

**APPLICATION FOR ZONING AMENDMENT**

**Owner & Petitioner Information:**

Name of Property Owner (s) Sharpe 58 West Farm, LLC  
Address of Property Owner 1000 Woodland Dr. NW  
City Wilson State NC Zip 27893

Name of Petitioner: Cedar Run Capital, LLC  
Address of Petitioner 2405 F Nash St. N.  
City Wilson State N.C. Zip 27896  
Phone 252-230-0632 Email barnesboykin@yahoo.com

**CONTACT PERSON:** Barnes Boykin  
Phone Number (Day) 252-230-0632 Mobile 252-230-0632  
Email: barnesboykin@yahoo.com

**PROPERTY INFORMATION:**

Address/Location Nash St. NW (Just N. of SECU)  
City: Wilson (ETJ) State: N.C. Zip: 27896  
Property Identification Number (PIN) 3713-17-7627 (Portion of)  
Current Zoning District(s) SR6  
Proposed Zoning District(s) GC  
Total Acreage Included in Rezoning: ±0.39  
Other Description Request to rezone exist. SR6 to GC, to match exist. GC of adjacent property.

## 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 request is to expand the exist. GC on the west side of the Subject Property to  
include a portion of this exist. SR6 Parcel.

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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:

The rezoning will conform to the comprehensive plan by providing similar zoning  
to adjacent area.

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

Additional traffic added to the area should be at a minimum and  
should not contribute to any negative affects to the area.

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

This rezoning will provide an additional GC use along the Nah St. NW corridor.

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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).

N/A

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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

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**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

Barnes Boykin

Print Name

AB Boykin 11 / 22 / 2023  
Signature Date

\_\_\_\_\_  
Print Name

**Property Owner(s):**

Anne M. Sharpe 11 / 22 / 23  
Signature Date

Anne M. Sharpe

Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name



## Nash Street NW (Just N of SECU) – COMP PLAN ANALYSIS

**Current land use classification:** Single Family Residential

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

**Policy 4.5:** New development and redevelopment within aging commercial corridors should improve visual character along the corridor through site orientation, tree plantings and landscaping, architectural features, location of parking, and signage.

**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 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 15.1:** Future development occurring along key transportation corridors, such as US-264, NC-42, and NC-58, should be designed in a manner to efficiently use existing road capacity and should mitigate potential traffic impacts.

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

**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 1.3:** 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 4.1:** Redevelopment of properties within aging commercial corridors should be consistent with the intent of the Future Land Use map.

**Policy 4.5:** New development and redevelopment within aging commercial corridors should improve visual character along the corridor through site orientation, tree plantings and landscaping, architectural features, location of parking, and signage.

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

**Policy 7.6:** 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 8.2:** A diversified job market that provides employment opportunities for persons with varying educational levels and skill sets is needed and encouraged.

**Policy 8.6:** 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 15.1:** Future development occurring along key transportation corridors, such as US-264, NC-42, and NC-58, should be designed in a manner to efficiently use existing road capacity and should mitigate potential traffic impacts.

**Policy 20.4:** Non-residential development within existing neighborhoods should provide neighborhood services and should not negatively impact the neighborhood with noise, traffic, or other impacts. Examples could include small corner bakeries or coffee shops with limited parking, architectural designs that are patterned after area housing, discreet signage, and limited hours of operation.

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

**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.

SHARPE 58 WEST FARM LLC

1000 WOODLAND DR NW

WILSON NC 27893-2120

STATE EMPLOYEES CREDIT UNION

PO BOX 26807

RALEIGH NC 27611

SHARPE 58 WEST FARM LLC

1000 WOODLAND DR NW

WILSON NC 27893-2120

T G W OF WILSON LLC

4851 NASH ST NW

WILSON NC 27896-7941






















**Sharpe 58 West Farm,  
LLC Property  
SR6 to GC**



# Rezoning Request

**PINS : 3713-17-7627.000**  
 (portion of)  
 (.39 acres)

**From SR6 to GC**

 Proposed Rezoning	 NMX
 Parcels	 RMX
 Railroads	 IMX
 Parcels selection	 LI
<b>Zoning</b>	 HI
 OS	 RA
 NC	 SR4
 ICD	 SR6
 GC	 GR6
 HC	 UR
 CCMX	 MHR

