



## Planning & Design Review Board Agenda Session

### Rezoning Staff Report

**To:** Planning & Design Review Board

**From:** Land Development Staff

**Subject:** **CONDITIONAL USE ZONING CHANGE REQUEST (PROJECT #20-48)**  
 REQUESTED ZONE: RMX-CD (Residential Mixed Use – Conditional District  
 PRESENT ZONE: GR6 (General Residential 6 DUA) & GC (General Commercial)  
 APPLICANT: Richard Herring for Herring-Sutton and Associates  
 PROPERTY OWNER(s): Hesmer Properties, LLC  
 PROPERTY ADDRESS: 3451 Airport Blvd, NW  
 PROPERTY SIZE: 10 acres (a portion of a larger 30 acre parcel)  
 GENERAL DESCRIPTION: Located between Jetstream Drive and Chase Road, NW on Airport Blvd. Access to the vacant property is generally across the street from Land of Learning Child Care and Wilson Family YMCA.  
 PARCEL NUMBER: 3703-95-9078.000  
 PRESENT USE OF PROPERTY: Vacant undeveloped wooded lot

**STAFF RECOMMENDATION: 1) Approval as RMX-CD with 4 conditions below:**

- 1) Development in conformance with the conceptual plan (attached); and
- 2) Provide a 40' Type C buffer (left undisturbed to the greatest extent possible); and
- 3) Density limit of 7.2 units per acre (72 units total); and
- 4) Limit building height to 3 stories.

2) If you move to approve the request, be sure to preface your motion with the “reasonable” statement below.

3) If you move to deny the request, be sure to preface that motion with the “not reasonable” statement below.

**Choose one:**

**I MOVE THAT THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED: 1.3/2.1/2.2/2.4/5.1/6.1/22.1/32.1/47.1**

**I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 2.5/15.1/15.4/15.5**

## Issue:

Hesmer Properties, LLC is requesting a rezoning from GR6 and GC to RMX-CD. A conceptual site plan is attached and becomes a restriction on the property if the rezoning is approved. The conceptual plan shows that the proposed three story multi-family buildings will be placed away from the newly completed single-family homes on Sabre Lane to the greatest extent possible. A natural buffer would be left to the greatest extent possible between this project and the single-family development on Sabre Lane to take advantage of the subject properties existing stand of pine trees.

With conditional use restrictions, the site will be limited to 72 dwelling units (7.2 units per acre). The current zoning permits 6 dwellings per acre. A sample of existing multi-family and duplex developments in the area range in density from 6.3 to 10 dwelling units per acre, so the proposed density is similar to other nearby projects. Single-family development in the area ranges between 3-4 dwelling units per acre. The adjacent Sabre Lane is 3.6 dwelling per acre (6 dwellings per acre is permitted with current zoning).

The proposed restrictions help address concerns neighbors raised during a 2015 rezoning hearing that was denied by City Council. The conditions limit the intensity of development by reducing the maximum density, place restrictions on the placement of buildings on the property to maintain approximately 125' between the side of the closest multi-family building and adjacent single family lots (the other two proposed buildings are placed more than 200' from adjacent lots). The buildings are limited to 3 stories which is the same as the existing zoning would permit. The request also proposes to retain existing trees to maintain a natural buffer along the project boundary. The proposed standard is to provide a 40 foot wide "Type C" buffer. This is the most intense buffer in the UDO and 4 times wider than the minimum 10' buffer required in this situation.

## Background / Summary:

**BACKGROUND:** **1)** In Primary Urban Growth Area. **2)** Outside city limits. Annexation of the property would be required at development. **3)** Not within a Watershed. **4)** Not within a flood zone. **5)** Not within an overlay district. **6)** The development shall be developed in conjunction with the Neuse River Regulations. **7)** A 10 acre portion of Wilson County Tax Parcel 3703-95-9078.000(PIN). **8)** The city approved a request on May 16, 2002 for the residential portion of Jetstream Park Section II with 183 lots with 274 proposed residential units on the entire tract of land. On December 18, 2003 the city approved a revision to the plan to increase the number of lots by 35 for a total of 218 lots with a potential of 344 residential units. **9)** With the approval of the preliminary subdivision, the developer chose to rezone and develop the parcels as single-family. **10)** Sections V and VII of Jetstream Park II were recorded with 102 lots in 2005 and 2009, respectively. These lots are now fully built-out **11)** A rezoning hearing was held for a similar request on this property in January 2015. The request was recommended by the Planning Board and Staff, but denied by City Council due to neighborhood concerns expressed at the public hearing. **12)** With development of Hope Park and Jetstream Park II, the 30 acre property currently has access to 2 street stubs: Huntsmoor Lane to the north and Dianne Drive to the south. **13)** The 10 acre property proposed for development is shown with access only to Airport Blvd approximately across the street from Land of Learning Child Care and the Wilson Family YMCA.

