



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 1
City Council Meeting: October 20, 2022

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: ZONING CHANGE REQUEST (Project #22-260)
REQUESTED ZONE: RMX - CD (Residential Mixed Use - Conditional)
PRESENT ZONE: GC (General Commercial)
APPLICANT: Caviness Land Development, Inc.
PROPERTY OWNER(s): Heritage Crossing, LLC
PROPERTY ADDRESS: Airport Blvd W
PROPERTY SIZE: approximately 30.35 acres
GENERAL DESCRIPTION: Located in the 2000 Block of Airport Blvd
behind Heritage Crossing Shopping Center
SPECIFIC DESCRIPTION: 3702-56-5249.000 (PIN)
PRESENT USE OF PROPERTY: Vacant/Undeveloped

STAFF RECOMMENDATION: 1) Approval as an RMX (CD) [Residential Mixed Use - Conditional District] limiting the development density to 10 dwelling units per acre (DUA) with a minimum 20 foot front setback and no maximum setback. 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, 1.3, 2.1, 2.2, 2.4, 2.7, 5.1, 5.2, 6.1, 6.2, 7.1, 7.4, 7.5, 7.6, 7.7, 20.7, 22.1, 28.1, and 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 2.1, 2.5, 2.7, 5.1, 5.2, 6.2, 6.3, 6.4, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 20.7, 22.1, 23.1, 32.1, and 50.2

BACKGROUND 1) Inside the Primary Growth Area and the Primary Service Area. **2)** Inside the City of Wilson jurisdiction. **3)** Located within the Contentnea Creek Watershed district (WS4-NSW P). **4)** Not within the 100-year flood zone or the Special Flood Hazard Conservation Area. **5)** The property is shown as Heritage Place Phase Eleven Lot 23 per Plat Book 34 Page 100. **6)** The applicant is requesting to rezone approximately 30.35 acres to RMX (CD). **7)** This property is currently zoned GC (General Commercial), the adjacent properties are zoned GC (General Commercial) and HC (Highway Commercial) to the North, and East; SR6 (Medium Density Residential) and RMX (Residential Mixed Use) to the South and West; and OS (Open Space), GC (General Commercial) and RMX (Residential Mixed Use) to the West. **9)** Surrounding development includes single-family residential, and shopping center. **10)** The City's "Future Land Use Map" in our Comprehensive Plan shows this property as "Commercial."

Commercial – Includes both large and small commercial and retail uses, with some small office development along major thoroughfares.

The proposed use could be shown as "High Density Residential" or "Multi-Family Residential."

High Density Residential – Single-family detached and attached developments, with a density of five dwelling units per acre or greater.

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

FISCAL 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:

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

Kathy Bangley, Land Development Sr. Planner, 252.206.5289, kbangley@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 Plan for Heritage Crossing Apts.

PROJECT # 22-000260

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) Heritage Crossing LLC

Address of Property Owner C/O Collett & Associate INC

City Charlotte State NC Zip 28236-6799

Name of Petitioner: Caviness Land Development, Inc

Address of Petitioner 639 Executive Place, Suite 400

City Fayetteville State NC Zip 28305

Phone 910-481-0503 Email casey@cavinessandcates.com

CONTACT PERSON: WithersRavenel

Phone Number (Day) 919-535-5212 Mobile _____

Email: bvega@withersravenel.com

PROPERTY INFORMATION:

Address/Location Airport Blvd W

City: Wilson State: NC Zip: 27893

Property Identification Number (PIN) 3702-56-5249.000

Current Zoning District(s) General Commercial - GC

Proposed Zoning District(s) Residential Mixed Use - RMX

Total Acreage Included in Rezoning: 30.35

Other Description _____

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:

Please see Attachment.

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:

Please see Attachment.

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

Please see Attachment

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

Please see Attachment.

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

APPLICATION FOR ZONING AMENDMENT

Conditional District

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Condition(s): In considering an application for a conditional zoning district, the Commissioners shall consider conditions or restrictions associated with the petition, where any limitation to the conditions or standards in the corresponding standard zoning district are proposed. All other requirements of the corresponding district shall be met. List all proposed conditions, including site specific standards, which are proposed in the conditional zoning district request (attach additional sheets if necessary).

