



PLANNING BOARD AGENDA
Monthly Meeting
January 27th, 2025
7:00 PM

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes (November 25th, 2024)
6. New Business
 - A. SUP-01-2025
7. Regular Business
 - A. Planning Department Staff Report (November 2024) and (December 2024)
 - B. Update on Projects
8. Old Business
 - A. None
9. Work Session
10. Adjourn

TOWN OF WILSON'S MILLS

PLANNING BOARD

REGULAR MEETING

MINUTES

November 25th, 2024

- Present:** Donald Byrd - Chair, Marvin Dodd, Jim Uzzle, Doris Riley, Jay Mouser.
- Others Present:** Wendy Oldham, Planning Director; Cynthia Paul, Planning Technician; Zulit Ortega, Code Enforcement Officer & Permit Technician; Consuelo Valdez and Maria Armende, residents from 330 Twin Creek Drive who applied for a special use permit; and David McGowan, Town Council Member requesting a burn ban, were present. Note: David McGowan did not sign the guest sheet, although he did speak.
- Absent:** Lloyd Barnes, Tony Eason, Benji Parrish.
- Convocation:** D. Byrd called the meeting to order at 7:00 P.M.
- Pledge of Allegiance:** The Pledge of Allegiance was led by D. Byrd.
- Invocation:** The invocation was given by J. Uzzle.
- 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 J. Uzzle to approve the minutes from September 23, 2024, J. Mouser seconded it. The Planning Board approved unanimously.
- New Business:** A. Discussion of Burn Ban
- W. Oldham began the discussion on the proposed burn ban and burn box, presenting her findings regarding the overall costs for equipment, employee salaries, and benefits required for implementing the ordinance in the future. She highlighted that placing an advertisement for this proposal is quite costly, and it would be more economical for the Town of Wilson's Mills to run the ad only once, for the adoption of all UDO updates.

Chairman Byrd continued the discussion, noting additional costs associated with the proposal, such as the purchase of a leaf truck, which could range from \$100,000 to \$200,000, in addition to the other costs. He also shared that he has spoken with many residents of Wilson's Mills who oppose the burn ban. These residents expressed concern over the prospect of being unable to burn yard debris, a practice they have followed for generations.

Chairman Byrd reiterated some of Wendy's points about the costs and mentioned that the Planning Board is currently working on revisions to the Unified Development Ordinance (UDO). The Planning Board is currently reviewing Articles 10-15, which precedes the article on open burning. He explained that bypassing articles to accommodate a single council member's request could lead to errors, comparing the process to reading a book where chapters should not be skipped. The UDO should be approached in a similar manner, with no steps skipped.

Chairman Byrd and Wendy Oldham both emphasized that the UDO revisions are expected to be completed by April 2025, barring any unforeseen issues.

Mr. McGowan stated that he understands the rationale for tabling the matter until the UDO revisions are reached. He also noted that he was present on behalf of residents who have expressed their concerns to him.

The matter was tabled until December, with plans to revisit the discussion in January 2025.

Regular Business:

7. A – Planning Department Staff Report (September 3, 2024)

W. Oldham reviewed the staff departmental report, and the response received from Tralee regarding violations. She explained that she informed the HOA that they are within our Extraterritorial Jurisdiction (ETJ) and emphasized that the goal is not to burden any residents, but to ensure compliance. She also expressed the desire to align everyone on the same page so that residents are clearly informed about the steps they need to take for zoning compliance, in addition to obtaining HOA approval.

7.B – Update On Projects

W. Oldham updated the Planning Board on all projects included in that staff report.

7.C – Work Session (Article 10)

The Planning Board scheduled a work session for December 11th, 2024, at 4:00 P.M. to continue the revisions of the Town of Wilson's Mills Unified Development Code.

Adjourn:

M. Dodd made a motion to adjourn at 7:45 P.M, J. Uzzle seconded it. Motion carried unanimously.

Donald Byrd, Chair

Attest:

Wendy Oldham, Planning Director



Request for Planning Board Action

TO: Donald Byrd and Planning Board Members
FROM: Wendy Oldham, CZO
DATE: January 27, 2025
FILE No.: SUP-01-2025
REQUEST: SPECIAL USE PERMIT TO ALLOW A RESIDENTIAL RECOVERY PROGRAM FACILITY IN TOWN LIMITS.