## Fiscal or Other Impact:

**FISCAL IMPACT:** **1)** The source of the following information is the "Cost of Land Uses Fiscal Impact Analysis" prepared for the City by the consulting firm TischlerBise and dated February 4, 2008. **2)** The study evaluated six residential land use prototypes on an **annual cost-benefit** basis: single-family low land value, single-family medium land value, single-family high land value, single-family infill, duplex, and multi-family. **3)** The land uses most-closely associated with the subject request are the duplex and multi-family uses. **4)** According to the study, the duplex and multi-family uses produce net **deficits** of \$982 and \$608 per unit, respectively, predominately due to the demand for police and fire services. **5)** Staff is of the opinion that the duplex study

looked mostly at developments that were done with individual owners renting homes, whereas a group housing development would have one owner and consistent management, presumably leading to a more responsible landlord-tenant relationship.

**Coordination:** Rodger Lentz, AICP; Chief Planning and Development Officer; 252.399.2210; [rlentz@wilsonnc.org](mailto:rlentz@wilsonnc.org). Janet Holland, AICP, Land Development Manager; 252.399.2215; [jholland@wilsonnc.org](mailto:jholland@wilsonnc.org).

**Attachments:** 1) Application. 2) Comp Plan Analysis. 3) List of Those Receiving Notice. 4) Area Zoning Map. 5) Future Land Use Map. 6) Aerial. 7) Conceptual Design. 8) Chapter 2 Use Table. 9) Ordinance.

**PROJECT #20-00000048**

**APPLICATION FOR ZONING AMENDMENT**

**Owner & Petitioner Information:**

Name of Property Owner (s) Hesmer Properties, LLC

Address of Property Owner 2403 Nash St. W

City Wilson State NC Zip 27896

Name of Petitioner: Hesmer Properties, LLC

Address of Petitioner 2403 Nash St. W

City Wilson State NC Zip 27896

Phone 252-230-6388 Email \_\_\_\_\_

**CONTACT PERSON:** Richard R. Herring

Phone Number (Day) 252-291-8887 Mobile 252-399-1858

Email: rherring@herring-sutton.com

**PROPERTY INFORMATION:**

Address/Location 3451 Airport Blvd. NW

City: Wilson State: NC Zip: 27896

Property Identification Number (PIN) 3703-95-9078

Current Zoning District(s) GC and GR6

Proposed Zoning District(s) RMX

Total Acreage Included in Rezoning: 10

Other Description DB 2585 P830

## **APPLICATION FOR ZONING AMENDMENT**

### **APPLICANT'S JUSTIFICATION FOR REZONING:**

Since the current Zoning Map is the product of careful investigation and analysis, it is presumed to be sound in its present state, and the burden of proof of needed change falls upon the petitioners requesting such a change. Any alteration of the Zoning Map must be supported by sound and conclusive reasoning, particularly since a desirable attribute of the Zoning Map is the stability that it creates. In the spaces provided below, provide the FACTS and ARGUMENTS that justifies your request for rezoning (attach additional pages if you need to).

1. Explain why this property should be rezoned:

This rezoning application is for a tract located on the northside of Airport Blvd. approximated .2-mile Northeast of the intersection of Chase Dr. and Airport Blvd. The project will consist of three [3] multi-family buildings incorporating 84 units. Additional amenities will include a multi-purpose room, resident computer center, accessible playground along with covered picnic and patio areas. The property is surrounded by different types of residential and mixed-use development. Multi-family dwellings are located along the East and West sides and commercial and office development are located along Airport Blvd. The GR6 and GC zoning classifications do not allow for the diversity of development that's occurring in this area of the City.

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2. Explain how this rezoning will conform to the comprehensive plan, or, if it won't, explain why the comprehensive plan should be changed to allow the rezoning:

The Comprehensive Plan shows this area of Airport Blvd. should be developed as multi-family and mixed use. As of this date both these types of development have occurred, and all indications are that they will continue.

One of the Key issues as stated in the Comprehensive Plan is:

Providing housing Opportunities for a Diversity of households-Wilson's population is aging and in the future these residents will need different types of housing than traditionally afforded by single-family subdivisions. Wilson should seek opportunities to add senior housing, upscale multi-family housing, and mixed-use developments in the community, and

Policy 23.1 New housing developments should provide a mix of housing types to meet different lifestyle needs, such as town homes, condominium Units, and two-bedroom single family dwellings

In trying to meet the above Key issues and policy's, this project will contain affordable housing units for families or individuals with incomes below eighty

**APPLICATION FOR ZONING AMENDMENT**

[80%] of the area median income.

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3. Explain how you think this rezoning will affect the immediate neighborhood:

Based on the type of development that has occurred in this area the RMX is the correct zone for future development. It conforms with the mixed-use projections as outlined in the Comprehensive Growth Plan.