The gross density shall be a maximum of 10 du/acre

The minimum front yard setback shall be 20 ft. and there shall be no maximum

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Permitted Uses(s): A petition for a conditional zoning district shall specify the permitted use(s) allowable, where any limitation to the uses allowed in the corresponding standard zoning district is proposed. A conditional zoning district does not provide for additional use permissions; only permitted uses authorized in the corresponding standard zoning district are allowable. All other requirements of the corresponding district shall be met. List such permitted uses below. (attach additional sheets if necessary).

N/A - no limitations to permitted uses

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.

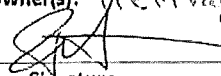
Petitioner(s)

 7/18/22
Signature Date

J. Patrick Raynor
Print Name

Signature Date

Print Name

Property Owner(s): Heritage Crossing, LLC
By:  7/18/22
Signature Date

Richard A Barta, Manager
Print Name

Signature Date

Print Name

1. A Rezone for the project site from General Commercial (GC) to Residential Mixed Use (RMX) is consistent with several of the City's Goals and Policies as follows:

Reinvest in City and Town Centers: Promote compact development, density and mixed use including a balance of jobs and housing.

- Provide additional revenue for the adjacent shopping center and provide housing choice for current and future business employees within the area.
- Provide a link to destinations (Activity Center: Heritage Crossing shopping center. High density walkable development). Promotes connectivity and several modes of transportation.

Smart Growth and Livability Principles

- Supports housing opportunities and choices
- Walkable neighborhood. (pedestrian connections)
- Strengthen and Direct development towards existing communities (Direct link to Heritage Crossing shopping Center and the surrounding community).

New development and primary growth areas.

- Compatible development (to the west and south are residential development, to the north would be a direct connection to the commercial shopping center).
- Compact development, density, and mixed uses to include a balance of job and housing opportunities.

2. The Comprehensive Plan Future Land Use map designation for the site is Commercial and is located within an Activity Center. Changing the Comprehensive plan for the site to Multi-family Residential will support the City Activity Center goals which is intended to serve as focused areas for development within a compact, mixed-use, pedestrian-friendly environment. The Multi-family Residential designation and rezone to Residential Mixed Use (RMX) would support the Activity Center goals and narrative. In addition, the rezone to RMX will support locating residential development within the City's primary growth area.

3. The proposed rezone to Residential Mixed Use would permit residential development that would affect the immediate neighborhood as follows:

- Fiscally balanced land use mix with increased revenue for the adjacent shopping center
- Provide housing options for current and future business employees within the immediate area.
- Compatible development to the surrounding area.
- Interconnectivity via a high-density walkable development with pedestrian access to the adjacent shopping center

4. The proposed rezone will affect the City by the following:
- Healthy Living development: providing direct pedestrian connection to the adjacent shopping center.
 - Promote housing options.
 - Provide additional revenue for the businesses within the surrounding area.
 - Provide compact, mixed-use, pedestrian friendly development within an Activity Center.

Additional Considerations:

The project site is located between existing railroad tracks and single-family development to the south and the existing shopping center to the north. The Residential Mixed-Use district will provide a transitional zone between the existing commercial and existing single-family developments and is compatible with both zoning districts.

Heritage Crossing Apartments – COMP PLAN ANALYSIS

Current land use classification: General Commercial

Requested land use classification: High Density Residential

Future Land Use Map land use classification: Commercial

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy 1.1: New development and redevelopment should be designed to create a compact land use pattern that efficiently uses public services and facilities, reinforces the use of multiple modes of transportation, creates greater mobility within the City, and provides better connections between adjacent developments. (See Policy 7.7.)

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 2.7: Areas located within water supply watershed protected or critical areas and within primary growth areas should be developed as clustered developments that protect open spaces and environmentally sensitive lands and provide for a more compact development form. (See Policy 7.6.)

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 5.2: During the development review process, proposals of new developments or redevelopments should identify any potential impacts to surrounding properties and neighborhoods and identify mitigation strategies to reduce these impacts. Additionally, current and future land use type and intensity should be accounted for during review of proposed projects in order to ensure appropriate transitions are provided.