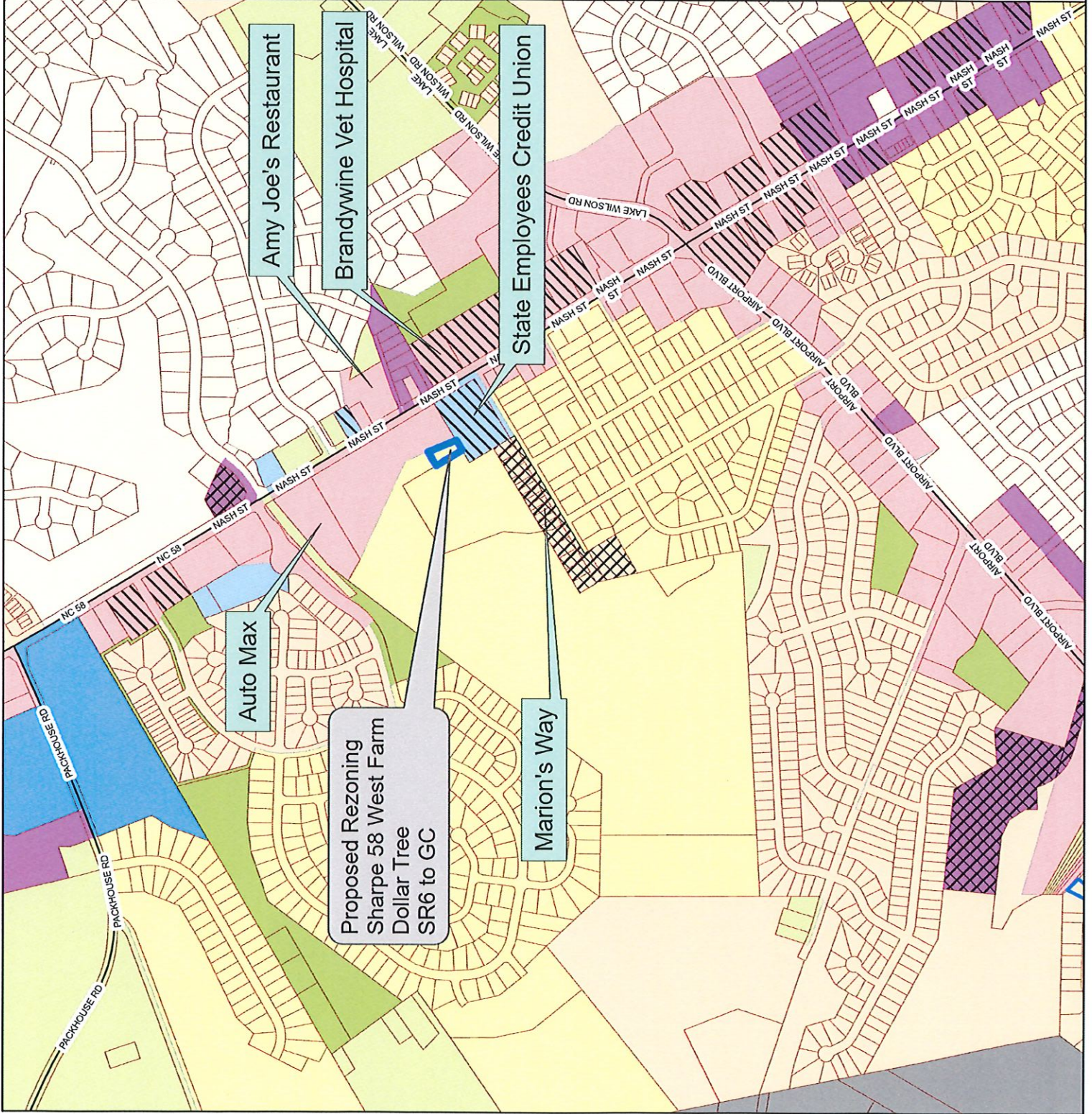
**Date: 12/6/2023**

**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.

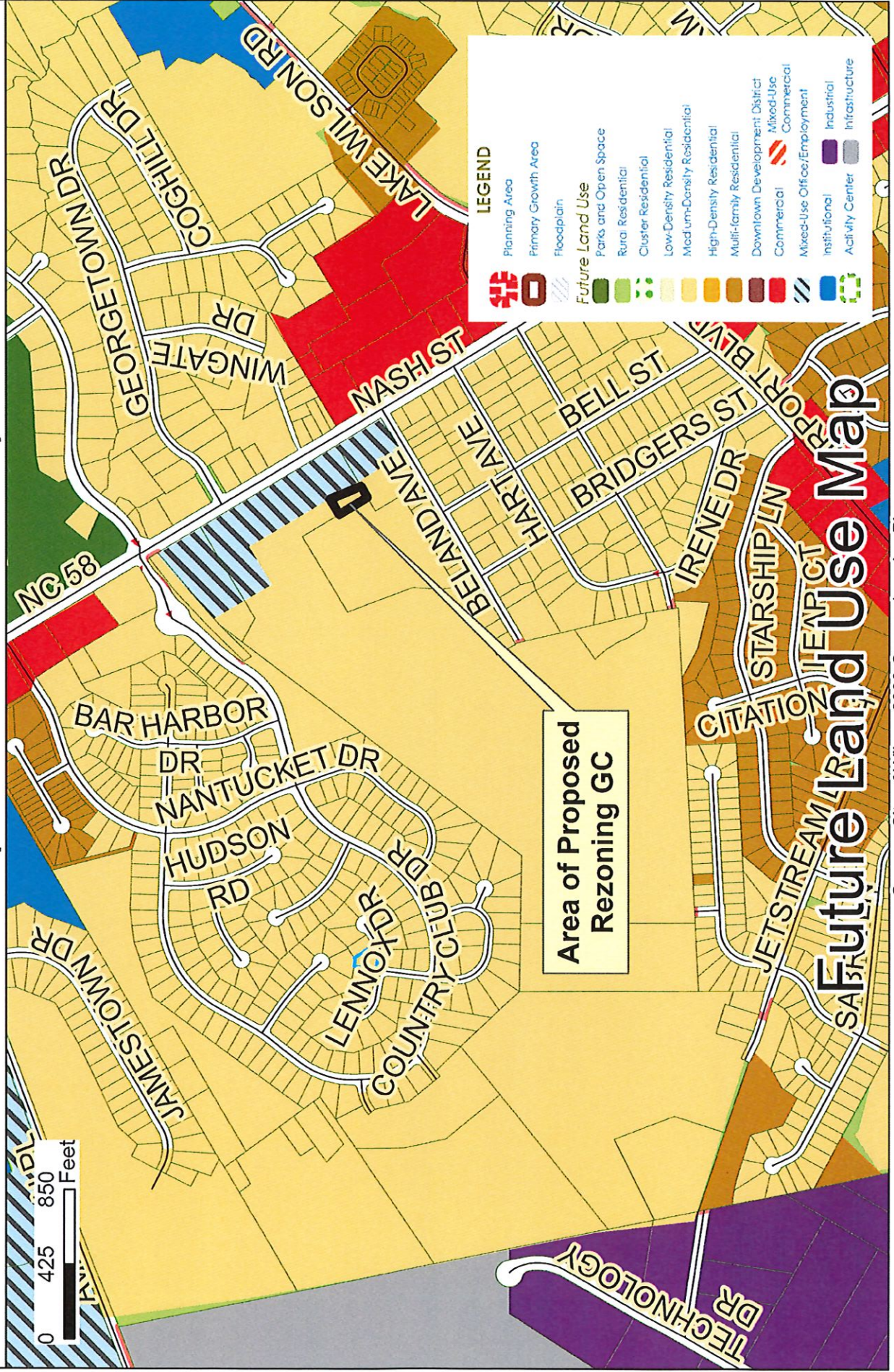
**Prepared by:**

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





**REZONING: Wilson Co. Tax Parcels:  
 PINs: 3713-17-7627.000  
 SR6 (Suburban Residential) to  
 GC(General Commercial)**