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4. Explain how you think this rezoning will affect the City as a whole:

No major impact to the City is expected if this rezoning request is granted.

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5. Any other facts, arguments, reasons, and/or considerations you may wish to present are welcomed. Please attach them to this application.

**CERTIFICATION:**

I (We), request the rezoning herein described and certify that all of the information presented in this application and in its accompanying attachments is accurate to the best of my (our) knowledge, information, and belief. I (We) also understand that all legal advertisement fees will be my (our) responsibility for payment and that I (we) will be billed at a later date.

**Petitioner(s):**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

**Property Owner(s):**

*W. R. Hesmer* \_\_\_\_\_ *20 Feb 2020*  
Signature Date

*W. R. Hesmer - Manager - Hesmer Properties, LLC*  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name



## Case# 20-48: 3451 Airport Blvd– COMP PLAN ANALYSIS

**Current land use classification:** General Residential 6 DUA (GR6)

**Requested land use classification:** Residential Mixed Use

**Future Land Use Map land use classification:** Medium Density Residential

### POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

**Policy 1.3:** New development, particularly those projects located on undeveloped land, should be designed using a master planning effort that takes a holistic and tailored approach to designing the development.

**Policy 2.1:** The Future Land Use map should be used to guide decision-makers as they take action on rezoning decisions and future capital improvement investments.

**Policy 2.2:** Encourage the development and redevelopment of areas defined on the Future Land Use map as primary growth areas.

**Policy 2.4:** “Leap frog” development that bypasses primary growth areas and occurs in isolation or in small clusters should be avoided.

**Policy 5.1:** New development should take into consideration the existing conditions of surrounding properties and neighborhoods and create a development program that includes land uses, a site plan, and design treatments that accomplish the goals of the Comprehensive Plan and complement adjacent land uses.

**Policy 6.1:** A diversity of development, including a variety of residential unit types and densities, mixed-use developments, and employment centers should occur within the City.

**Policy 22.1:** Through land development standards and zoning, facilitate the development of a mix of housing types at different price points to meet the needs of households with different incomes.

**Policy 32.1:** New development should be located within the primary growth area to ensure adequate provision of public safety services. Service to newly developing areas should not result in the reduction of service to existing developed areas.

**Policy 47.1:** New development and redeveloped lands should incorporate vegetated landscaping for aesthetic purposes and provide natural buffers between adjacent uses.



**POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:**

**Policy 2.5:** Development should create a neutral or, preferably, positive fiscal impact on the City.

**Policy 15.1:** Future development occurring along key transportation corridors, such as US-264, NC-42, and NC-58, should be designed in a manner to efficiently use existing road capacity and should mitigate potential traffic impacts.

**Policy 15.4:** Street access provisions, such as driveway/curb cuts and street access points along major and minor thoroughfares and collector streets should be limited to allow these roads to primarily serve as traffic movement corridors. Access management best practices are encouraged.

**Policy 15.5:** Residential neighborhood street design patterns are encouraged to promote inter-connectivity and minimize cul-de-sacs, accommodate sidewalks and on-street parking, and foster safe environments for pedestrians and cyclists.