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 6.2: Residential development should be balanced with non-residential development in a manner that does not result in Wilson becoming a “bedroom community” to surrounding regional centers, such as Raleigh, and provides needed employment, shopping, and recreational opportunities for Wilson’s residents.

Policy 7.1: Environmentally sensitive areas, including forested lands, riparian buffers and stream corridors, wetlands, floodplains, and areas of steep slope, are recognized as valuable environmental resources and should be set-aside as natural areas within new developments.

Policy 7.4: New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

Policy 7.5: To the furthest extent possible, existing mature tree canopies should be protected and maintained throughout the community, with a focus on new developments and along major thoroughfares.

Policy 7.6: Lands located within water supply watersheds should be developed in a manner that protects water resources through cluster development patterns that set-aside open space as a buffer to water sources. (See Policy 2.7.)

Policy 7.7: Land development should promote the protection of air quality in Wilson through a compact development form that reduces the need for vehicular trips resulting in less air emissions from vehicles. (See Policy 1.1.)

Policy 20.7: Market-based approaches to neighborhood planning are encouraged and preferred.

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 28.1: Encourage the development of land to its highest and best use where public infrastructure currently exists.

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 2.1: 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 2.5: Development should create a neutral or, preferably, positive fiscal impact on the City.

Policy 2.7: Areas located within water supply watershed protected or critical areas and within primary growth areas should be developed as clustered developments that protect open spaces and environmentally sensitive lands and provide for a more compact development form. (See Policy 7.6.)

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 5.2: During the development review process, proposals of new developments or redevelopments should identify any potential impacts to surrounding properties and neighborhoods and identify mitigation strategies to reduce these impacts. Additionally, current and future land use type and intensity should be accounted for during review of proposed projects in order to ensure appropriate transitions are provided.

Policy 6.2: Residential development should be balanced with non-residential development in a manner that does not result in Wilson becoming a “bedroom community” to surrounding regional centers, such as Raleigh, and provides needed employment, shopping, and recreational opportunities for Wilson’s residents.

Policy 6.3: Infill developments are encouraged as these types of developments have been shown, through study, to maximize existing services and have a lower impact on public infrastructure and service costs in comparison to new developments.

Policy 6.4: Employment based development, such as office parks, industrial parks, higher educational institutions, and healthcare complexes, are strongly encouraged and promoted in Wilson.

Policy 7.1: Environmentally sensitive areas, including forested lands, riparian buffers and stream corridors, wetlands, floodplains, and areas of steep slope, are recognized as valuable environmental resources and should be set-aside as natural areas within new developments.

Policy 7.2: Environmentally sensitive areas should serve as either natural open spaces or passive/active recreational areas where only low-impact development is permitted.

Policy 7.3: Environmentally sensitive areas should be adequately protected during the construction of new developments to ensure the integrity of these resources.

Policy 7.4: New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

Policy 7.5: To the furthest extent possible, existing mature tree canopies should be protected and maintained throughout the community, with a focus on new developments and along major thoroughfares.

Policy 7.6: Lands located within water supply watersheds should be developed in a manner that protects water resources through cluster development patterns that set-aside open space as a buffer to water sources. (See Policy 2.7.)

Policy 20.7: Market-based approaches to neighborhood planning are encouraged and preferred.

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 23.1: New housing developments should provide a mix of housing types to meet differing lifestyle needs, such as town homes, condominium units, and two-bedroom single-family dwellings.

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 50.2: Special consideration should be given when approving development within gateway areas to ensure a high quality of development at City entrances. Explore corporate and/or civic club partnerships to enhance gateways.