REQUEST SUMMARY	
CASE #:	SUP-01-2025
Applicant/Owner:	David DeYoung, RiverWILD Development
LOCATION:	33 Swift Creek Road Smithfield NC 27577
TAX ID:	17K080080
SITE ACREAGE:	4.670
ZONING:	MU-2
CURRENT USE:	Residential
REQUEST:	To Allow a Residential Recovery Program Facility in Town Limits

SITE LOCATION



RELEVANT SECTIONS FROM THE CODE

5.2.2 Goal 2: PLAN FOR GROWTH! 5.2.2.1 Objective 1: Harness the imminent southward expansion of the Triangle while managing growth within Wilson's Mills. Strategy 1: Encourage development first in areas where existing infrastructure and convenient proximity to Town services are already provided. The first wave of the Triangle's expanding business market into Wilson's Mills will be directed, through Town Plan 2040 - Comprehensive Land Use and Master Plan Town of Wilson's Mills, NC Page 36 application of the future land use plan and zoning map, to areas where utilities and services are already provided.

BACKGROUND

The owner has requested a Special Use Permit to allow a residential recovery program facility designed to assist women who are in post substance abuse recovery continue their road to recovery and overcome addiction. This recovery program facility is faith-based with intentions of introducing the recovering residents to Christ; there will be 24-hour supervision 7 days a week.

STANDARDS FOR APPROVAL

Recommendation to the Town Council will be based on facts as presented, staff, planning board recommendation, and the findings of facts listed below:

FINDINGS OF FACT

1. All applicable specific conditions as described in the Town's Code of Ordinances pertaining to the proposed Special Use have been or will be satisfied. **The Property on which the Hope Center is proposed to be located was carefully selected with input from Town Staff, Town Leadership, and the church community to garner the necessary support for success, and to ensure that the public health, safety, and general welfare are not just maintained but enhanced through the benefits of the program on the community at large. With a strong understanding that substance abuse is destroying the lives of countless individuals and their families, the Hope Center promotes public health through a tested program which helps individuals navigate the pathway to true freedom over addiction.**

2. Access roads or entrance and exit drives are or will be sufficient in size and properly located to ensure automotive and pedestrian safety, and convenience, traffic flow, and control and access in case of fire or another emergency. The Hope Center use complies with all applicable the standards of the Town of Wilson's Mills Development, subject to the approval of the requested Special Use Permit. All required modifications necessary to comply with applicable building code requirements, The Americans with Disabilities Act, or other applicable regulations will be made to ensure compliance.
3. Off Street parking, loading, refuse, and other service areas are located to be safe, convenient, allow access in case of emergency and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood. The Hope Center is proposed to be located on a 4.674-acre property generally located just southwest of the intersection of Swift Creek Road and Wilson's Mills Road. It is currently obund by Swift Creek Road on the West and is surrounded by existing agricultural land/uses to the north, south, and east. Due to the size of the property and the proposed low-intensity residential use, the use of the property as a Hope Center will not injure the value of adjoining or abutting property. It is the intent of the Hope Center to maintain and enhance the existing residential character of the property to the benefit of its residents, employees, and the surrounding property owners.
4. Utilities, schools, fire, police, and other necessary public and private facilities and services will be adequate to manage the proposed use. As stated above, the subject property is bound by Swift Creek Road to the West and agricultural land/uses on all other sides. These existing uses are compatible with the proposed use of a residential recov facility. Additionally, the property, as well as the surrounding properties to the north, south, and east all have all have a Commercial Future Land Use Designation and an existing Zoning Designation of MU-2 (Mixed-Use), which are compatible land use and zoning categories. The proposed use is also consistent with Future Land Use Goal 2: "Plan for Growth". Specifically, strategy 1, which states: "Encourage development first in areas where existing infrastructure and convenient proximity to Town Services are already provided". The subject property is consistent with this strategy due to its location within the Town Limits of Wilson's Mills, and convenient access to exiting public infrastructure, the roadway network, and Town services. Lastly with approval of the requested Special Use Permit, the proposed use will be consistent with the development standards of the Town of Wilson's Mills.

STAFF RECOMMENDATION:

The staff's recommendation is for approval of the Special Use Permit as the applicant has met all conditions and has sufficiently addressed the findings of fact.

Planning Board Action:

1. OPTION TO APPROVE:

Based on the information provided and the discussions held tonight, I hereby recommend the approval of the Special Use Permit (SUP-01-2025) to the Town Council.

