence, N 00° 25' 19" E for a distance of 144.77 feet to a found mag nail;

Thence, N 07° 46' 21" E for a distance of 44.26 feet to a found mag nail;

Thence, N 10° 36' 35" E for a distance of 51.35 feet to a found mag nail;

Thence, N 12° 31' 01" E for a distance of 38.05 feet to a found mag nail;

Thence, N 12° 36' 27" E for a distance of 102.30 feet to a found mag nail;

Thence, N 12° 49' 08" E for a distance of 64.12 feet to a found mag nail;

Thence, N 13° 11' 12" E for a distance of 95.66 feet to a found mag nail;

Thence, N 12° 53' 58" E for a distance of 99.97 feet to a found mag nail;

Thence, N 12° 20' 54" E for a distance of 100.00 feet to a found mag nail;

Thence, N 10° 00' 59" E for a distance of 50.01 feet to a found mag nail;

Thence, N 06° 39' 21" E for a distance of 49.98 feet to a found mag nail;

Thence, N 02° 37' 10" E for a distance of 49.97 feet to a found mag nail;

Thence, N 01° 45' 28" W for a distance of 50.04 feet to a found mag nail;

Thence, N 06° 25' 50" W for a distance of 50.07 feet to a found mag nail;

Thence, N 12° 07' 14" W for a distance of 49.99 feet to a found mag nail;

Thence, N 16° 23' 09" W for a distance of 21.67 feet to a found mag nail;

Thence, S 89° 04' 56" E for a distance of 31.50 feet to a 5/8" Iron Pipe found flush with the existing ground in the eastern Right of Way of Strickland Road (N.C.S.R. 1907);

Thence, S 89° 04' 56" E for a distance of 782.04 feet to a 3/4" Iron Pipe found 0.7 feet above the existing ground on the east side of the creek; Thence with said creek for the following courses;

S 58° 12' 57" W for a distance of 60.61 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank;

Thence, S 15° 58' 43" E for a distance of 91.64 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank;

Thence, S 50° 15' 22" E for a distance of 124.91 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank;

Thence, S 17° 33' 16" W for a distance of 98.00 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank;

Thence, S 01° 20' 10" E for a distance of 86.34 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank;  
Thence, N 84° 20' 51" W for a distance of 101.96 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank;  
Thence, S 30° 00' 47" W for a distance of 111.24 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank;  
Thence, S 35° 28' 58" E for a distance of 70.23 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank;  
Thence, S 12° 27' 46" W for a distance of 35.95 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank;  
Thence, S 68° 19' 42" E for a distance of 23.14 feet to a bent 5/8" Iron Pipe found 0.6 feet above the existing ground on the east side of the creek bank;  
Thence, S 19° 12' 37" W for a distance of 36.92 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank;  
Thence, S 27° 55' 58" E for a distance of 112.12 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank;  
Thence, S 72° 29' 21" E for a distance of 57.29 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank;  
Thence, S 54° 03' 11" E for a distance of 249.15 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank;  
Thence, S 77° 16' 40" E for a distance of 68.16 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank;  
Thence, S 21° 56' 59" E for a distance of 35.70 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank;  
Thence, S 62° 55' 33" W for a distance of 29.99 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank;  
Thence, S 43° 39' 18" E for a distance of 54.22 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank;  
Thence, S 41° 26' 11" W for a distance of 43.52 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank;  
Thence, S 01° 14' 27" W for a distance of 34.08 feet to a 5/8" Iron Pipe found 0.8 feet above the existing ground on the east side of the creek bank;  
Thence, N 88° 25' 33" E for a distance of 34.33 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank;  
Thence, S 14° 12' 34" W for a distance of 54.24 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank;  
Thence, S 43° 37' 36" E for a distance of 72.05 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank;  
Thence, S 51° 44' 45" E for a distance of 52.02 feet to a 5/8" Iron Pipe found 1.3 feet above the existing ground on the east side of the creek bank; Thence leaving said creek S 00° 59' 55" E for a distance of 254.54 feet to a cotton spindle found in the centerline of Swift Creek Road (N.C.S.R. 1501); Thence, S 41° 44' 30" W for a distance of 391.28 feet to a cotton spindle found in the centerline of Swift Creek Road (N.C.S.R. 1501); Thence leaving said centerline, S 88° 21' 03" W for a distance of 41.13 feet to a 5/8" Iron Rebar with a cap found 0.4 feet below the existing ground, being the western Right of Way of Swift Creek Road (N.C.S.R. 1501); Thence, S 88° 21' 03" W for a distance of 404.83 feet to a 5/8" Iron Pipe found 0.2 feet above the existing grade; Thence S 88° 21' 26" W a distance of 569.70 feet to a 5/8" Iron Pipe found 0.2 feet below the existing grade in the eastern Right of Way of Strickland Road (N.C.S.R. 1907), being the point and place of beginning containing 1,818,815 square feet, 41.754 acres.