AHMED MOHAMMED NEHAL  
4300 FOXFIRE LN N  
WILSON, NC 27896-9132

AVERY DAVIS INVESTMENTS LLC  
7417 KNIGHTDALE BLVD STE 107  
KNIGHTDALE, NC 27545-8824

BLOODWORTH ALAINA BATRISE  
3530 WESCOTT DR NW  
WILSON, NC 27896-7303

BROWN MCKINLEY JR BROWN MYRTLE  
J  
3811 SABRE LN NW  
WILSON, NC 27896-8699

CHESSON JOSEPH ADAM  
3709 STONE HENGE LN W  
WILSON, NC 27893-7792

CORREA HEIDIE  
3907 SABRE LN  
WILSON, NC 27896

FYLE LLC  
3424 AIRPORT BLVD NW  
WILSON, NC 27896-8814

HENRY PHYLLIS C AGROS  
DEVELOPMENT COMPANY LLC C/O  
PHILLIP HENRY  
1903 CLUBHOUSE DR

HOMER RICHARD  
3803 SABRE LN  
WILSON, NC 27896-8699

JOHNSON SHARON JOHNSON RANDY  
3801 SABRE LN  
WILSON, NC 27896

ANDREWS PROPERTIES  
2500 NASH ST N SUITE E  
WILSON, NC 27896-1394

BARNVILLE JANET LUCAS  
3901 SABRE LN NW  
WILSON, NC 27896

BMW RENTALS LLC C/O PAM BOYETTE  
6717 RADIO TOWER RD  
WILSON, NC 27893-7722

BROWN ROMAN D  
3923 SABRE LN  
WILSON, NC 27896-8842

COGDELL APRIL  
4115 SABRE LN  
WILSON, NC 27896

ELLIS JOHN L ELLIS LINDA  
6070 HAYWOOD DR  
ROCKY MOUNT, NC 27803-8834

GALWAY DANIEL J  
4117 SABRE LN  
WILSON, NC 27896-8839

HESMER ALISON W  
3817 SABRE LN NW  
WILSON, NC 27896

HUNTER COLEMAN HUNTER ANGELA  
4105 SABRE LN  
WILSON, NC 27896

KIDDE TECHNOLOGIES INC C/O TAX  
DEPT-8FS2  
8 FARM SPRINGS RD  
FARMINGTON, CT 06032-2577

ARSHIA MAHMOOD UNNISA & AHMED  
MOHAMMED NEHAL  
4300 FOXFIRE LN N  
WILSON, NC 27896-9132

BERACA RENTALS LLC C/O NATALIA  
WEST  
223 MISTIC PINE PL  
APEX, NC 27539-7800

BROWN BRITTNEY B  
PO BOX 1156  
ELM CITY, NC 27822-1156

CARLSON ROBERT CARLSON VALERIE  
3807 SABRE LN  
WILSON, NC 27896

COLEMAN RONALD FLOYD JR  
PO BOX 6403  
ROCKY MOUNT, NC 27802-6403

FANTON RAYMOND FRANCIS FANTON  
CHERYL D  
3802 SABRE LN NW  
WILSON, NC 27896

HARGETT MARCELLO A  
4103 SABRE LN  
WILSON, NC 27896

HESMER PROPERTIES LLC  
2403 NASH ST W  
WILSON, NC 27896-1360

JETSTREAM PARK II PROPERTY OWNERS  
ASSOCIATION INC C/O HESMER &  
COMPANY INC  
2403 NASH ST NW

LOPEZ MARGARITA  
3925 SABRE LN  
WILSON, NC 27896-8842

LUCAS TONYA D  
4005 SABRE LN  
WILSON, NC 27896-8847

NAVATA TERESITA NAVATA THERESA  
4003 SABRE LN  
WILSON, NC 27896

NGUYEN THAI NGUYEN OANH H  
3911 SABRE LN  
WILSON, NC 27896-8842

SAINTELMY PHILONA ST ELMY PROSPER  
3805 SABRE LN NW  
WILSON, NC 27893-8699

TABRON ODELL WINSTEAD HEIRS C/O  
JESSE T TAYBRON  
1818 W RALEIGH RD  
ROCKY MOUNT, NC 27803

VARNELL CARTER LYNN VARNELL  
MACEY PHELPS  
3809 SABRE LN  
WILSON, NC 27896-8699

WILLIAMS ROBERT ADAM  
3913 SABRE LN  
WILSON, NC 27896

WINSTEAD ESTELLE C/O MICHAEL  
ALLEN  
230 TODD ST  
WENDELL, NC 27591

MARAVI LINDA ANGELA  
3919 SABRE LN  
WILSON, NC 27896-8842

NEW HOPE COMMONS INVESTMENTS  
LLC  
9000 COOLBREEZE CT  
WAKE FOREST, NC 27857

NUNEZ STEPHANIE NUNEZ DIANA  
3917 SABRE LN  
WILSON, NC 27896-8842

SPEARS ELLANOR  
4107 SABRE LN  
WILSON, NC 27896

THORPE TIANA  
3815 SABRE LN NW  
WILSON, NC 27896-8699

WALDRON ROBERT LEWIS WALDRON  
LESLIE ANN  
PO BOX 482  
WILSON, NC 27894-0482

WINSTEAD ANN  
PO BOX 25365  
COLUMBIA, SC 29224-5365

WINSTEAD GLENWOOD  
PO BOX 1961  
COLUMBIA, SC 29202-1961

MULDROW DONNA DANIELS  
MULDROW DARRICK  
3909 SABRE LN  
WILSON, NC 27896-8842

NGUYEN HOA THI PHONG LAM DUC  
4111 SABRE LN NW  
WILSON, NC 27896-8839

ONE DAY ENTERPRISES LLC  
426 CLAYTON AVE  
WAYNESBORO, PA 17268

SUPREME/MURPHY TRUCK BODIES C/O  
RYAN TAX COMP/DEPT 503  
PO BOX 460369  
HOUSTON, TX 77056

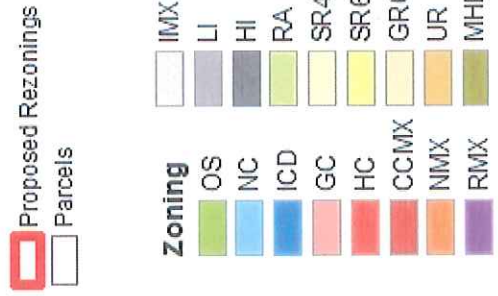
VALLE JUAN P ORTIZ RODRIGUEZ  
JOHANNE SANABRIA  
3921 SABRE LN  
WILSON, NC 27896-8842