2. OPTION TO APPROVE WITH CONDITIONS:

Based on the information provided and the discussions held tonight, I hereby recommend the approval of the Special Use Permit (SUP-01-2025) to the Town Council with the following conditions:

3. OPTION TO DENY:

Based on the information provided and the discussions held tonight, I hereby recommend the denial of the Special Use Permit (SUP-01-2025) to the Town Council for the following reasons:

Attachments:

- Special Use Permit Application
- Map of the location of property
- Hope Ministries Information



TOWN OF WILSON'S MILLS
**SPECIAL USE PERMIT
APPLICATION**

Planning Department
PO Box 448, Wilson's Mills, NC 27593
Phone: (919) 938-3885 Fax: (919) 938-1121

PROCESS INFORMATION:

Submission Requirement: An application for a Special Use Permit shall be filed with the Planning, Zoning & Subdivision Administrator. Such applications shall contain all the information required on this form and must be determined to be complete by the Planning, Zoning & Subdivision Administrator prior to advancing it through the approval process.

Public Notification: This is a quasi-judicial process that requires a public hearing.

Review Process: Special Use Permits are for certain land uses that, because of unique characteristic or potential impacts on adjacent land uses, are not permitted in zoning districts as a matter of right. These uses may be permitted through the issuance of a Special Use Permit (SUP) after ensuring that the use complies with the SUP approval criteria. No inherent right exists to receive a SUP. Such authorization must be approved under a specific set of circumstances and conditions. Each application and situation is unique and may be subject to specific requirements to mitigate the impacts of the proposed use. A Special Use Permit must be granted in accordance with the procedures set forth in Article 7 of the Wilson's Mills Development Ordinance (WMDO). For a detailed list of uses requiring a Special Use Permit, please refer to Article 10.2 of the WMDO.

FILING INSTRUCTIONS:

- Every applicant for a Special Use Permit is required to meet with the Planning, Zoning & Subdivision Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.
- A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.
- Submission of associated fees with completed SUP Application, in the amount of \$500.00.

GENERAL INFORMATION:

Project Address/Location: 33 Swift Creek Road

Zoning District: MU-2 Size of Property (acres): 4.674 acres

Johnston Co. Tax PIN #: 17K080080 Proposed Building Square Footage: 4,739 SF

Town Jurisdiction: Town Limits ETJ

APPLICANT SIGNATURE:

I do hereby make application and petition to the Town of Wilson's Mills to approve the subject Special Use. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Town of Wilson's Mills and will not be returned. I understand that this application will not be processed unless it is complete, including required fees paid. I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

David DeYoung, RiverWILD Dev.
Applicant Printed Name


Applicant Signature

01/03/2025
Date

OWNER'S SIGNATURE:

I, Mark Hall, Hope Center Ministries, Inc., owner of subject property, do hereby give consent to David DeYoung / RiverWILD Development (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have full knowledge that the property I have an ownership interest in is the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Wilson's Mills to publish, copy, or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Town of Wilson's Mills and will not be returned.

Mark Hall, Vice President of Hope Center Ministries, Inc.
Printed Name of Owner


Signature of Owner

01/03/2025
Date

FOR TOWN USE ONLY

Date Received: 1-3-2025 Case #: SUP-1-2025
Payment Amount: 500.00 Date Paid: 1-3-2025
Application Received By: Cynthia Paul
PB Date: 1-27-2025 Recommended Denied
TC Date: Approved Denied

RECEIVED
1-3-2025

Findings of Fact:

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a Special Use Permit. The applicant shall submit the following statements of justification, presenting factual information, supporting each and all the required findings as they relate to the proposed Special Use Permit:

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.

Statement by applicant:

See Attached Findings 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.

Statement by applicant:

See Attached Findings 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 adjoining or abutting property, or that the use or development is a public necessity.

Statement by applicant:

See Attached Findings 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.

Statement by applicant:

See Attached Findings of Fact.

Existing land use/zoning on adjoining properties:

North: Agriculture / MU-2
South: Agriculture / MU-2
East: Agriculture / MU-2
West: Single Family Residential / SFR-3

APPLICANT INFORMATION:

Applicant: David DeYoung, RiverWILD Development

Address: 114 W. Main Street

City: Clayton State: NC Zip: 27520

Phone: (919) 901-3178 Email: David@StayWILD.com

Property Owner (if different from applicant):

Name: Hope Center Ministries, Inc.

