



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 1
City Council Meeting: August 17, 2023

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: **ZONING CHANGE REQUEST (Project #23-205)**
REQUESTED ZONE: GC (General Commercial)
PRESENT ZONE: R/A (Rural/Agricultural)
APPLICANT: Herring-Sutton and Associates, PA
PROPERTY OWNER(s): Mohammed Nehal Ahmed
PETITIONER: Mohammed Nehal Ahmed
PROPERTY ADDRESS: 3409 Airport Blvd.
PROPERTY SIZE: approximately 2.54 acres
SPECIFIC DESCRIPTION: 3713-04-7034.000, 3713-04-7194.000, 3713-04-8117.000 (PINS)
PRESENT USE OF PROPERTY: Vacant/Undeveloped

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, 1.3, 2.1, 2.2, 2.3, 2.5, 5.1, 5.2, 6.2, 6.5, 7.5, 8.1, 8.2, 8.3, 28.1, 28.2, and 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, 2.5, 2.7, 5.1, 6.1, 6.5, 7.5, 7.6, 7.7, 8.6, 22.1, 30.3, 47.1, and 47.2

BACKGROUND: 1) In Primary Growth Area and the Primary Service Area. **2)** Outside city limits and within the ETJ (Extraterritorial Jurisdiction). Development with water and sewer would require annexation. **3)** Not within a Watershed Protection Area. **4)** Not within the 100-year flood zone or the Special Flood Hazard Conservation Area. **5)** The properties are part of the plat

entitled, "Property of Bessie C. Winstead and Floyd Coleman" in Plat Book 9 Page 108 recorded in the Wilson County Register of Deeds in June of 1964. **6)** The adjacent GC zoned property was rezoned in 2004 and was part of a recombination recorded in Plat Book 33 Page 97 by Davis Holdings. This property has not been developed since this rezoning request. **7)** The proposed GC zoning property is adjacent to both GR6 (General Residential – Medium Density) and UR (Urban Residential) zoning districts to the South, GR6 (General Residential – Medium Density) to the North (undeveloped) and West (Hope Park), and a mixture of R/A (Rural/Agricultural) and GC (General Commercial) to the East (previous church and the remainder undeveloped). **8)** The applicant owns the adjacent property identified as 3405 Airport Blvd NW. This would provide approximately 250-ft of frontage along Airport Blvd for the 4 acres owned by the applicant. **9)** This stretch of Airport Boulevard is transitional with commercial fronting the boulevard and residential behind. **9)** The City's "Future Land Use Map" in our Comprehensive Plan this property as "Medium-Density Residential" classification.

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

The proposed rezoning could be a "Commercial" classification.

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

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 five nonresidential land use prototypes on an **annual cost-benefit** basis: big box retail, community-based shopping center, office, industrial, and hotel. **3)** The land use could be associated with the subject rezoning is "office." **4)** According to the study, the Office prototype produces a net **surplus** of \$28 per 1,000 square feet and "can be considered fiscally neutral." It further states, "the Office prototype has the highest assessed value but produces a marginal surplus due to relatively high costs particularly for police. Police costs are based on actual calls for service data to specific land uses." **5)** The land use could also be closely associated with the subject rezoning is "community-based shopping center." **6)** According to the study, "the Community Shopping Center generates the largest net **deficits** to the City at \$319 per 1,000 square feet of floor area. The magnitude of the net deficit generated by this retail land use is **primarily due to the high operating costs for service for police and fire**. The police operating expenditures account for 68% of the total costs (operating and capital)."

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) Survey of Property. 8) Chapter 2 – Use Table.

PROJECT # 23-205