**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE  
A PETITION RECEIVED UNDER G.S. 160A-31**

**WHEREAS**, a petition requesting annexation of 1 parcel described in said petition was received by the Town Clerk; and

**WHEREAS**, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

**WHEREAS**, the Town Council of the Town of Wilson's Mills deems it advisable to proceed in response to this request for annexation.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Wilson's Mills that:

The Town Clerk was hereby directed at the April 21, 2025 Council Meeting to investigate the sufficiency of the above-described petition and to certify at the April 2025 meeting to Town Council the result of her investigation.

**DULY ADOPTED THE 21<sup>st</sup> DAY OF APRIL 2025**

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

**ATTEST:**

\_\_\_\_\_  
**EMILY MATTHEWS, CMC, Town Clerk**

**CERTIFICATE OF SUFFICIENCY**

To the Town Council of the Town of Wilson's Mills, North Carolina:

I, Emily Matthews, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Wilson's Mills, this 21<sup>st</sup> day of April 2025.

(SEAL)

  
\_\_\_\_\_  
Emily Matthews, CMC Town Clerk



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION  
OF ANNEXATION PURSUANT TO G.S. 160A-58.2**

**WHEREAS**, a petition requesting annexation of the contiguous area described herein has been received; and

**WHEREAS**, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, certification by the Town Clerk as to the sufficiency of the petition has been made.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Wilson's Mills, North Carolina that:

**Section 1.** A public hearing on the question of annexation of the contiguous area described herein will be held at the Wilson's Mills Elementary School Cafeteria, 4654 Wilson's Mills Road, Wilson's Mills, North Carolina, at 6:30 p.m. on May 19, 2025.

**Section 2.** The area proposed for annexation is described as follows and can be identified as Parcel ID 17J07022A:

*Beginning at a 5/8" Iron Pipe found 0.2 feet below the existing ground in the eastern Right of Way of Strickland Road (N.C.S.R. 1907); Thence, S 88° 14' 07" W for a distance of 30.72 feet to found mag nail in the centerline of Strickland Road (N.C.S.R. 1907); Thence following the centerline of Strickland Road (N.C.S.R. 1907) the following courses; N 06° 30' 50" W for a distance of 60.82 feet to a found mag nail; Thence, N 02° 54' 19" W for a distance of 507.86 feet to a found mag nail; Thence, N 02° 58' 39" W for a distance of 144.92 feet to a found mag nail; Thence, N 00° 25' 19" E for a distance of 144.77 feet to a found mag nail; Thence, N 07° 46' 21" E for a distance of 44.26 feet to a found mag nail; Thence, N 10° 36' 35" E for a distance of 51.35 feet to a found mag nail; Thence, N 12° 31' 01" E for a distance of 38.05 feet to a found mag nail; Thence, N 12° 36' 27" E for a distance of 102.30 feet to a found mag nail; Thence, N 12° 49' 08" E for a distance of 64.12 feet to a found mag nail; Thence, N 13° 11' 12" E for a distance of 95.66 feet to a found mag nail; Thence, N 12° 53' 58" E for a distance of 99.97 feet to a found mag nail; Thence, N 12° 20' 54" E for a distance of 100.00 feet to a found mag nail; Thence, N 10° 00' 59" E for a distance of 50.01 feet to a found mag nail; Thence, N 06° 39' 21" E for a distance of 49.98 feet to a found mag nail; Thence, N 02° 37' 10" E for a distance of 49.97 feet to a found mag nail; Thence, N 01° 45' 28" W for a distance of 50.04 feet to a found mag nail; Thence, N 06° 25' 50" W for a distance of 50.07 feet to a found mag nail; Thence, N 12° 07' 14" W for a distance of 49.99 feet to a found mag nail; Thence, N 16° 23' 09" W for a distance of 21.67 feet to a found mag nail; Thence, S 89° 04' 56" E for a distance of 31.50 feet to a 5/8" Iron Pipe found flush with the existing ground in the eastern Right of Way of Strickland Road (N.C.S.R. 1907); Thence, S 89° 04' 56" E for a distance of 782.04 feet to a 3/4" Iron Pipe found 0.7 feet above the existing ground on the east side of the creek; Thence with said creek for the following courses; S 58° 12' 57" W for a distance of 60.61 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 15° 58' 43" E for a distance of 91.64 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on*

