



CITY OF WILSON  
Planning & Design Review Board Agenda Session

Agenda Item #: \_\_\_\_\_  
City Council Meeting: October 19, 2023

---

**TO:** Planning & Design Review Board

**FROM:** Land Development Staff

**SUBJECT:** **ZONING CHANGE REQUEST (Project #23-293)**  
REQUESTED ZONE: GC (General Commercial)  
PRESENT ZONE: LI (Light Industrial)  
APPLICANT: Bartlett Engineering & Surveying, PC  
PROPERTY OWNER(s): TIGERS Properties, LLC  
PROPERTY ADDRESS: 1903 US 301 S  
PROPERTY SIZE: approximately 0.69 acres  
SPECIFIC DESCRIPTION: 3711-82-9705.000 (PIN)  
PRESENT USE OF PROPERTY: Vacant commercial building

---

**This project was continued from the September 5, 2023 meeting.**

**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, 1.2, 2.1, 2.2, 2.4, 2.5, 4.5, 5.2, 6.3, 7.5, 8.1, 15.1, 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: 1.1, 1.2, 2.1, 2.5, 4.1, 4.5, 5.2, 6.4, 6.5, 7.5, 15.1, 28.1, and 47.1**

---

**BACKGROUND: 1)** In Primary Growth Area and the Primary Service Area. **2)** Inside city limits. **3)** Not within a Watershed Protection Area. **4)** Not within the 100-year flood zone or the Special Flood Hazard Conservation Area. **5)** The property is described on a survey by F. T. Green &

Associates, P.A. entitled “Property of Hardees of Wilson, 1903 Highway 301 South” dated September 1993 and designated as Work Order S93-304. **6)** The property was previously a fast food restaurant, Hardee’s. Later is was Off Shore Eddies and El Corral restaurants and has been vacant since 2007. **7)** The proposed General Commercial (GC) zoning is adjacent to GC (former Nichol’s Building and currently Americas Best Value Inn) to the East, and Light Industrial (LI) to the North (EXODO Auto Repair & Tire) , South (Wainwright Industrial Park), and West (Capital Electric). Staff considers this a down-zoning from Light Industrial to General Commercial. **8)** The City’s “Future Land Use Map” in our Comprehensive Plan has this property as Mixed Use – Office/Employment classification.

**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.

---

**FISCAL IMPACT:** **1)** The land use for the subject rezoning is unknown at the time of this report. **2)** Staff is unable to determine the fiscal impact for the proposed rezone until the land use has been identified.

---

**COORDINATION:**

Janet Holland, Land Development Manager, 252.399.2215, [jholland@wilsonnc.org](mailto:jholland@wilsonnc.org).  
Kathy Bangle, Land Development Sr. Planner, 252.206.5289, [kbangle@wilsonnc.org](mailto: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 # 23-293**