



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 1
City Council Meeting: February 15, 2024

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: **ZONING CHANGE REQUEST (Project #24-25)**
REQUESTED ZONE: GC-CD (General Residential-Conditional District)
PRESENT ZONE: GC (General Commercial)
APPLICANT: Bartlett Engineering & Surveying, PC
PROPERTY OWNER(s): City of Wilson and NSV Wilson, LLC
PROPERTY ADDRESS: 2750 Forest Hills Road SW adjacent to Gregory Lane
PROPERTY SIZE: approximately 18.2 acres
SPECIFIC DESCRIPTION: 3711-05-5668 and 3711-05-7670 (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, 1.2, 2.1, 2.2, 2.5, 2.7, 5.1, 5.2, 6.1, 6.3, 6.5, 7.6, 8.1, 8.2, 28.1, 28.2, 32.1, 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: 1.3, 2.5, 2.7, 3.4, 5.1, 5.2, 6.1, 6.2, 6.5, 7.1, 7.2, 7.3, 7.6, 7.7, and 32.1

BACKGROUND: 1) In Primary Growth Area and the Primary Service Area. **2)** Inside city limits. **3)** Located within the WS-IV NSW C Watershed Conservation Area. **4)** Located within the 100-year flood zone and the 500-year flood zone. **5)** The property is described on a portion of the property conveyed to Moses B. Daniels and wife, Mary Lou Daniels by deed dates April 5, 1947.

Deeded to the City of Wilson on the 8th of March 2021. **6)** A recombination plat of the properties (Lots 1 & 2) was recorded in 2023 in PB 44 PG 186 at the Wilson County Register of Deeds. **7)** The City Council approved the GC zone for approximately 8 acres on December 14, 2023. Since that time the Home Builders Supply Company submitted a site plan to the Technical Review Committee. The primary structure proposed for the site exceeds 40,000 sq. ft. on their expanded 18.2 acres site. They are requesting approval of a structure greater than 40,000 sq. ft. in a GC zone which requires approval from the City Council. **8)** The proposed General Commercial-Conditional District (GC-CD) zoning is adjacent to GC (Vacant and NAPA Auto Parts) to the North and East, and Open Space (OS) to the South (Wilson Energy substation), and Single Family Residential (SR6) to the West. **9)** The City's "Future Land Use Map" in our Comprehensive Plan is shown as Mixed-Use Office/Employment, the same as the proposed request.

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.

10) The Home Builders site expands beyond the current configuration within Birchwood Place Subdivision Section Two. Staff anticipates a recombination plat for the entire Home Builders site from the adjacent City of Wilson property in the near future. **11)** The staff recommends approval with the following condition: the primary structure on the property may exceed 40,000 sq. ft., only.

COORDINATION:

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

Kathy Bangley, Development Services Director, 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)** Survey of Property. **8)** Draft Site/Landscape Plan for Home Builders Supply Company.

PROJECT # 24-25