the east side of the creek bank; Thence, S 50° 15' 22" E for a distance of 124.91 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 17° 33' 16" W for a distance of 98.00 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 01° 20' 10" E for a distance of 86.34 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, N 84° 20' 51" W for a distance of 101.96 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 30° 00' 47" W for a distance of 111.24 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 35° 28' 58" E for a distance of 70.23 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 12° 27' 46" W for a distance of 35.95 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank; Thence, S 68° 19' 42" E for a distance of 23.14 feet to a bent 5/8" Iron Pipe found 0.6 feet above the existing ground on the east side of the creek bank; Thence, S 19° 12' 37" W for a distance of 36.92 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 27° 55' 58" E for a distance of 112.12 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank; Thence, S 72° 29' 21" E for a distance of 57.29 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank; Thence, S 54° 03' 11" E for a distance of 249.15 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 77° 16' 40" E for a distance of 68.16 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank; Thence, S 21° 56' 59" E for a distance of 35.70 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 62° 55' 33" W for a distance of 29.99 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank; Thence, S 43° 39' 18" E for a distance of 54.22 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 41° 26' 11" W for a distance of 43.52 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 01° 14' 27" W for a distance of 34.08 feet to a 5/8" Iron Pipe found 0.8 feet above the existing ground on the east side of the creek bank; Thence, N 88° 25' 33" E for a distance of 34.33 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 14° 12' 34" W for a distance of 54.24 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 43° 37' 36" E for a distance of 72.05 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 51° 44' 45" E for a distance of 52.02 feet to a 5/8" Iron Pipe found 1.3 feet above the existing ground on the east side of the creek bank; Thence leaving said creek S 00° 59' 55" E for a distance of 254.54 feet to a cotton spindle found in the centerline of Swift Creek Road (N.C.S.R. 1501); Thence, S 41° 44' 30" W for a distance of 391.28 feet to a cotton spindle found in the centerline of Swift Creek Road (N.C.S.R. 1501); Thence leaving said centerline, S 88° 21' 03" W for a distance of 41.13 feet to a 5/8" Iron Rebar with a cap found 0.4 feet below the existing ground, being the western Right of Way of Swift Creek Road (N.C.S.R. 1501); Thence, S 88° 21' 03" W for a distance of 404.83 feet to a 5/8" Iron Pipe found 0.2 feet above the existing grade; Thence S 88° 21' 26" W a distance of 569.70 feet to a 5/8" Iron Pipe found 0.2 feet below the existing grade in the eastern Right of Way of Strickland Road (N.C.S.R. 1907), being the point and place of beginning containing 1,818,815 square feet, 41.754 acres.

The property described hereon is subject to all easements, rights-of-way and restrictions of record.

**Section 3.** Notice of the public hearing shall be published once in the Johnstonian News, a newspaper having general circulation in the Town of Wilson's Mills, at least ten (10) days prior to the date of the public hearing.