WILKINS N T  
3217 AIRPORT BLVD NW  
WILSON, NC 27896-8809

WINSTEAD COLEY G HEIRS C/O JERRY S  
HARMON  
PO BOX 720154  
ORLANDO, FL 32872-0154

WOOTEN S DILLON JR  
PO BOX 10907  
GOLDSBORO, NC 27532

**Rezoning Request**  
**3451 Airport Blvd, NW**  
**GR6 & GC to RMX-CD**



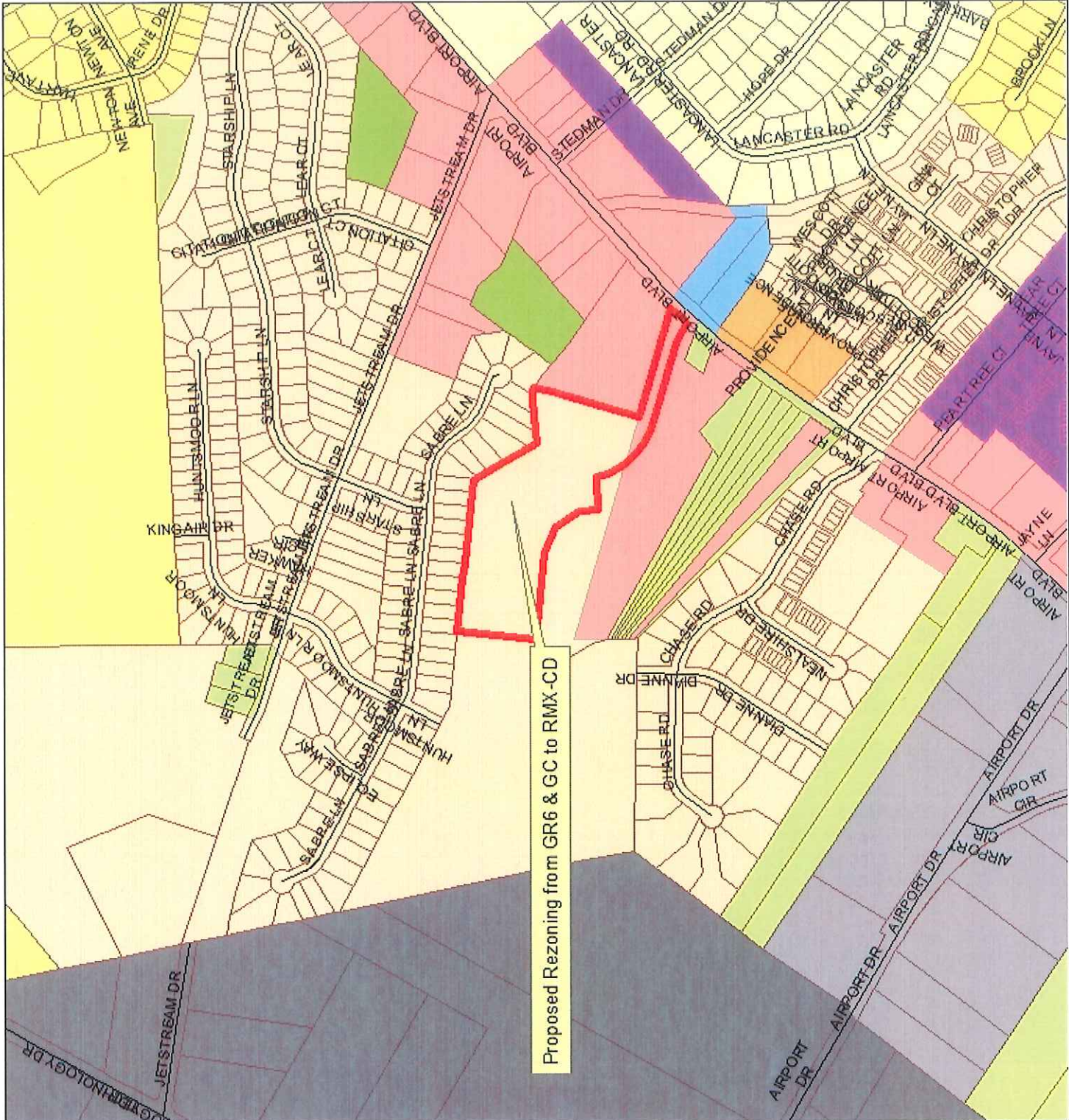
Date: 6/3/2020

**Map Disclaimer:**

This map is for informational purposes only. The map is NOT of land survey quality and is NOT suitable for such use. The City of Wilson assumes no liability arising from the use of the map.