BORG RICHARD
3728 GLOUCESTER DR W
WILSON NC 27896-9213

BELK INC
3401 2C RALEIGH ROAD PKWY W
CHARLOTTE NC 28217

JONES KIMBERLY DAWN
3904 GLOUCESTER DR W
WILSON NC 27893-9217

HERITAGE PLACE OF WILSON LLC
2305 QUAIL RD NW
WILSON NC 27896

OBRIANT BRANDON
3800 GLOUCESTER DR W
WILSON NC 27893-9215

HERITAGE CROSSING LLC
PO BOX 36799
CHARLOTTE NC 28236-6799

RYAN PATRICK S
206 BAYVIEW BLVD
ATLANTIC BEACH NC 28512

BORG FRED JOHN
3724 GLOUCESTER DR W
WILSON NC 27893-9213

COLEMAN REBECCA
3916 GLOUCESTER DR W
WILSON NC 27893-9217

PITTMAN BONNIE B
3804 GLOUCESTER DR
WILSON NC 27896

COLEMAN CASSANDRA
1310 6TH ST NW 102
WASHINGTON DC 20001-3495

IREIT WILSON MARKETPLACE LLC
3401 2A RALEIGH ROAD PKWY W
OAK BROOK IL 60522-3666

BRYANT LATICIA JANE A
3820 GLOUCESTER DR W
WILSON NC 27893-9215

RBV 1158 LLC
3434 KILDAIRE FARM RD
CARY NC 27518

RICHARDSON ANDREW M
3716 GLOUCESTER DR W
WILSON NC 27893-9213

DOCREYN LLC
RALEIGH ROAD PKWY W
FLORENCE SC 29501-3428

SINGLETARY WALTER
3824 GLOUCESTER DR W
WILSON NC 27893-9215

PENNINGTON WILTON DAVID
3704 GLOUCESTER DR W
WILSON NC 27893-9213

HOWELL CULLEN V
3816 GLOUCESTER DR W
WILSON NC 27893-9215

MCQUAID KENNETH
3708 GLOUCESTER DR
WILSON NC 27893-9213

DAVIS JAMES EARL
3912 GLOUCESTER DR W
WILSON NC 27893-9217

PARKER MELINDA KAY
3732 GLOUCESTER DR W
WILSON NC 27893-9213

DROHAN SHANNON
3808 GLOUCESTER DR W
WILSON NC 27893-9215

HARRELL BARBARA RENEE
3700 GLOUCESTER DR
WILSON NC 27893-9213

BATTLE BRENDA
PO BOX 75
SARATOGA NC 27873-0075

TARGET CORPORATION T-2168
PO BOX 9456
MINNEAPOLIS MN 55440-9456

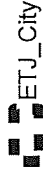
DUNICAN ERNEST
3624 GLOUCESTER DR W
WILSON NC 27893-9225

HILL LINDA G
3812 GLOUCESTER DR
WILSON NC 27893-9215

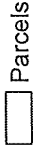
Rezoning Request

PINs: 3703.21-4116.00'
& 3703-11-8405.000

From R/A to GR6



Proposed Rezonings



Zoning	IMX

Date: 9/1/2022

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.