**LEGEND**

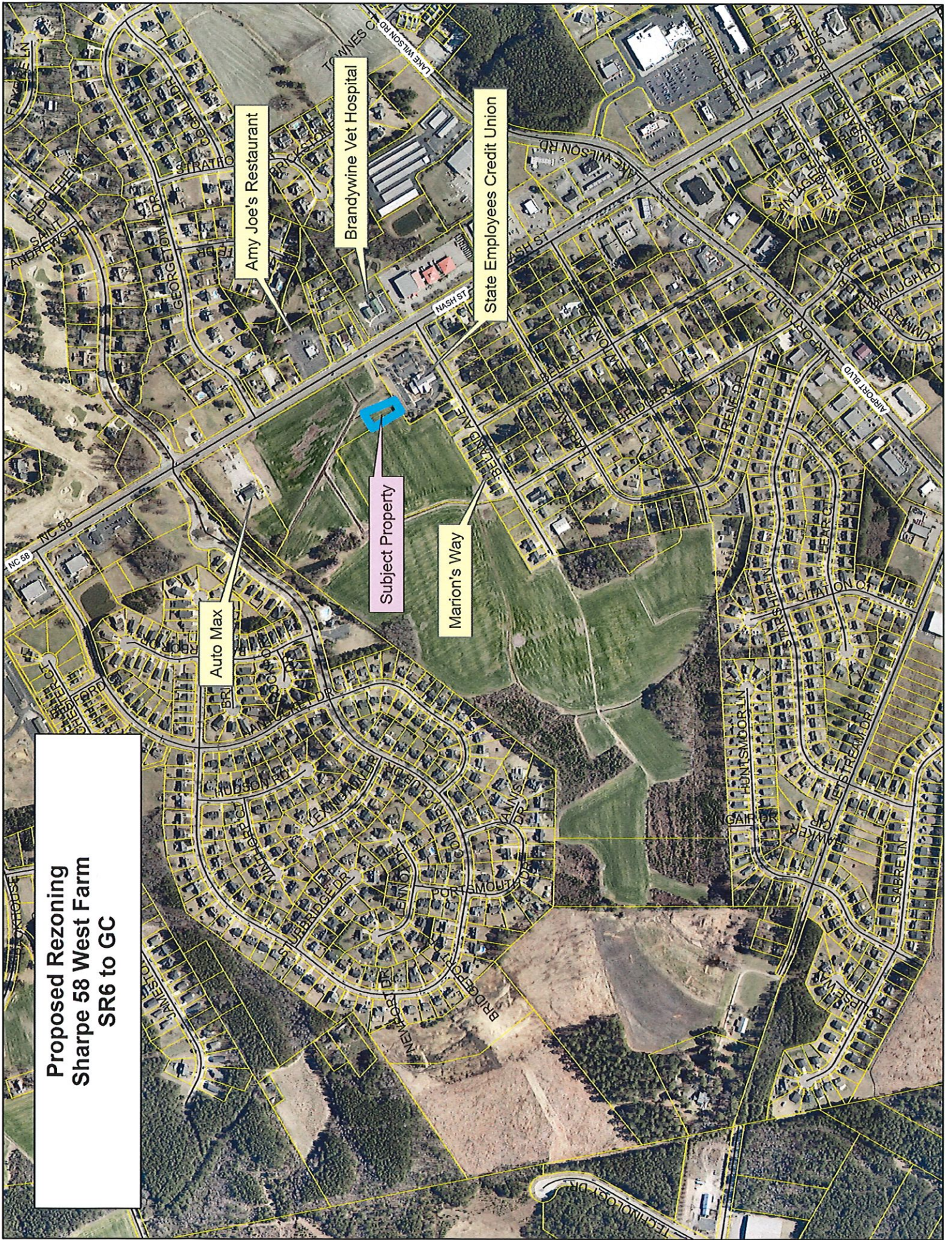
	Planning Area
	Primary Growth Area
	Floodplain
	Parks and Open Space
	Rural Residential
	Cluster Residential
	Low-Density Residential
	Med-Density Residential
	High-Density Residential
	Multi-family Residential
	Downtown Development District
	Commercial
	Mixed-Use Office/Employment
	Institutional
	Activity Center
	Industrial
	Infrastructure

**Future Land Use**

- Parks and Open Space
- Rural Residential
- Cluster Residential
- Low-Density Residential
- Med-Density Residential
- High-Density Residential
- Multi-family Residential
- Downtown Development District
- Commercial
- Mixed-Use Office/Employment
- Institutional
- Activity Center
- Industrial
- Infrastructure



**Proposed Rezoning  
Sharpe 58 West Farm  
SR6 to GC**



Amy Joe's Restaurant

Brandywine Vet Hospital

State Employees Credit Union

Subject Property

Marion's Way

Auto Max













USE TYPES	RURAL											SUBURBAN											URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References										
Cultural or Community Facility	-	PS	-	-	-	PS	P	P	P	-	-	PS	PS	PS	PS	PS	PS	3.6.3										
Private Recreation Facilities	-	PS	-	-	-	PS	PS	PS	P	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	PS	3.6.5										
Government Facility/Public Safety Station	SUP	-	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6										
Religious Institution	P	P	PS	PS	P	P	P	P	P	PS	PS	PS	PS	PS	PS	PS	PS	3.6.7										
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	SUP	SUP	SUP	SUP	-	-	-	-	-	SUP	-	3.6.8										

F. EDUCATIONAL/INSTITUTIONAL																		
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	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	3.7.1	
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	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	3.7.6	
Schools – Vocational/Technical	-	-	-	-	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	-	

G. AUTOMOTIVE																		
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	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	-	-	-	-	PS	PS	PS	3.8.5	
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	PS	P	-	P	P	-	-	-	SUP	PS	SUP	3.8.6	
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	SUP	SUP	-	P	P	-	-	-	-	-	-	3.8.7	

H. INDUSTRY/WHOLESALE/STORAGE																		
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References	
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7	
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	3.9.1	
Industry, Light	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	

P – Permitted by Right PS – Permitted with Special Standards SUP – Special Use Permit Required  
 CD – Permitted as part of an Approved Conditional District Only ND – Permitted in New Development Only



USE TYPES	RURAL										SUBURBAN										URBAN																
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.2		
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.3		
Research and Development Facilities	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.4		
Storage – Self-Service	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.5		
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.6		
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>I. AGRICULTURE</b>																																					
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.10.1	
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.10.2	
Crop Production	P	P	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets	P	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Nurseries & Garden Centers	P	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>J. INFRASTRUCTURE</b>																																					
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.11.1
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Utilities – Class 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>K. OTHER</b>																																					
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12

P – Permitted by Right    PS – Permitted with Special Standards    SUP – Special Use Permit Required  
 CD – Permitted as part of an Approved Conditional District Only    ND – Permitted in New Development Only