**Prepared by:**

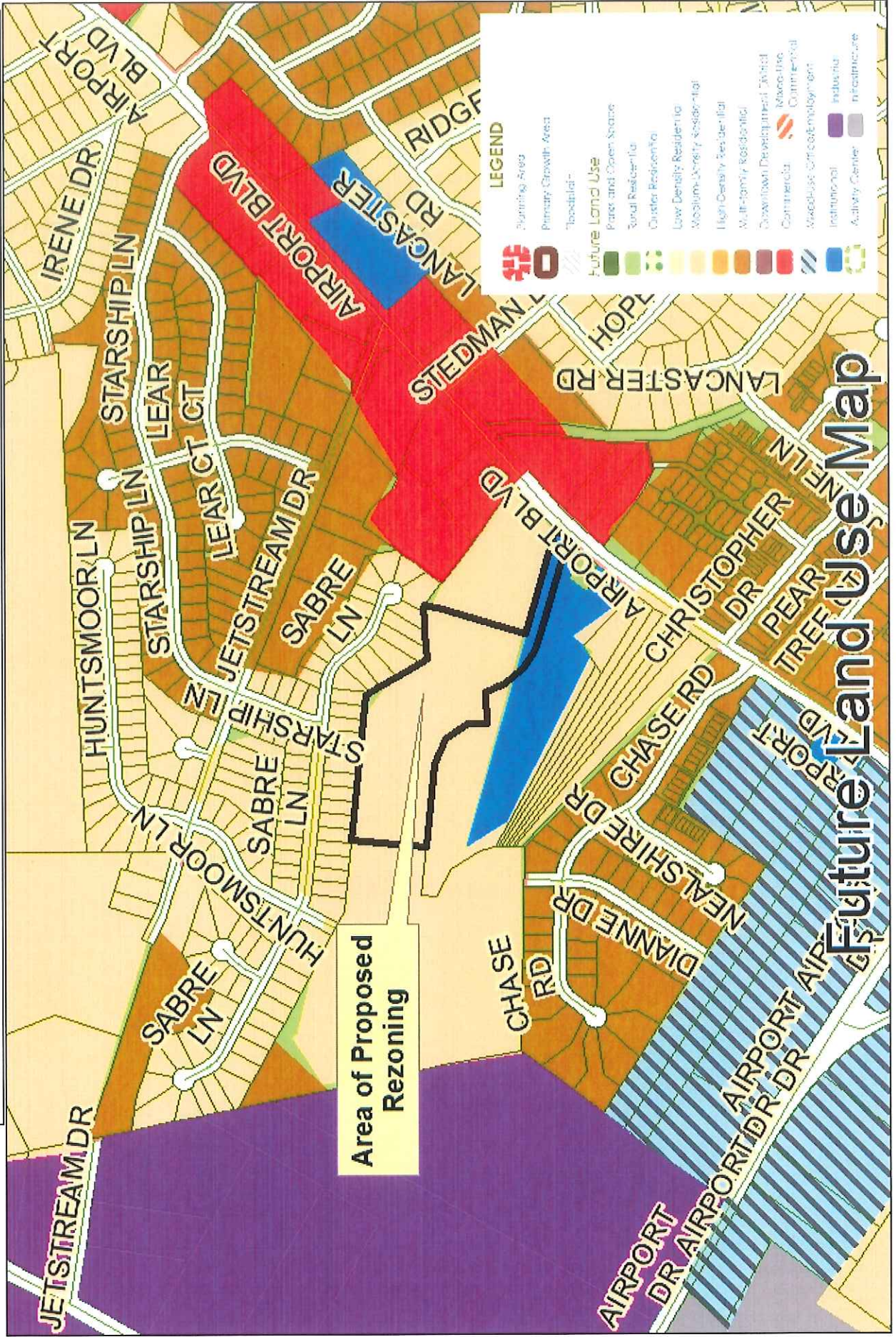
City of Wilson GIS Services  
 a division of Wilson Planning and Development Services.



