

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) **Mohammed Nehal Ahmed**

Address of Property Owner **4300 Foxfire Lane**

City **Wilson** State **N C** Zip **27896**

Name of Petitioner: **Herring-Sutton and Associates, PA**

Address of Petitioner **2201 Nash Street NW**

City **Wilson** State **N C** Zip **27896**

Phone **252-291-8887** Email **rsutton@herring-sutton.com**

CONTACT PERSON: Mohammed Nehal Ahmed

Phone Number (Day) **252 315 3561** Mobile **252-315 3561**

Email: **codoatraleigh@gmail.com**

PROPERTY INFORMATION:

Address/Location **Airport BLVD.**

City: **Wilson** State: **N C** Zip: **27896**

Property Identification Number (PIN) **3713 04 7034, 3713 04 7194, 3713 04 8117**

Current Zoning District(s) **RA**

Proposed Zoning District(s) **GC**

Total Acreage Included in Rezoning: **2.54**

Other Description **DB 2692 P 473, DB 2977 P 593, DB 2952 P 395**

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 property is located on the north side of Airport Blvd approximately 0.3 of a mile northeast of the intersection of Airport BLVD. and Airport DR. I own 3405 Airport Blvd which has an acreage of 1.65 and is zoned commercial. Parcel # 7194 and #8117 are to the right of the commercial land and parcel #7034 is to the left. I want to make parcels 7194, 8117, and 7034 zoned commercial, so that I would have more than 4 acres to develop as commercial property. GC zoning currently exists along Airport BLVD. to the northeast and southwest.

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:

This request conforms with the commercial/mixed use projections as outlined in the Comprehensive Plan. This Development will benefit the community and the City of Wilson.

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

Since commercial /mixed use development already exist along Airport Blvd. between Raleigh Rd. Parkway and Nash St., this request will not have a negative impact on the immediate neighborhood. Once completed, this development will provide employment opportunities and easy access to consumer commercial uses.

APPLICATION FOR ZONING AMENDMENT

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

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

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

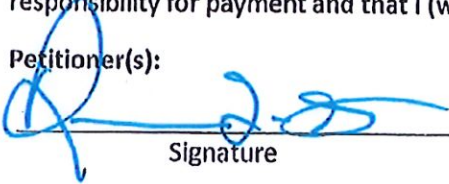
CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Condition(s): In considering an application for a conditional zoning district, the Commissioners shall consider conditions or restrictions associated with the petition, where any limitation to the conditions or standards in the corresponding standard zoning 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).

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).

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

Herring-Sutton and Associates, PA

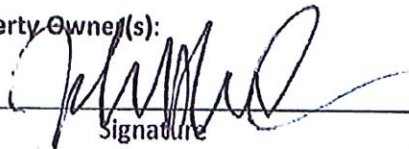
Print Name

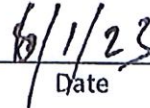
Signature

Date

Print Name

Property Owner(s):

* 
Signature


Date

Mohammed Nehal Ahmed

Print Name

* 
Signature


Date

Mahmood Unnisa Arshia

Print Name

3409 Airport Boulevard – COMP PLAN ANALYSIS

Current land use classification: Rural Agricultural

Requested land use classification: Commercial

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

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 2.3: Discourage development from occurring outside primary growth areas and where the City does not intend to provide future public services by 2030. In addition, the fiscal and economic benefits of employment developments (i.e., business parks, industrial operations, etc.) proposing to locate outside of the primary growth area should be considered along with land use and infrastructure impacts when determining their appropriateness.

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

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 6.5: Review of development proposals within Wilson should consider potential impacts on the community’s real estate market, particularly the possible impact of trading development in one area of the City to another and potentially leaving a vacant property that impacts adjacent property values.

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 8.1: A variety of employment opportunities and new businesses are encouraged to develop in Wilson.

Policy 8.2: A diversified job market that provides employment opportunities for persons with varying educational levels and skill sets is needed and encouraged.

Policy 8.3: The City of Wilson supports local partnerships and efforts to capitalize on Wilson’s strengths and opportunities to provide new employment opportunities in Wilson.

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

Policy 28.2: Coordinate the extension of utility services and roads with the Future Land Use map by directing expansion to areas within the primary growth area.

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.