**DULY ADOPTED THIS THE 21<sup>st</sup> DAY OF APRIL 2025**

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**FLETA A. BYRD, Mayor**

**ATTEST:**

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**EMILY MATTHEWS, CMC Town Clerk**

# ***Request for Council Action***

*Agenda Item(s) 6c(i)*

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**TO:** MAYOR FLETA BYRD AND TOWN COUNCILMEMBERS  
**FROM:** SHERRY L. HUDSON, FINANCE OFFICER  
**DATE:** April 21, 2025  
**RE:** Budget Amendment #3 FY 2024-2025

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Attached for your consideration is Budget Amendment #3 for the Town of Wilson's Mills.

**ATTACHMENTS:**

Budget Amendment #3

**ACTION REQUESTED:**

Approve, deny, or table Budget Amendment #3 for the Town of Wilson's Mills

**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 January 2025 that the Town Budget adopted on June 14, 20274, 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
-	<b>Governing Board</b>	<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	
	<b>Administration</b>		
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

+\$212,655.00  
 -\$ 4,252.00  
 +\$ 6,120.00  
-\$214,523.00  
 0.00



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	

+\$ 1,000.00  
 +\$ 20,447.00  
-\$ 21,447.00  
 0.00

Adopted this 21<sup>st</sup> Day of April 2025

\_\_\_\_\_  
Fleta A. Byrd, Mayor

ATTEST:

\_\_\_\_\_  
Emily Matthews, CMC, Town Clerk

# ***Request for Council Action***

Agenda Item 6d(i)

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**TO:** Mayor Fleta Byrd and Town Council Members  
**FROM:** Wendy Oldham, Planning Director  
**DATE:** April 21, 2025  
**RE:** RESOLUTION OF THE TOWN OF WILSON'S MILLS TOWN COUNCIL  
OPPOSING LEGISLATIVE PREEMPTION OF LOCAL GOVERNMENT PLANNING AND  
ZONING

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## **BACKGROUND:**

There have been several Senate and House Bills introduced into the North Carolina General Assembly that would change many aspects of local planning and zoning and dramatically affect the ability of local governments to reflect the will of our citizens. These changes would take the control away from local governments and citizens and make all actions quasi judicial, therefore, ending any input by our citizens. This will definitely have a negative impact on small towns and it's citizens.

## **TOWN COUNCIL ACTION REQUESTED:**

Approve the adoption of the Resolution Of The Town of Wilson's Mills Town Council Opposing Legislative Preemption of Local Government Planning and Zoning.

Respectfully submitted,

Wendy Oldham  
Planning Director



**RESOLUTION OF THE TOWN OF WILSON'S MILLS TOWN COUNCIL  
OPPOSING LEGISLATIVE PREEMPTION OF LOCAL GOVERNMENT  
PLANNING AND ZONING**

**WHEREAS**, multiple bills have been introduced in the 2025 session of the North Carolina General Assembly, that undermine the fundamental authority for local planning and zoning and the ability of local elected officials to manage community growth as expressed by Lewisville's residents for more than 30 years of community participation and input into Lewisville's Comprehensive Plan; and

**WHEREAS**, these bills have been introduced without consultation with municipal elected officials, planning staff or local constituents on the negative impact they will have on community growth, property values, preserving community character and sound community planning; and

**WHEREAS**, these bills usurp current town planning and zoning ordinances that promote the health, safety, and general welfare of the residents of the Town of Wilson's Mills through its thoughtful and deliberate approach to manage growth as expressed in a number of our local planning documents including the town's comprehensive land use plan, small area plans, overlay development plans, green way plan, parks master plan and other adopted plans; and

**WHEREAS**, this legislation would largely undo years of thoughtful and consistent local land-use planning and regulation, remove necessary local regulatory standards and in many cases allow unregulated development inconsistent with current local planning and zoning ordinances; and

**WHEREAS**, this legislation imposes inflexible rules statewide without regard to the differences between North Carolina's small towns and larger cities and how these rules will affect each community differently, often with negative consequences; and

**WHEREAS**, proposed changes in the local planning and zoning approval process will severely restrict or destroy the ability for residents to participate in the planning and zoning process; and

**WHEREAS**, provisions in this legislation will subject local elected and appointed officials to the threat of legal retribution having a chilling effect of discouraging well-intentioned individuals from serving in public office.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Wilson's Mills Town Council urges the sponsors of this legislation to reconsider SB495, SB497, SB499, SB587, SB688 and HB765 and to consult with local municipalities to develop meaningful and appropriate solutions that do not usurp local authority and to respect the interest of the residents they represent.

