



PLANNING BOARD AGENDA
Monthly Meeting
April 27, 2026
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Approval of Agenda
5. Approval of Minutes - March 23, 2026
6. New Business
 - A. Planning Board Applications – Replacement for T. Eason
 - B. Discussion of Board of Adjustment Members
7. Regular Business
 - A. Planning Department Staff Report March 2026
 - B. Update on Projects
8. Old Business – None
9. Adjourn

TOWN OF WILSON'S MILLS

PLANNING BOARD

REGULAR MEETING

MINUTES

March 23, 2026

Present: Donald Byrd - Chair, Marvin Dodd – Vice Chair, Jim Uzzle, Benji Parrish, Jay Mouser, Charlotte Cox.

Staff Present: Wendy Oldham, Planning Director; Kleber Aguilar, Code Enforcement Officer & Permit Technician.

Others Present: None.

Absent Cynthia Paul, Planning Technician; Lloyd Barnes.
Tony Eason.

Convocation D. Byrd called the meeting to order at 7:02 P.M.

Pledge of Allegiance The Pledge of Allegiance was omitted due to the absence of a flag.

Invocation The invocation was given by D. Byrd.

Approval of Agenda A motion was made to approve the agenda by J. Uzzle and seconded by M. Dodd. The motion passed unanimously.

Approval of Minutes A motion was made by M. Dodd to approve the minutes from February 23, 2026, J. Mouser seconded it. The Planning Board approved unanimously.

New Business: W. Oldham provided an update regarding Planning Board attendance. J. Uzzle made a motion to dismiss T. Eason from the Planning Board due to excessive absences, consistent with previously discussed and agreed-upon board policy limiting members to a maximum of three unexcused absences (defined as absences without notice or explanation). J. Mouser seconded the motion. The motion passed unanimously to dismiss T. Eason from the Planning Board effective immediately.

Regular Business: Planning Department Staff Report – February 2026.

W. Oldham went over the staff report.

Update On Projects: **W. Oldham updated the board members on current projects.**

Old Business: **None.**

Adjourn: **J. Uzzle made a motion to adjourn at 7:30 P.M, and J. Mouser seconded it. Motion carried unanimously.**

Donald Byrd, Chair

Attest:

Wendy Oldham, Planning Director

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

1st Time Appointment Reappointment

Full Name: Steven Ray Weaver U.S.Army Veteran

Address: 90 Powell Dr. Wilson's Mills N.C. 27577

Phone Number (Home) _____ (Mobile) 9842264222

Employer: Sunstates Security LLC Occupation: Restricted Access Consultant

Do you live in the Wilson's Mills Corporate Limits? Y How long? 3 Years

Are you a citizen of the United States? Y How Long? 66 Years

Have you ever served on any committees or any of the above listed committees or Boards? If so, please list.
No

What do you feel are your qualifications for serving on the committee and why do you think you would be an asset to this committee? Grew up in a small town and are familiar with growth successes and prosperity. Have really

What areas of concern would you like to see the committee address? Community Projects, Building Rapport in Communities and getting residents involved inwhere we reside

Signature Steven Ray Weaver

Date January 11, 2026

Any comments can be written on the back of this page if you need more room to do so.

Appointed to _____ Committee on _____

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What areas of concern would you like to see the committee address? _____
Community Projects, Building Rapport in Communities and getting residents involved inwhere we reside

Signature Steven Ray Weaver Date January 11, 2026

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- Planning Board
- Historic Preservation Committee
- Events Committee
- Board of Adjustment

Full Time Appointment

Full Name: Kaitlin Meitzler
 Address: 145 Eason Creek Way, Wilson's Mills, NC 27527
 Phone Number (Home) N/A (Mobile) 908-763-8298
 Employer: Galaxy Diagnostics Occupation: Sr. Quality Specialist
 Do you live in the Wilson's Mills Corporate Limits? yes How long? 1 year + 2 months
 Are you a citizen of the United States? yes How Long? Since birth (26.5 yrs.)

Have you ever served on any committees or any of the above listed committees or Boards? If so, please list.
No

What do you feel are your qualifications for serving on the committee and why do you think you would be an asset to this committee? While I may not have construction management experience, I am good with organization, detail, and work well with teams. In addition, I want to be an involved member of the community while assisting with continuous town growth in whatever way possible.

What areas of concern would you like to see the committee address? I reviewed the document that outlines the strategic plan for fiscal years 2025/26 - 2030/31 and would love to see parks + recreation for Wilson's Mills become established as well as increasing walkability and adding more small businesses.

Signature Kaitlin A. Meitzler Date 15 Jan 2020

Any comments can be written on the back of this page if you need more room to do so.