Address: 1510 Clydeton Road

City: Waverly State: TN Zip: 37185

Phone: (919) 210-4421 Email: M.Hall@HopeCM.com

SPECIAL USE PERMIT REQUEST:

Special Use Request (Proposed Land Use and Description):

See Attached Request.

Proposed Conditions Offered by Applicant:

See Attached Proposed Conditions.



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result

id: 17K080080
Tag: 17K080080
NCPin: 169609-07-3421
Mapsheet No: 169609
Owner Name 1: HOPE CENTER MINISTRIES, INC.

Owner Name 2: 1510 CLYDETON RD
Mail Address 1:
Mail Address 2:
Mail Address 3: WAVERLY, TN 37185-3116
Site Address 1: 33 SWIFT CREEK RD
Site Address 2: SMITHFIELD, NC 27577-

Book: 06770

Page: 0923

Market Value: 901930

Assessed Acreage: 4.670

Calc. Acreage: 4.670

Sales Price: 899000

Sale Date: 2024-11-01

Township: Wilson's Mills

Flood Panel: 3720169600 K | 2014-04-30

Water District: Wilson's Mills Water District

ETJ: Wilson's Mills

City Limits: Wilson's Mills

Town Zoning: MU-2

County Zoning: Not Applicable

OverLay Zoning: Not Applicable

EMS District: STA3

Fire District: Wilson's Mills

Law District: WMPD

Census Tract: 409

Electric District: SMITHFIELD-SELMA

MUNICIPAL

Scale: 1:4259 - 1 in. = 354.96 feet

Special Tax Not Applicable
Johnston County GIS
Voting Precincts: Wilson's Mills, January 16, 2025

US Congressional: 13

NC House District: 28

NC Senate District: 10

**Hope Center Ministries - Wilson's Mills
Special Use Permit Request
Application Materials**

Special Use Request (Proposed Land Use and Description):

Hope Center Ministries is requesting a Special Use Permit on a 4.674-acre property located at 33 Swift Creek Road, within Wilson's Mills Town Limits. The purpose of the application is to allow a residential recovery program facility designed to assist women who are in post substance abuse recovery continue their road to recovery and overcome addiction. No change is necessary to the subject site's Future Land Use Designation of Commercial or it's current Zoning Designation of MU-2 to accommodate the Special Use Permit.

It is the intent of Hope Center Ministries to use the existing 4,739 square foot house and associated improvements to help up to 30 women continue their road to substance abuse recovery. These women will have supervision 24 hours a day, 7 days a week while in recovery at the facility.

The women in the recovery program will take part in a faith-based program to guide them to true freedom over addiction. The program combines biblical principles along with a spiritual 12-step – 12-month program to prepare them for an encounter with Christ and introduce them into a life free from the bondage of addiction. Once graduated, our program gives them the purpose and independence necessary to maintain a healthy and productive life as faithful followers of Jesus Christ.

Proposed Conditions Offered by Applicant:

Voluntary Condition #1: The proposed Hope Center shall be limited to women in recovery only. The recovery program for men will not be offered at this location.

Voluntary Condition #2: The proposed Hope Center shall house no more than 30 women in the recovery program at one time.

Findings of Fact:

- 1. That the use of development is located, designed and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.**

The property on which the Hope Center is proposed to be located was carefully selected with input from Town staff, Town leadership, and the church community to garner the necessary support needed for success, and to ensure that the public health, safety and general welfare are not just maintained, but enhanced through the benefits of the program on the community at large. With a strong understanding that substance abuse is destroying the lives of countless individuals and their families,

the Hope Center promotes public health through a tested program which helps individuals navigate the pathway to true freedom over addiction.

- 2. That the use or development complies with all required regulations and standards of the Town of Wilson's Mills Development Ordinance and with all other applicable regulations.**

The Hope Center use complies with all applicable the standards of the Town of Wilson's Mills Development Ordinance, subject to the approval of the requested Special Use Permit. All required modifications necessary to comply with applicable building code requirements, the Americans with Disabilities Act, or other applicable regulations will be made to ensure compliance.

- 3. That the use of development is located, designed and proposed to be operated so as to not substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.**

The Hope Center is proposed to be located on a 4.674-acre property generally located just southwest of the intersection of Swift Creek Road and Wilson's Mills Road. It is currently bound by Swift Creek Road on the west and is surrounded by existing agricultural land/uses to the north, south, and east. Due to the size of the property and the proposed low-intensity residential use, the use of the property as a Hope Center will not injure the value of adjoining or abutting property. It is the intent of the Hope Center to maintain and enhance the existing residential character of the property to the benefit of its residents, employees, and the surrounding property owners.