POLICIES THAT COULD BE INTERPRETED TO OPPOSE 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 2.5: 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 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 6.5: Review of development proposals within Wilson should consider potential impacts on the community's real estate market, particularly the possible impact of trading development in one area of the City to another and potentially leaving a vacant property that impacts adjacent property values.

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 8.6: To better address the high retail vacancy rate condition in Wilson, approval of new retail developments should include consideration of market conditions and effects on the market if the project is approved.

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 30.3: Public water and sewer lines should be located in areas outside of Watershed Critical Areas, except as necessary to address emergency public health situations.

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

Policy 47.2: Vacant lots should be well maintained. Overgrown lots and blighted areas are strongly discouraged.

SOUTHBURY DDEVELOPMENT LLC
20 COCHRANE CASTLE CIR
PINEHURST NC 28374

ANDREWS PROPERTIES
2500 NASH ST N STE A
WILSON NC 27896-1394

HOPE PARK HOMEOWNERS ASSOC INC
3609 CHASE RD NW
WILSON NC 27896

THE LEGACY PROPERTIES TRUST
3315 BLENHEIM PL NW
WILSON NC 27896-9305

INSURANCE LEASING ASSOCIATES
3700 NASH ST N, SUITE A
WILSON NC 27896

HARRIS JEFFREY A
HARRIS LAURA RAPER
PO BOX 1343
WILSON NC 27894-1343

DAVIS GRETCHEN M
3608 CHASE RD NW APT 3
WILSON NC 27896-9691

TWENTY ONE O THREE
W NASH PARTNERSHIP
2801 FIELDSTREAM DRIVE N
WILSON NC 27896

INSURANCE LEASING ASSOCIATES
3700 NASH ST N, SUITE A
WILSON NC 27896

SKINNER DARREN L
SKINNER TORA B
PO BOX 72
WILSON NC 27894

WINSTEAD-SMITH DEBORAH
3608 CHASE RD UT D
WILSON NC 27896-9691

WINSTEAD GLENWOOD
PO BOX 1961
COLUMBIA SC 29202-1961

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

BROWN ROBERT DANIEL
3608-2 CHASE RD
WILSON NC 27896-9691

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

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

R & K GROUP LIMITED
6624 LATIGO LN
WENDELL NC 27591-7652

LAFFERTY BRUCE STEWART
LAFFERTY LESLIE JADE
3510 CHRISTOPHER DR NW
WILSON NC 27896-1160

WESCOTT VILLAGE HOMEOWNERS
ASSOCIATION INC
703 NASH ST W
WILSON NC 27893-3058

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

EDMONDSON JERREMY M
BOOSE SAMANTHA J
3512 CHRISTOPHER DR NW
WILSON NC 27896-1160

LOPEZ HUGO IVAN
SALINAS SALINAS MARIBEL
3508 CHRISTOPHER DR NW
WILSON NC 27896-1160

DAVENPORT BLAKE S
DAVENPORT MARGARET
3601 AIRPORT BLVD NW
WILSON NC 27896-8643

NEAL WILLIE HAROLD JR & DONNA V
HOLTERHAUS JAMES L
7168 NEAL RD
LUCAMA NC 27851-9008

Rezoning Request

PINS :3713-04-7034
3713-04-7194
3713-04-8117

From RA to GC

- Parcels
- Railroads
- Parcels selection

LI	HI	RA	SR4	SR6	GR6	UR	MHR	Parcels selection
OS	NC	ICD	GC	HC	CCMX	NMX	RMX	IMX

Date: 6/22/2023

Map Disclaimer:

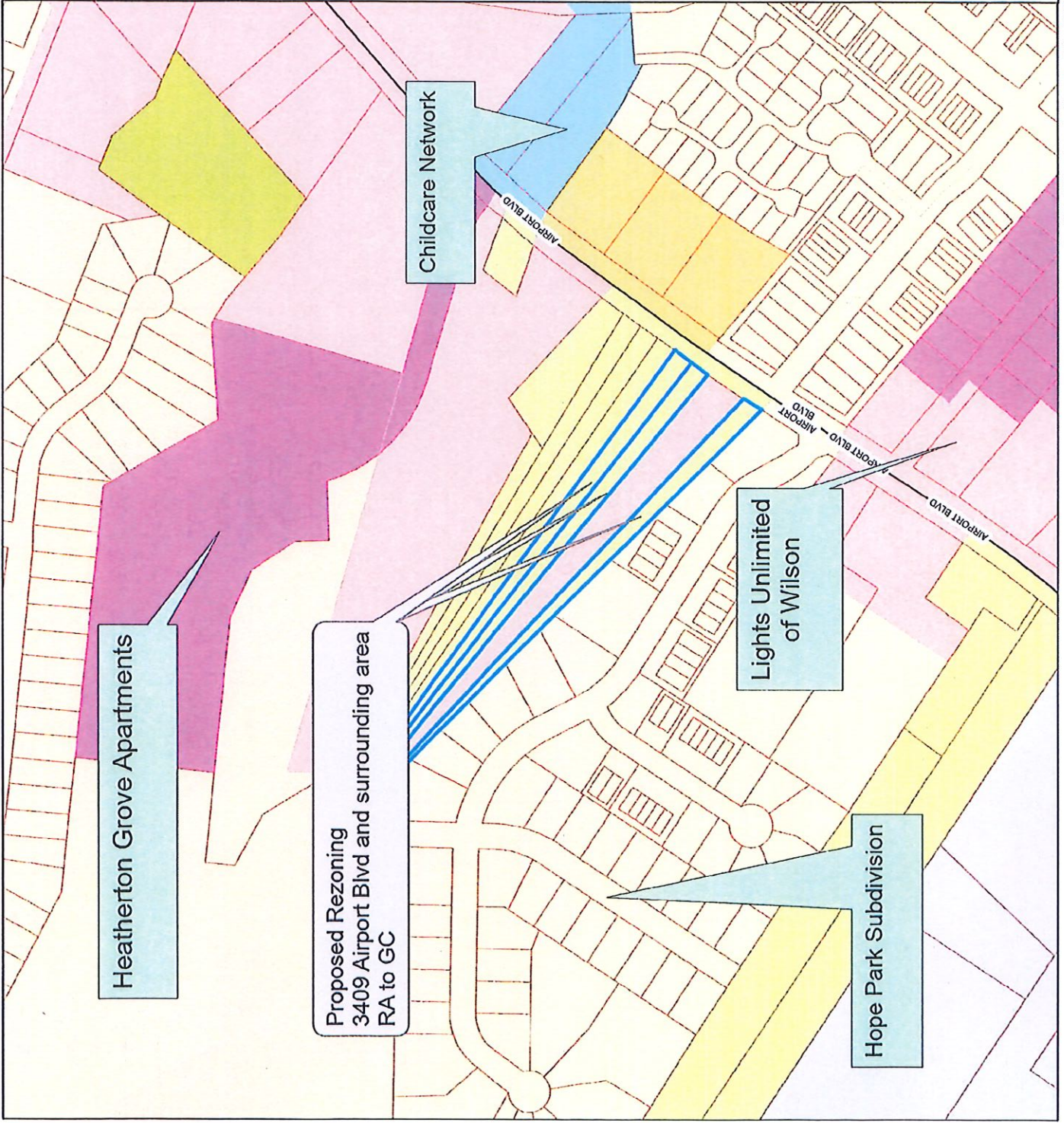
This map is for informational purposes only. The map is NOT of land survey quality and is NOT suitable for such use. The City of Wilson assumes no liability arising from the use of the map.

Prepared by:

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

1:3,808

0 115 230 460 Feet

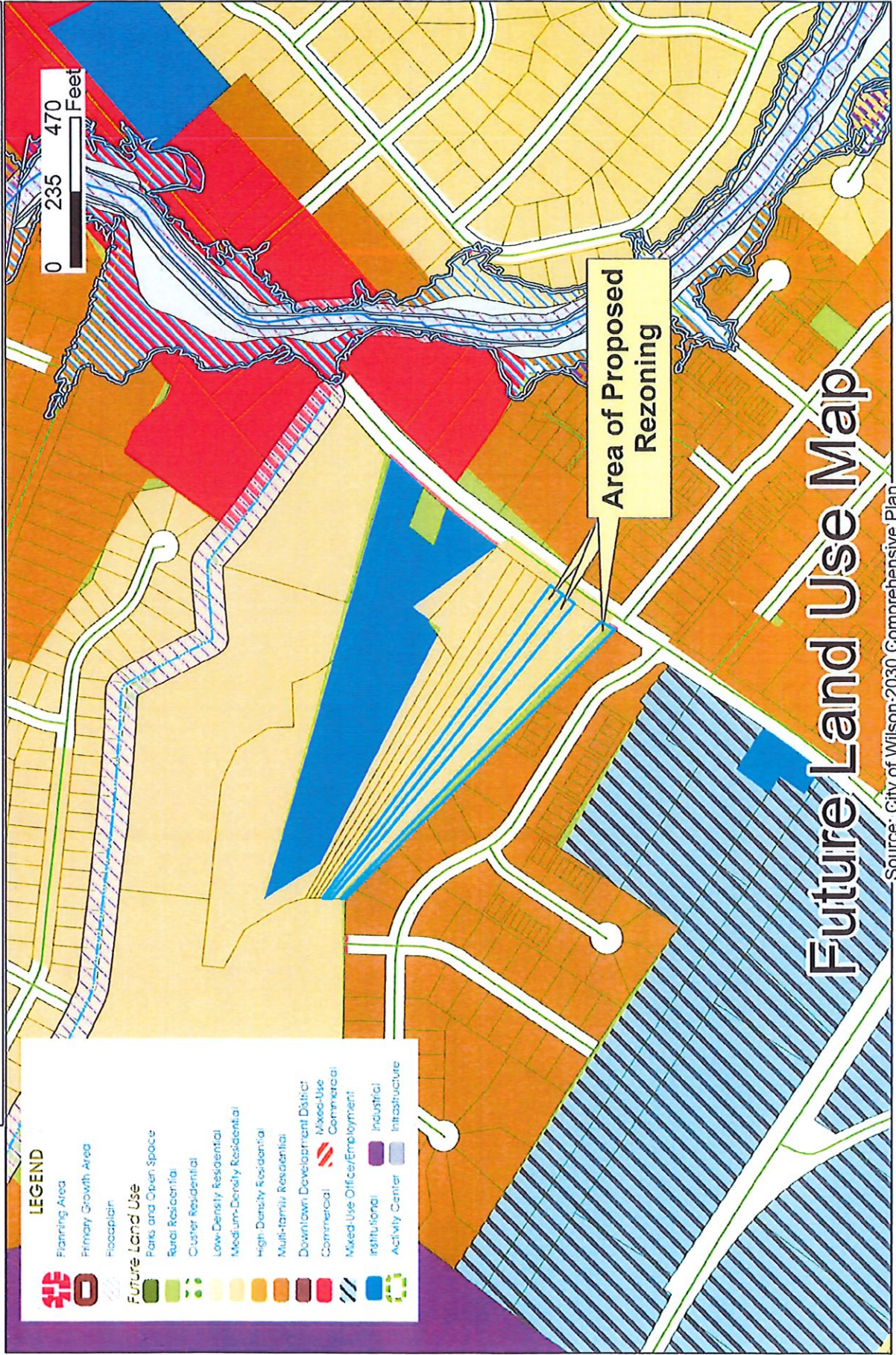




REZONING: Wilson Co. Tax Parcels:

PINS: 3713-04-7034, 3713-04-7194, 3713-04-8117

RA (Rural Agricultural) to
GC (General Commercial)



