



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 1
City Council Meeting: February 17, 2022

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: ZONING CHANGE REQUEST (Project #22-09)
REQUESTED ZONE: GR6 (General Residential-Medium Density)
PRESENT ZONE: RMX (Residential Mixed Use)
APPLICANT: Ron Sutton, Herring-Sutton & Associates, P.A.
PROPERTY OWNER(s): Wilson Lodge #989 Loyal Order of Moose, Inc
PROPERTY ADDRESS: 2705 Forest Hills Road, SW
PROPERTY SIZE: approximately 4.4 acres
GENERAL DESCRIPTION: A portion of the property located at 2705 Forest Hills Rd, SW
SPECIFIC DESCRIPTION: 3711-16-3027.000 (PIN) a portion thereof.
PRESENT USE OF PROPERTY: Civic Organization

STAFF RECOMMENDATION: 1) Approval. 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: 1.1, 2.2, 2.5, 2.7, 5.1, 5.2, 6.1, 6.2, 6.3, 6.5, 7.6, 20.7, 22.1, 28.1, 28.2, 32.1.

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 1.1, 1.3, 2.1, 2.2, 3.5, 2.7, 6.2, 6.5, 7.6, 22.1, 23.1, 28.1, 30.3.

BACKGROUND 1) In Primary Growth Area and the Primary Service Area. **2)** Inside the City of Wilson jurisdiction. **3)** Located within the Contentnea Watershed (WS-IV NSW-C). **4)** Not within the 100-year flood zone or the Special Flood Hazard Conservation Area. **5)** The property is a portion of the Thurman Bruce Boyette property per Plat Book 3 Page 96. **6)** This property is currently zoned RMX (Residential Mixed Use), the adjacent properties are zoned GC (General Commercial) to the North, South and West, RMX (Residential Mixed-Use) to the East. **7)** Surrounding development includes civic, multi-family residential and undeveloped property. **8)** The City’s “Future Land Use Map” in our Comprehensive Plan shows this property as “Mixed-use Office/Employment.”

Mixed-Use Office/Employment – Concentrated areas of employment development primarily in the form of offices, but allowing for some light industrial in appropriate locations. Developments should include commercial and higher density residential that serve the employment uses. The intent is to allow for both vertical (multi-story) and horizontal (multiple uses on a site) mixed-use, including high density and multi-family residential.

The proposed use could be shown as “Low-Density Residential” or Multi-Family Residential.”

Low Density Residential – Single-family detached subdivisions developed at a density of up to two dwelling units per acre. Some medium and high density residential development can be included as part of a master-planned development.

Multi-Family Residential – Apartment complexes and other multi-family developments.

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 single-family medium land value and multi-family. **4)** According to the study, single-family medium land value developments produce a net **surplus** of \$277 per unit. **5)**

COORDINATION:

Janet Holland, Land Development Manager, 252.399.2215, jholland@wilsonnc.org.

Kathy Bangle, Land Development Sr. Planner, 252.206.5289, kbangle@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)** Chapter 2 Use Table.

PROJECT # 22-00009