- 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 the Town of Wilson's Mills and its environs.**

As stated above, the subject property is bound by Swift Creek Road to the west and agricultural land/uses on all other sides. These existing uses are compatible with the proposed use of a residential recov facility. Additionally, the property, as well as the surrounding properties to the north, south, and east all have a Commercial Future Land Use Designation and an existing Zoning Designation of MU-2 (Mixed Use), which are compatible land use and zoning categories. The proposed use is also consistent with Future Land Use Goal 2: "*Plan for Growth*". Specifically, Strategy 1, which states: "*Encourage development first in areas where existing infrastructure and convenient proximity to Town services are already provided*". The subject property is consistent with this strategy due to its location within the Town Limits of Wilson's Mills, and convenient access to exiting public infrastructure, the roadway network, and Town services. Lastly, with approval of the requested Special Use Permit, the proposed use will be consistent with the development standards of the Town of Wilson's Mills.

STAFF REPORT

TO: Mayor Byrd and Town Council Members
 DATE: December 2, 2024
 FROM: Wendy Oldham, Planning Director
 SUBJECT: Planning Report – November 2024



RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing Wilson's Mills Road/Main Street	Construction Plans Approved	Infrastructure installed.
Southerland Mills Southerland Road/End of Hazel St	Preliminary Approved	Clearing/Installing Streets
CURRENTLY BUILDING IN PHASES		
Wilson's Walk Cole Road	Building in Phase 2	Installing Infrastructure in Phase 3
Olive Branch West Olive Road	Working with new owners	Getting all paperwork to me for owner change
Eason Creek Powhatan Rd-across from Pricket Ln	Building Phase 2	Almost completed
Crescent Mills Both Sides of Strickland Road	Building began in Phases 1A, 2A, 1B and 2B	Const Plans Ph 7 & 8 & Final Plat Phase 3-approved
Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare	Building in Phase 2	All phases-final plats approved
PLANNING STAGES		
Cobalt Townes Hwy 70 Bus beside East Hampton	Preliminary Plat Approved	Still working on Sewer
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Awaiting Construction Plans
Wilson's Mills Storage WM Road across from Poplar Ck	Construction Plans Approved	Grading has begun
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Builder
Lee Property Swift Creek End of Strickland Road	Construction Plans Reviewed	Over Impervious. Waiting on new submittals
AWAITING FINAL INSPECTION		
Millcreek at Wilson's Mills	Inspection failed	Waiting on developer to fix punch items
Cottages at Wilson's Mills	Awaiting final inspections	Punch items being addressed
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
5891 US Hwy 70 Business and Highway 70	C-70/SFR-3 to Mixed Use	Approved
Catawba Road and Wilson's Mills Road	SFR-2 to Mixed Use	Hearing postponed to 12/16/24 at applicant request
NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion	Under Review
Dollar General 3980 Wilson's Mills Road	Dollar General	Construction Plans approved
Wilson's Mills High School	Construction Plans Approved	Building
SPECIAL USE PERMIT		
330 Twin Creek Drive	Allow Goats and Chickens	Council Approved
EXCAVATION PERMITS		
ADDRESS/PROJECT	COMPANY	STATUS
N/A	N/A	N/A
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
291 Swift Creek Road	Billboard/relocating	Approved
NON-RESIDENTIAL ZONING PERMITS		
Wilson's Ridge (Mail Kiosk)	186 Holton St	Approved
Wilson's Ridge (Mail Kiosk)		Approved
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home – New Construction	15	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	4	
Accessory Structure	3	
Fence	6	
Doublewide Mobile Home	0	
Rooftop Solar Panels	1	
Chickens	1	
MUAHS (Multi Unit Assisted Housing with Services)	0	
Home Occupation	0	
Change of Use	0	
TOTAL	30	
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A

ZONING INSPECTIONS/LETTERS	
Completed and Passed- Single Family Homes	15
Completed and Passed-Other	13
Zoning Verification Letters	0
CODE ENFORCEMENT VIOLATIONS	
VIOLATIONS	#
TOTAL	1
Undue Growth	0
Debris/Garbage Clean-Up	1
Nuisance/Junk/Abandoned Vehicles	0
Chickens/Roosters	0
ZONING VIOLATIONS	
VIOLATIONS	#
TOTAL	5
Building without Permit	2
Fence without Permit	3
Unsafe Structure	0
Other Zoning Violation	0
CODE ENFORCEMENT AND ZONING ABATEMENT	
OUTCOMES	#
TOTAL	24
Abated	11
Final Letter Sent	12
Citations/Fines Issued	1
TOWN ABATEMENTS	
Paid Town Abatements	0