Future Land Use Map

Source: City of Wilson-2030 Comprehensive Plan

Proposed Rezoning 3409 Airport Blvd. & Surrounding Area RA to GC

Heatherton Grove Apartments

Childcare Network

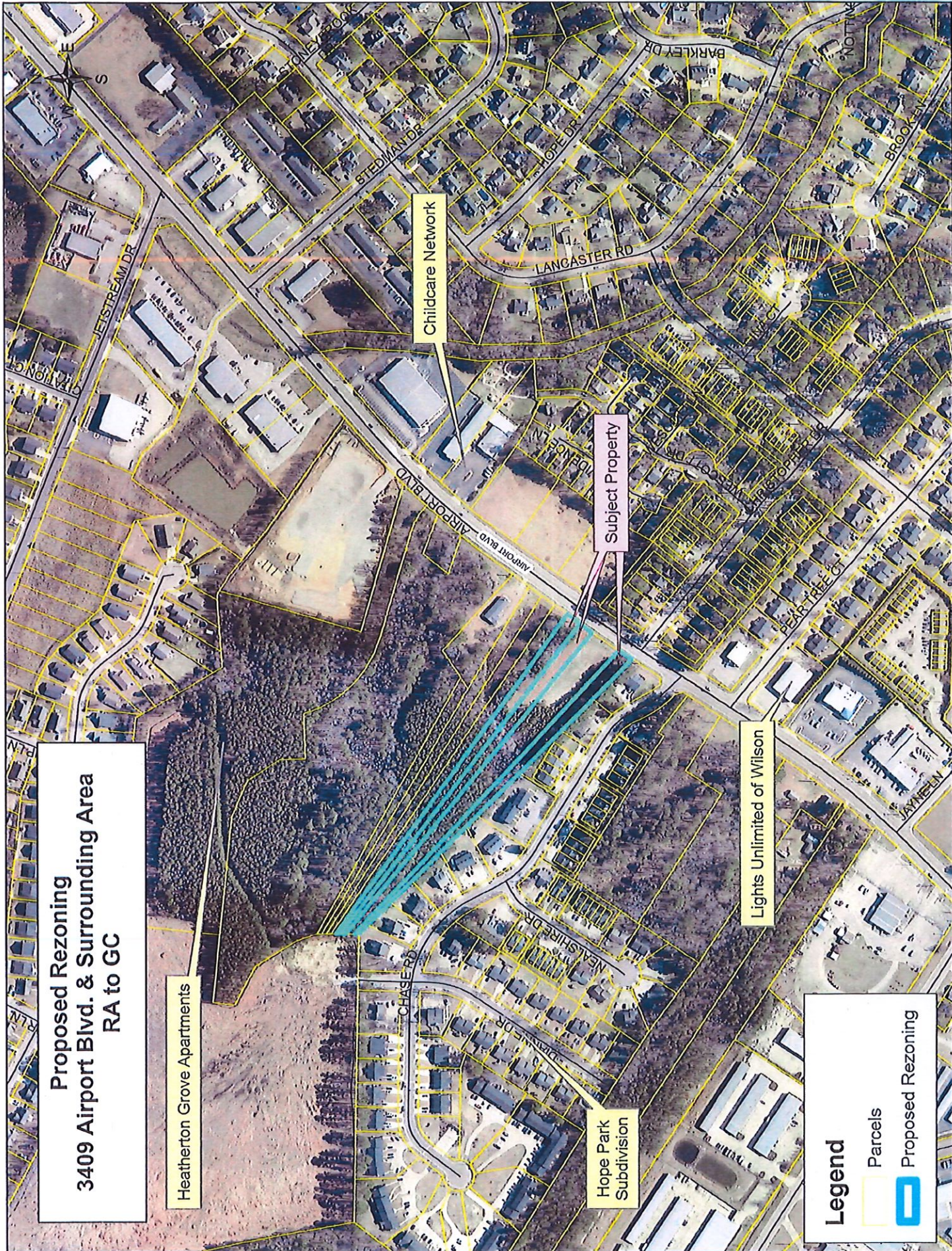
Subject Property

Lights Unlimited of Wilson

Hope Park
Subdivision

Legend

- Parcels
- Proposed Rezoning



USE TYPES	RURAL										SUBURBAN										URBAN																
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	
Cemetery	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.6.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Civic Meeting Facilities	-	PS	PS/ND	PS/ND	PS/ND	PS	P	P	P	P	-	SUP/ND	SUP/ND	PS	PS	PS	3.6.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Conference/Convention Center	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cultural or Community Facility	-	PS	-	-	-	PS	P	P	P	-	-	PS	PS	PS	PS	PS	3.6.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Private Recreation Facilities	-	PS	-	-	-	PS	PS	PS	PS	PS	-	-	-	-	-	-	3.6.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Public Recreation Facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Government Facility/Public Safety Station	SUP	-	SUP	SUP	SUP	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		RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References
Child/Adult Day Care Home (8 or less persons)	PS	-	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	PS	-	-	SUP	SUP	PS	PS	PS	PS	3.7.2
College/University	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	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	PS	3.7.6
Schools – Vocational/Technical	-	-	-	-	-	P	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	P	-

G. AUTOMOTIVE		RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	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	-	-	-	-	-	-	-	3.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	-	PS	P	-	P	P	-	-	-	SUP	PS	PS	3.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	-	SUP	SUP	-	P	P	-	-	-	-	-	-	3.8.7



PS – Permitted by Right RA – Permitted with Special Conditions SUP – Special Use Permit Required GC – Does Not Meet Requirements
 CD – Permitted as part of an Approved Conditional District Only ND – Permitted in New Development Only