Proposed Rezoning from GR6 & GC to RMX-CD



**REZONING: Wilson Co. Tax Parcel:  
PIN: 3703-95-9078  
from GR6 and GC to RMX-CD**



Source: City of Wilson 2030 Comprehensive Plan











USE TYPES	SUBURBAN											URBAN						
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
<b>A. RESIDENTIAL</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Dwelling-Single Family	P	-	P	P	P	-	-	-	P	-	-	P	P	P	P	-	-	-
Dwelling-Two Family	-	-	-	-	PS	-	-	-	P	-	-	PS	PS	P	-	-	-	3.2.1
Dwelling-Townhome	-	-	-	-	-	-	P	P	P	-	-	P	P	P	P	P	P	P
Dwelling-Multifamily	-	-	-	-	-	-	PS	PS	P	-	-	PS & CD	PS	PS	PS	PS	PS	3.2.2
Dwelling-Accessory	PS	-	PS	PS	PS	-	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.2.3
Halfway Homes	-	-	-	-	-	-	SUP	-	SUP	-	-	-	-	-	SUP	-	-	3.2.4
Live-Work Units	-	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	P	P	P	3.2.5
Manufactured Housing	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6
Manufactured Home Park	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6
Residential Care Facilities (more than 6 residents)	P	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.2.7
Residential/Family Care Home (6 or fewer residents)	P	-	P	P	P	-	P	P	P	-	-	P	P	P	PS	PS	PS	3.2.8
<b>B. LODGING</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Bed and Breakfast Homes (up to 8 rooms)	P	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	-
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	P	-	-	P	-	-	-	P	P	P	P	P	-
Boarding or Rooming House	-	-	-	-	-	-	-	-	PS	-	-	-	PS	-	-	-	-	3.3.1
Campground	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.2
Dormitory	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Fraternity/Sorority House	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	SUP	-	-	-	3.3.3
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	-
<b>C. OFFICE/SERVICE</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
ATM	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Banks, Credit Unions, Financial Services	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Business Support Services	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Crematoria	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	-	-	-	-	3.4.1
Dry Cleaning & Laundry Services	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Funeral Homes	P	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-
Home Occupation	PS	-	PS	PS	PS	-	P	P	PS	-	-	PS	PS	PS	PS	PS	PS	3.4.2
Kennels, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	PS	-	-	PS	PS	PS	PS	3.4.3
Kennels, Outdoor	PS	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	3.4.4
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	-	SUP	P	P	P	P	3.4.5

GR6    
  GC    
  RMX-CD  
 P – Permitted by Right    
 PS – Permitted with Special Conditions    
 SUP – Special Use Permit Required    
 Not Part of Application  
 CD – Permitted as part of an Approved Conditional District Only    
 ND – Permitted in New Development Only

USE TYPES	RURAL											SUBURBAN											URBAN																		
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References					
Personal Services	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Personal Services, Restricted	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Post Office	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Professional Services	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Small Equipment Repair/Rental	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Veterinary Clinic	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
<b>D. COMMERCIAL/ENTERTAINMENT</b>																																									
Adult Establishment	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Alcoholic Beverage Sales Store	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Amusements, Indoor	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Amusements, Outdoor	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Billiard/Pool Hall	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bar/Tavern/Night Club	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
General Commercial	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Internet Sweepstakes Facilities/Adult Arcade	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Outside Sales, Sidewalk Sales	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Riding Stables	P	P	-	-	-	SUP	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Shooting Range, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Shooting Range, Outdoor	SUP	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Theater, Outdoor	PS	PS	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>E. CIVIC</b>																																									
Cemetery	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Civic Meeting Facilities	-	PS	PS/ND	PS/ND	PS/ND	PS	P	P	P	P	-	SUP/ND	SUP/ND	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Conference/Convention Center	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cultural or Community Facility	-	PS	-	-	-	PS	P	P	P	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Private Recreation Facilities	-	PS	-	-	-	PS	PS	PS	P	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Public Recreation Facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS

**P** – Permitted by Right    **PS** – Permitted with Special Conditions    **SUP** – Special Use Permit Required    **GC**    **RMX-CD**  
**CD** – Permitted as part of an Approved Conditional District Only    **ND** – Permitted in New Development Only    **GR6**    **GC**    **Not Part of Application**



USE TYPES	RURAL											SUBURBAN											URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References										
Public Safety Station	SUP	-	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6										
Religious Institution	P	P	PS	PS	PS	P	P	P	P	-	PS	PS	PS	PS	PS	PS	PS	3.6.7										
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	SUP	-	3.6.8										

F. EDUCATIONAL/INSTITUTIONAL	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Child/Adult Day Care Home (6 or less persons)	PS	-	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.1
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	-	PS	PS	PS	PS	-	-	SUP	SUP	PS	PS	PS	PS	3.7.2
College/University	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	-	-
Community Support Facility	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	SUP	3.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	SUP	3.7.4
Day Treatment Center	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	PS	PS	PS	-	3.7.5
Hospital	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Schools – Elementary & Secondary	PS	-	-	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.6
Schools – Vocational/Technical	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-

G. AUTOMOTIVE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	PS	SUP	SUP	SUP	3.8.1
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	SUP	-	P	P	-	-	-	-	-	-	3.8.2
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	SUP	3.8.3
Theater, Drive-In	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.8.4
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	PS	PS	PS	3.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	-	P	P	-	-	-	SUP	PS	SUP	3.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	-	P	P	-	-	-	-	-	-	3.8.7

H. INDUSTRY/WHOLESALE/STORAGE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	3.9.1
Industry, Light	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.2
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.3
Research and Development Facilities	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	P	-