**BE IT FURTHER RESOLVED** that the Town of Wilson's Mills calls upon local elected officials and residents across the state to voice their concerns to the North Carolina

General Assembly and advocate for the preservation of local planning and zoning authority that align with local community values and sound long-term development goals.

**Adopted this 21<sup>st</sup> day of April 2025.**

**ATTEST:**

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**Mayor Fleta Byrd**

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**Emily Matthews, CMC, Town Clerk**

# *Request for Council Action*

Agenda Item 6d(ii)

**TO:** Mayor Fleta Byrd and Town Council Members  
**FROM:** Wendy Oldham, CZO, Planning Director  
**DATE:** April 21, 2025  
**RE:** Call For Hearing  
**REQUEST:** Rezone for RZ-01-2025 for Parcel Id #s 17K08026J, 17K08026C, 17K08026I, & 17K08016N

The Planning Director has requested a Rezone for Parcel ID #s 17K08026J, 17K08026C, 17K08026I, & 17K08016N, due to an administrative error made in 2019. A hearing must be called and held prior to a vote taking place.



Please call for a hearing for **EACH PARCEL** in relation to RZ-01-2025, Rezone for Parcel ID #s 17K08026J, 17K08026C, 17K08026I, & 17K08016N on Monday April 21, 2025, at the Town Council meeting at 4654 Wilson's Mills Road at 6:30 p.m. or as close as possible thereafter.

Respectfully,

Wendy Oldham, CZO

# *Request for Council Action*

*Agenda Item 6e(i)*

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**TO:** MAYOR FLETA BYRD AND TOWN COUNCILMEMBERS  
**FROM:** EMILY MATTHEWS, EVENTS COORDINATOR  
**DATE:** DECEMBER 16, 2024  
**RE:** APPOINTMENT TO EVENTS COMMITTEE – BRIAN CULKIN

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Attached is a committee appointment application from Brian Culkin. Brian is another member of the Clayton Rugby Club, has already attended a meeting and is very enthusiastic about joining the committee.

## **ATTACHMENTS:**

Committee Appointment Application

## **ACTION REQUESTED:**

Vote to approve, deny, or table the appointment of Brian Culkin to the Events Committee



**Town of Wilson's Mills**

P. O. Box 448

Wilson's Mills, N.C. 27593

919-938-3885 – Office 919-938-1121 - Fax

**Application for Committee Appointment****(Please Print When completing the application)**

Please indicate below which committee(s) or board(s) you are interested in serving on.

\_\_\_\_\_ Planning Board

\_\_\_\_\_ Historic Preservation Committee

☒ Events Committee

\_\_\_\_\_ Board of Adjustment

☒ **1<sup>st</sup> Time Appointment**\_\_\_\_\_ **Reappointment**Full Name: Brian CulkicAddress: 159 Nevada Court, Clayton NC 27527Phone Number 315-546-5117Email Brian.Culkic@gmail.comEmployer: CondserOccupation: Customer Training SupervisorDo you live in the Wilson's Mills Corporate Limits? No

How long? \_\_\_\_\_

Are you a citizen of the United States? YESHow Long? Since From Birth

Have you ever served on any committees or any of the above listed committees or Boards? If so, please list.

NoWhat do you feel are your qualifications for serving on the committee and why do you think you would be an asset to this committee? Social Board officer of the Clayton Rugby Football ClubWhat areas of concern would you like to see the committee address? N/ASignature [Signature]Date 3/17/25**Any comments can be written on the back of this page if you need more room to do so.**

Appointed to \_\_\_\_\_ Committee on \_\_\_\_\_