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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

1st Time Appointment _____ Reappointment

Full Name: Jessica Taylor Knight

Address: 140 Holton St. Wilson's Mills, NC 27577

Phone Number (Home) — (Mobile) 919-880-1926

Employer: TLC Occupation: Asst. Manager HR, Training & Compliance

Do you live in the Wilson's Mills Corporate Limits? yes How long? 8 months

Are you a citizen of the United States? yes How Long? 44+ years

Have you ever served on any committees or any of the above listed committees or Boards? If so, please list.
no

What do you feel are your qualifications for serving on the committee and why do you think you would be an asset to this committee? In addition to my full time position @ TLC, I have spent the past 5 years doing compliance monitoring for HUD certified projects ensuring regulations were being followed and learning about community impact. Additionally, on a regular basis @ TLC I am utilizing analytical thinking, strategic planning and ensuring regulatory compliance.

What areas of concern would you like to see the committee address?
The impact of additional housing developments and keeping the tax on small.

Signature Jessica T. Knight

Date 04/01/2016

Any comments can be written on the back of this page if you need more room to do so.

Appointed to _____ Committee on _____

Question 1:

I believe my qualifications for serving on the planning board committee come from my strong attention to detail, my experience working with the public, and my commitment to being fair and thoughtful when reviewing decisions that affect the community. Throughout my career I have worked in roles that require organization, accountability, and the ability to listen carefully to different perspectives. I believe I would be an asset to the committee because I am community-minded, dependable, and willing to put in the time to understand regulations, planning goals, and the long-term impact decisions have on residents and local growth. I would approach the role with professionalism, an open mind, and a genuine interest in helping the community develop responsibly.

Question 2:

I value the small-town character that makes Wilson's Mills such a special place to live. Having moved here from the much faster-paced and heavily developed environment of Long Island, New York, I truly appreciate the quieter atmosphere and strong sense of community that the town offers. While growth is inevitable and can be positive, I believe it should be thoughtful and balanced. I would like to see Wilson's Mills maintain its small-town feel while still allowing for the everyday conveniences residents need, such as a local supermarket or small, locally owned restaurants. I am not completely opposed to larger companies or development, but I believe those decisions should be considered carefully based on location and the potential impact on traffic, infrastructure, and surrounding neighborhoods. Thoughtful planning can help ensure that any growth makes sense for the community while preserving the character that attracts people to Wilson's Mills in the first place.

STAFF REPORT

TO: Mayor Byrd and Town Council Members
 DATE: April 13, 2026
 FROM: Wendy Oldham, Planning Director
 SUBJECT: Planning Report – March 2026



RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing	Construction Plans Approved	Waiting on Developer
Southerland Mills	Construction Plans Ph. 1	Waiting on Final Plat Ph 1
CURRENTLY BUILDING IN PHASES		
Wilson's Walk	Phase 3 Plat Recorded	Building Phase 3
Olive Branch	Working on Phase 3	Building in Phase 3A
Eason Creek	Building Out	Punch Items
Crescent Mills	Phase 6A Plat Recorded	First Phase on East Side
Wilson's Ridge	Phase 4 Final Plat recorded	Waiting on Permits
PLANNING STAGES		
Cobalt Hwy 70 Bus beside East Hampton	Re-designing project	Will submit late April
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Construction Plans approved; waiting on outside approvals
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Developer
Blake's Landing (Formerly Lee Property) Swift Creek End of Strickland Road	Plans Approved	Infrastructure installation should begin in May
Wellons Property Connecting to Wilson's Ridge	Reviewing construction plans- JC resumed reviews	Reviewing 2 nd submittal
AWAITING FINAL INSPECTION		
Cottages at Wilson's Mills	Passed final inspection	Waiting on street takeover
STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A
REZONES		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A

NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion	Waiting on Johnston County PU reviews
Wilson's Mills High School	Construction Plans Approved	Building out
SPECIAL USE PERMIT		
N/A	N/A	N/A
EXCAVATION PERMITS		
ADDRESS/PROJECT	COMPANY	STATUS
N/A	N/A	N/A
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
N/A	N/A	N/A
NON-RESIDENTIAL PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home/Town Home – New Construction	41	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	2	
Accessory Structure	3	
Fence	2	
Manufactured Home	2	
Rooftop Solar Panels	0	
Chickens	0	
MUAHS (Multi Unit Assisted Housing with Services)	0	
Home Occupation	0	
Change of Use	0	
TOTAL	50	
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed- Single Family Homes		17
Completed and Passed-Other		6
Zoning Verification Letters		1
CODE ENFORCEMENT VIOLATIONS		
VIOLATIONS	#	
TOTAL	16	
Undue Growth	5	
Debris/Garbage Clean-Up	2	
Nuisance/Junk/Abandoned Vehicles	9	
Chickens/Roosters	0	

ZONING VIOLATIONS	
VIOLATIONS	#
TOTAL	3
Building without Permit	3
Fence without Permit	0
Unsafe Structure	0
Other Zoning Violation	0
CODE ENFORCEMENT AND ZONING ABATEMENT	
OUTCOMES	#
TOTAL	9
Abated	6
Final Letter Sent	3
Citations/Fines Issued	0
TOWN ABATEMENTS	
Paid Town AbateMENTS	0