P – Permitted by Right   
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USE TYPES	RURAL											SUBURBAN											URBAN														
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.4		
Storage – Self-Service	-	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.5		
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.6			
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
<b>I. AGRICULTURE</b>																																					
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.10.1		
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.10.2		
Crop Production	P	P	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Farmer's Markets	P	P	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Nurseries & Garden Centers	P	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
<b>J. INFRASTRUCTURE</b>																																					
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.11.1	
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
Utilities – Class 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>K. OTHER</b>																																					
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12	

GR6    
  Not Part of Application    
  GC    
  RMX-CD

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**CD** – Permitted as part of an Approved Conditional District Only

O-XXX-20

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
AND ZONING MAP  
OF THE CITY OF WILSON, NORTH CAROLINA**

**WHEREAS**, a petition has been filed with the City Council of the City of Wilson requesting an amendment to the Zoning Ordinance and Zoning Map of the City of Wilson to include in the RMX-CD Zone the property described below, said property formerly being zoned GR6 and GC; and

**WHEREAS**, said property is owned by Hesmer Properties, LLC; and

**WHEREAS**, the Planning & Design Review Board of the City of Wilson has reviewed the proposed change(s) and made a recommendation thereupon; and

**WHEREAS**, notice of a public hearing to consider the proposed change was published in accordance with law in the Wilson Times, a local newspaper, as required by Section 15.3.2 of the Unified Development Ordinance of the City of Wilson and by Section 160A-364 of the General Statutes; and

**WHEREAS**, a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 15.3.3 of the Unified Development Ordinance of the City of Wilson and by Section 160A-384 of the General Statutes; and

**WHEREAS**, the said public hearing was actually conducted at 7:00 p.m. on June 18, 2020, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

**THEREFORE**, after duly considering the matter, THE CITY COUNCIL OF THE CITY OF WILSON DOES HEREBY ORDAIN:

SECTION 1. That the Zoning Ordinance of the City of Wilson is hereby amended to include in the RMX-CD Zone the following described property:

General Description: the property is located between Jetstream Drive and Chase Road, NW on Airport Blvd. Access to the vacant property is generally across the street from Land of Learning Child Care and Wilson Family YMCA.

Specific Description: Wilson County Tax Parcel (PIN): a portion of 3703-95-9078.000 as described below:

BEGINNING at a point on the westerly right-of-way of Airport Boulevard (SR 1320) having City of Wilson coordinates of N=734,501.2691, E=2,311,497.6050, said Point of BEGINNING also being N 32°44'31" E 1073.10' from the City of Wilson Monument "C-54" (NAD 83) having coordinates of N=733,598.6685, E=2,310,917.2122; thence from said Point of BEGINNING along abovementioned westerly right-of-way and along a curve to the left having a radius of 2,331.83, an arc distance of 96.65' and a chord of S 43°37'06" W 96.65' to a point, cornering; thence N 47°34'41" W 14.20' to a point; thence along a curve to the left having a radius of 170.00', an arc length of 77.83', and a chord of N 60°41'37" W 77.15' to a point; thence N 73°48'33" W 342.61' to a point; thence along a curve to the right having a radius of 340.00', an arc length of 346.10', and a chord of N 44°38'51" W 331.35' to a point, cornering; thence S 88°07'23" W 138.84' to a point, cornering; thence N 01°52'37" W 80.00' to a point, cornering; thence N 33°40'42" W 119.69' to a point, cornering; thence N 65°58'42" W 120.58 to a point, cornering; thence N 84°01'33" W 363.19' to a point, cornering; thence N 05°58'27" E 330.00' to a point, cornering; thence S 84°01'33" E 635.79 to a point, cornering; thence S 29°58'35" E 310.32' to a point, cornering; thence N 85°55'41" E 187.57' to a point, cornering; thence N 88°22'40" E 36.72' to a point, cornering; thence S 61°41'09" E 12.88' to a point, cornering; thence S 16°11'27" W 457.72' to a point, cornering; thence S 73°48'33" E 475.00' to the Point of BEGINNING and containing 10.001 acres.

SECTION 2. That the official City of Wilson Zoning Map is hereby amended to include in the RMX-CD Zone the above-described property and will be so marked.

SECTION 3. That, in accordance with Section 2.9 of the City of Wilson Unified Development Ordinance, the following "conditions" are consented to by the property owner and added to the zoning/site requirements of the district:

- 1) Development in conformance with the conceptual plan (attached); and
- 2) Provide a 40' Type C buffer (left undisturbed to the greatest extent possible); and
- 3) Density limit of 7.2 units per acre (72 units total); and
- 4) Limit building height to 3 stories.

SECTION 4: That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. That this ordinance shall become effective immediately upon its adoption.



DULY ADOPTED this 18th day of June, 2020.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

Project # 20-00000048