STAFF REPORT



TO: Mayor Byrd and Town Council Members
 DATE: January 6, 2025
 FROM: Wendy Oldham, Planning Director
 SUBJECT: Planning Report – December 2024

RESIDENTIAL PROJECTS		
WORKING ON INFRASTRUCTURE		
Willis Crossing Wilson's Mills Road/Main Street	Construction Plans Approved	Infrastructure installed.
Southerland Mills Southerland Road/End of Hazel St	Preliminary Approved	Clearing/Installing Streets
CURRENTLY BUILDING IN PHASES		
Wilson's Walk Cole Road	Building in Phase 2	Installing Infrastructure in Phase 3
Olive Branch West Olive Road	Working with new owners	Getting all paperwork to me for owner change
Eason Creek Powhatan Rd-across from Pricket Ln	Building Phase 2	Almost completed
Crescent Mills Both Sides of Strickland Road	Building began in Phases 1A, 2A, 1B and 2B	Const Plans Ph 7 & 8 & Final Plat Phase 3-approved
Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare	Building in Phase 2	All phases-final plats approved
PLANNING STAGES		
Cobalt Townes Hwy 70 Bus beside East Hampton	Preliminary Plat Approved	Still working on Sewer
Miller Ridge (formerly known as Johnston Farms Phase 3)	Preliminary Plans approved	Awaiting Construction Plans
Wilson's Mills Storage WM Road across from Poplar Ck	Construction Plans Approved	Grading has begun
Johnston Farms Waterview Way	Construction Plans Approved	Waiting on Builder
Lee Property Swift Creek End of Strickland Road	Construction Plans Reviewed	Over Impervious. Waiting on new submittals
AWAITING FINAL INSPECTION		
Millcreek at Wilson's Mills	Inspection failed	Waiting on developer to fix punch items
Cottages at Wilson's Mills	Awaiting final inspections	Punch items being addressed
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
5891 US Hwy 70 Business and Highway 70	C-70/SFR-3 to Mixed Use	Approved
Catawba Road and Wilson's Mills Road	SFR-2 to Mixed Use	Hearing postponed to 12/16/24 at applicant request
NON-RESIDENTIAL PROJECTS		
ADDRESS/PROJECT	USE REQUEST	STATUS
Clayton Glass & Mirror	New Building for expansion	Under Review
Dollar General 3980 Wilson's Mills Road	Dollar General	Construction Plans approved
Wilson's Mills High School	Construction Plans Approved	Building
SPECIAL USE PERMIT		
330 Twin Creek Drive	Allow Goats and Chickens	Council Approved
EXCAVATION PERMITS		
ADDRESS/PROJECT	COMPANY	STATUS
N/A	N/A	N/A
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
1737 Swift Creek Rd	TJ Auto	Completed
200 Twin Creek Dr	Billboard	Approved
NON-RESIDENTIAL ZONING PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home – New Construction	7	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	1	
Accessory Structure	6	
Fence	9	
Doublewide Mobile Home	0	
Rooftop Solar Panels	0	
Chickens	0	
MUAHS (Multi Unit Assisted Housing with Services)	0	
Home Occupation	0	
Change of Use	0	
TOTAL	23	
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		

Completed and Passed- Single Family Homes	25
Completed and Passed-Other	22
Zoning Verification Letters	0
CODE ENFORCEMENT VIOLATIONS	
VIOLATIONS	#
TOTAL	4
Undue Growth	2
Debris/Garbage Clean-Up	1
Nuisance/Junk/Abandoned Vehicles	0
Chickens/Roosters	0
ZONING VIOLATIONS	
VIOLATIONS	#
TOTAL	8
Building without Permit	3
Fence without Permit	3
Unsafe Structure	0
Other Zoning Violation	2
CODE ENFORCEMENT AND ZONING ABATEMENT	
OUTCOMES	#
TOTAL	0
Abated	3
Final Letter Sent	0
Citations/Fines Issued	4
TOWN ABATEMENTS	
Paid Town Abatements	0