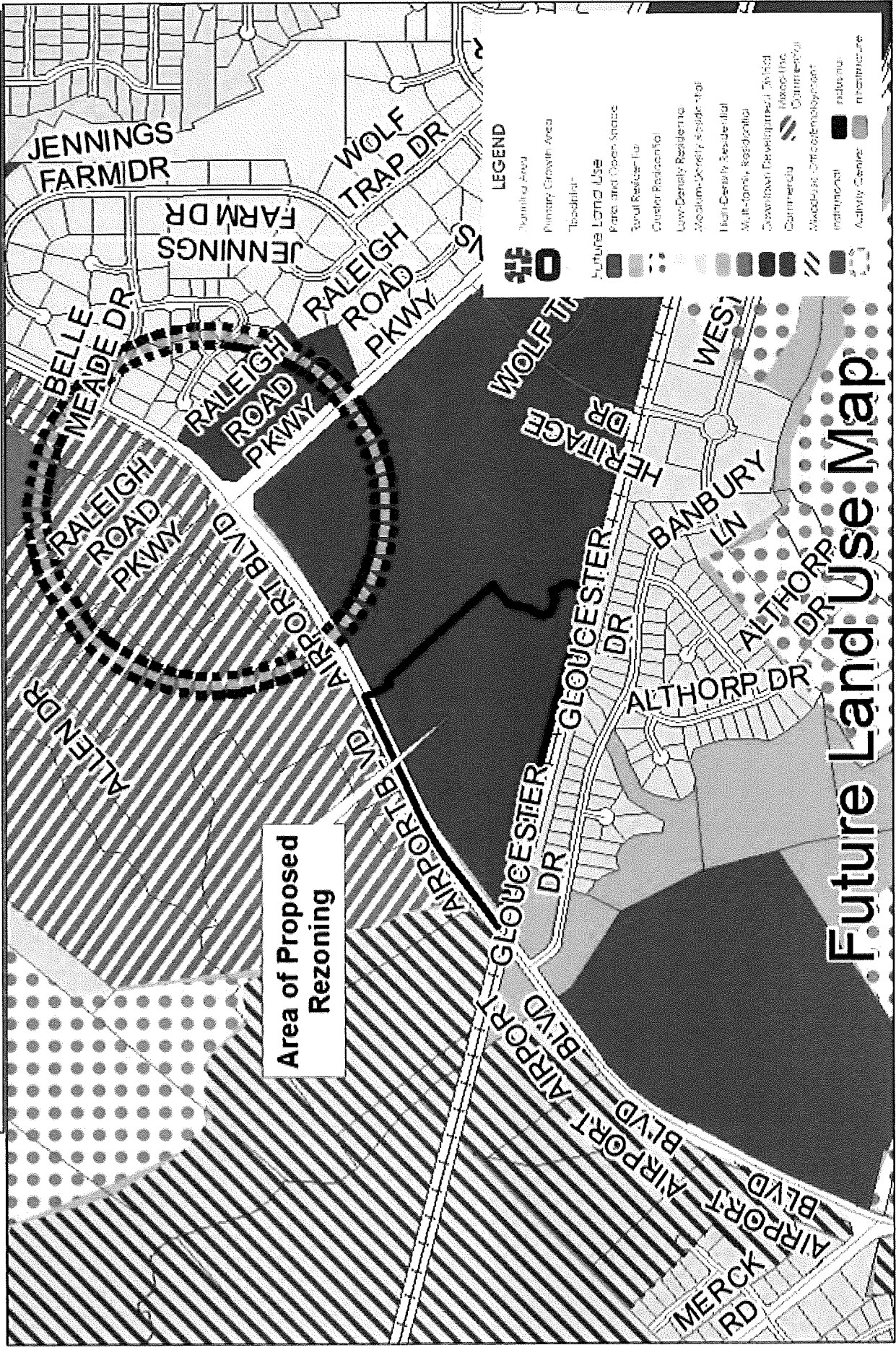
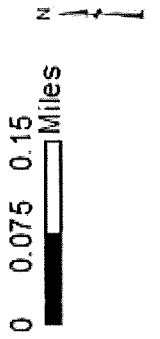
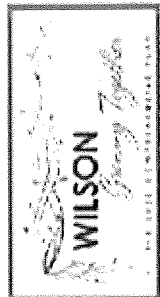
Prepared by:

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

1 in = 0.19 miles
0 362.5 725 1,450 Feet



**REZONING: Wilson Co. Tax Parcel:
 PIN: 3702-56-5249.000
 from GC to RMX CD**



LEGEND

	Unbuilt Area
	Primary Growth Area
	Tridollar
	Future Land Use
	Park and Open Space
	Small Residential
	Cluster Residential
	Low-Density Residential
	Medium-Density Single-Fam
	High-Density Residential
	Multi-Family Residential
	Community Development
	Commercial
	Industrial/Manufacturing
	Industrial
	Activity Center
	Infrastructure

Future Land Use Map

Source: City of Wilson 2030 Comprehensive Plan

**Proposed Rezoning
Airport Blvd. W
GC to RMX CD**

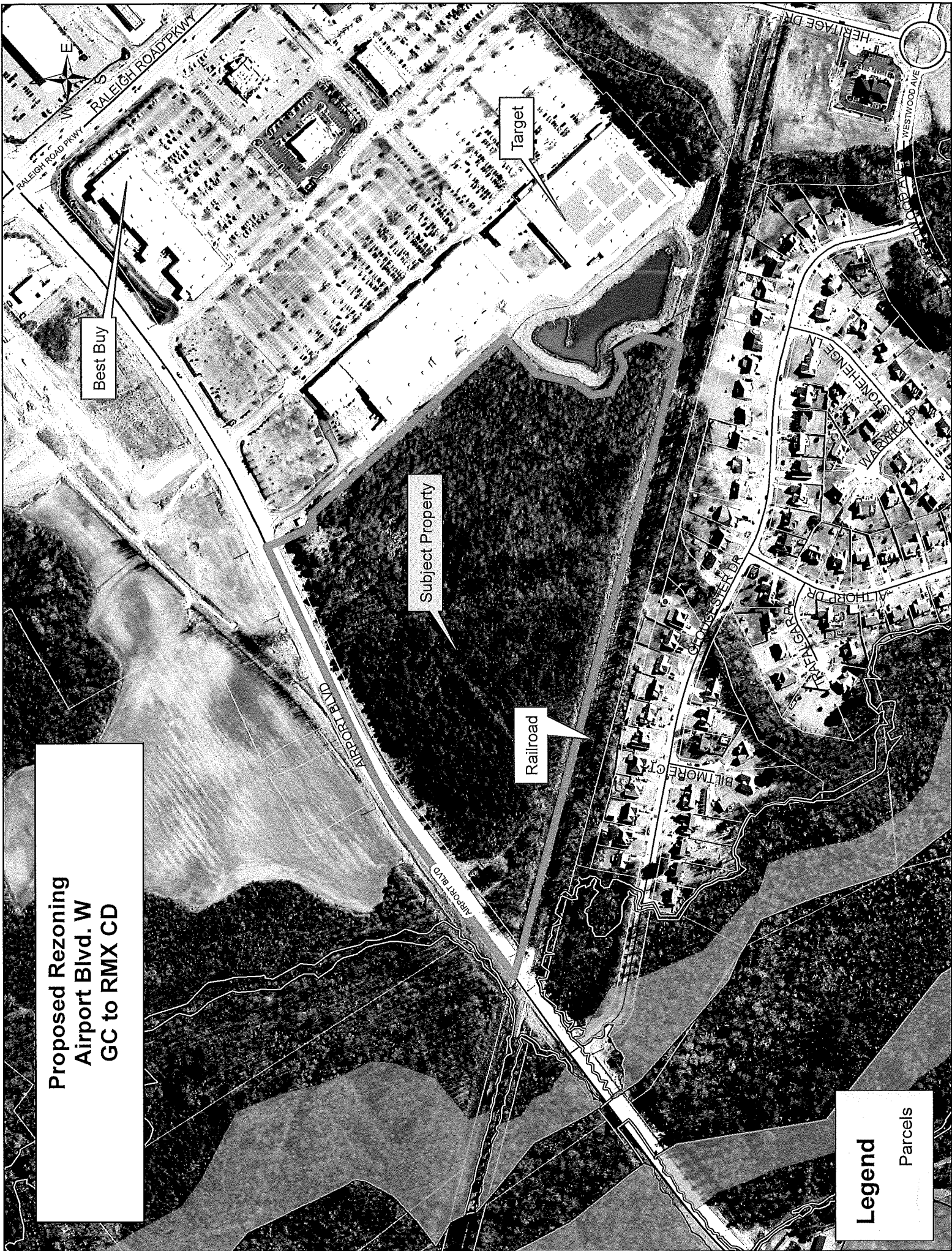
Best Buy

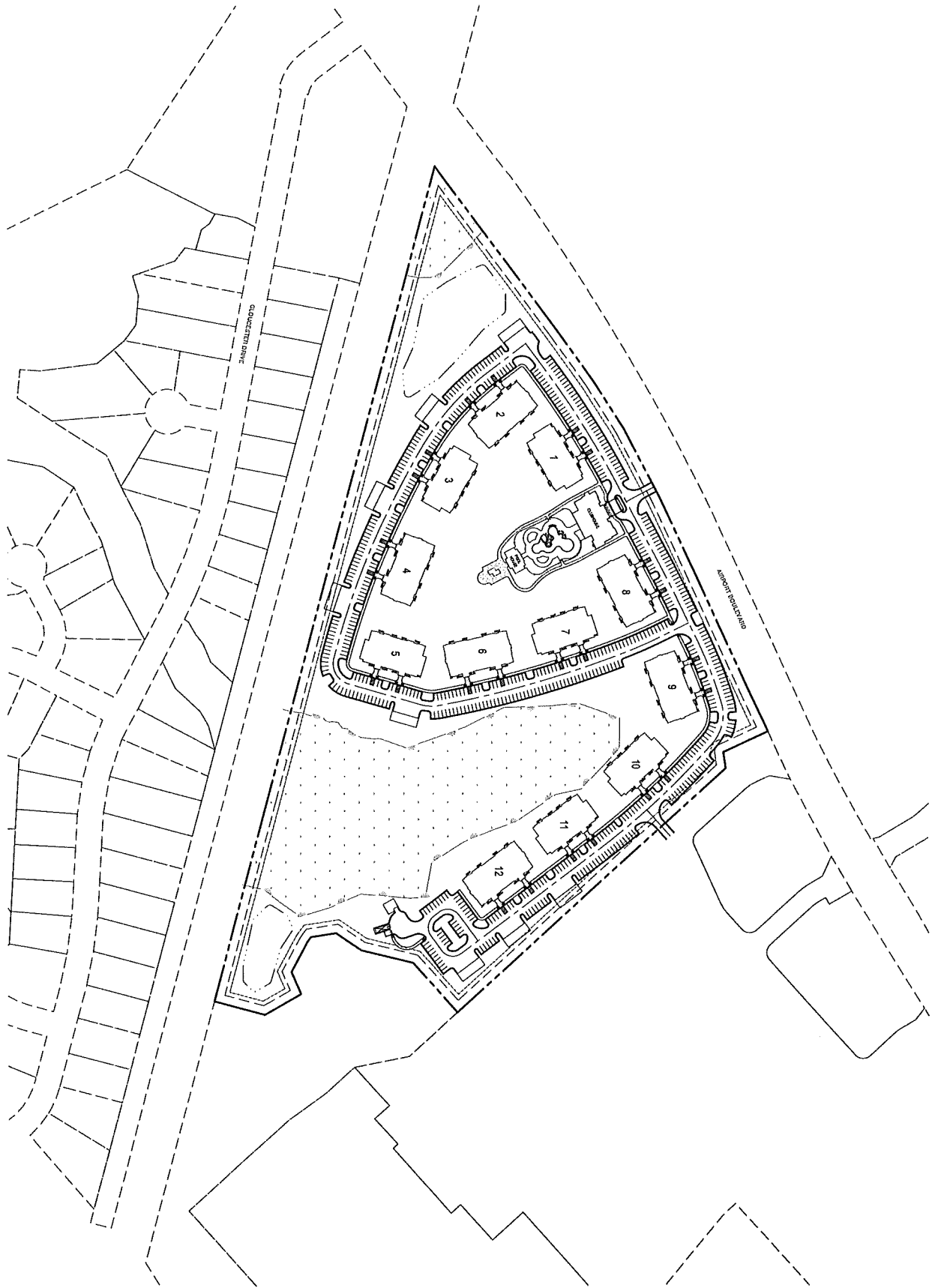
Target

Subject Property

Railroad

Legend
Parcels





EXHIBIT

DATE: 06/22/22
 TIME: 07:29:22 PM
 PROJECT: WILSON HERITAGE CROSSING
 SHEET NO.: 1001

DATE: 06/22/22
 TIME: 07:29:22 PM
 PROJECT: WILSON HERITAGE CROSSING
 SHEET NO.: 1001

DATE: 06/22/22
 TIME: 07:29:22 PM
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DATE: 06/22/22
 TIME: 07:29:22 PM
 PROJECT: WILSON HERITAGE CROSSING
 SHEET NO.: 1001

CONSTRUCTION PLANS
WILSON HERITAGE CROSSING
 AIRPORT BLVD NW | WILSON, NC | WILSON COUNTY

CANINNESS & CATES
 MULTIFAMILY
 434 BEECHTREE PLACE, SUITE 400
 FAYETTEVILLE, NC 28405

WithersRavenel
 Engineers | Planners | Surveyors
 219 Cotton Road | Ste 101 | Wilmington, NC 28403 | P: 910.356.9277 | F: 910.356.9278
 www.withersravenel.com