

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) CITY OF WILSON, NSV WILSON, LLC

Address of Property Owner PO Box 10 Wilson NC 27893, PO Box 650 Durham NC 27702

City WILSON State NC Zip 27893

Name of Petitioner: Bartlett Engineering & Surveying, PC

Address of Petitioner 1906 Nash St N

City Wilson State NC Zip 27893

Phone 252-399-0704 EXT 250 Email jimmy@bartletteng.com

CONTACT PERSON: Jimmy Taylor

Phone Number (Day) 252-399-0704 Ext 250 Mobile 252-230-0668

Email: jimmy@bartlett.eng.com

PROPERTY INFORMATION:

Address/Location 2750 and 2760 FOREST HILLS RD

City: Wilson State: NC Zip: 27893

Property Identification Number (PIN) 3711-05-7670.000, 3711-05-5668.000

Current Zoning District(s) GC

Proposed Zoning District(s) GC-CD

Total Acreage Included in Rezoning: 18.2

Other Description Due to building limitation of 40,000 square ft, a CD is required.

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:

Rezoning of this property is required for a proposed Commercial development as part of the relocation of businesses for the downtown redevelopment site.

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 current GC zone does not allow for large commercial development without a CD to support redevelopment efforts.

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

With the addition of downtown redevelopment, conditional district of this property will allow future growth.

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

With the downtown revitalization efforts conditional district rezoning of this parcel is a critical step forward to meet the time requirements of the downtown redevelopment.

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).

 The initial build will exceed the 40,000 sq ft maximum allowed. We are requesting a CD to allow the developer to increase the building size.

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


Print Name

Signature Date

Print Name

Property Owner(s):

 _____
Signature Date 2/1/24


Print Name



Signature Date 31/01/2024

Michael Lemanski

Print Name

2750 Forest Hills Rd SE – COMP PLAN ANALYSIS

Current land use classification:	General Commercial
Requested land use classification:	General Commercial – Conditional District
Future Land Use Map land use classification:	Mixed-Use Office/Employment

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 1.2: As indicated on the Future Land Use map, new developments and redevelopment along major thoroughfares, within activity centers, and in the Downtown area should incorporate a mix of land uses (both vertical and horizontal) to efficiently use land, reduce commuting and vehicle trip times, and create better connections between uses.

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 2.5: 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 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 6.1: 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 6.3: 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 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 7.6: 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 8.1: 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 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.

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

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 2.5: 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 3.4: Partner with other organizations (public, private, and non-profit) to accomplish development and revitalization goals.

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 6.1: 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 6.2: 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 7.1: Environmentally sensitive areas, including forested lands, riparian buffers and stream corridors, wetlands, floodplains, and areas of steep slope, are recognized as valuable environmental resources and should be set-aside as natural areas within new developments.

Policy 7.2: Environmentally sensitive areas should serve as either natural open spaces or passive/active recreational areas where only low-impact development is permitted.

Policy 7.3: Environmentally sensitive areas should be adequately protected during the construction of new developments to ensure the integrity of these resources.

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 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.

2750 Forest Hills Road SE – Adjacent Property Owners Notifications

DEW RAE H & THORNE JEAN 1/3EA
RUFFIN HARVEY B JR ETAL 1/3
49 LEMOYNE LN
JOHNS ISLAND SC 29455

CRANBERRY RIDGE PHASE II SECT 2&3
HOMEOWNERS ASSOCIATION INC
701 W 14TH ST
GREENVILLE NC 27834-4043

JUWA INVESTMENTS LLC
PO BOX 422
WADESBORO NC 28170

TJ INVESTMENT WILSON LLC
4330 LAKE WILSON RD
WILSON NC 27896

GREGORY GLENDY ELLIS
2403 NASH ST NW STE A,
WILSON NC 27896-3003

BRANCH BANKING & TRUST CO
PO BOX 167
WINSTON SALEM NC 27102-0167

FOREST HILLS MANOR/COFORGE BPS
2727 LYNDON B JOHNSON FWY,
SUITE 800
DALLAS TX 75234

WAS VENTURES II LLC
705 E SIX FORKS RD
RALEIGH NC 27609

WILSON LODGE #989 LOYAL ORDER OF
MOOSE INC
2705 FOREST HILLS RD
WILSON NC 27893

THOMPSON SMITH VENTURES LLC
703 EDGEWATER DR
GARNER NC 27529

Rezoning Request

**PINS : 3711-05-7670
3711-05-5668**

From GC to GC-CD

Proposed Rezoning

- NMX
- RMX
- IMX
- LI
- HI
- RA
- SR4
- SR6
- GR6
- UR
- MHR

Parcels

-

Railroads

-

Parcels selection

-

Zoning

- OS
- NC
- ICD
- GC
- HC
- CCMX

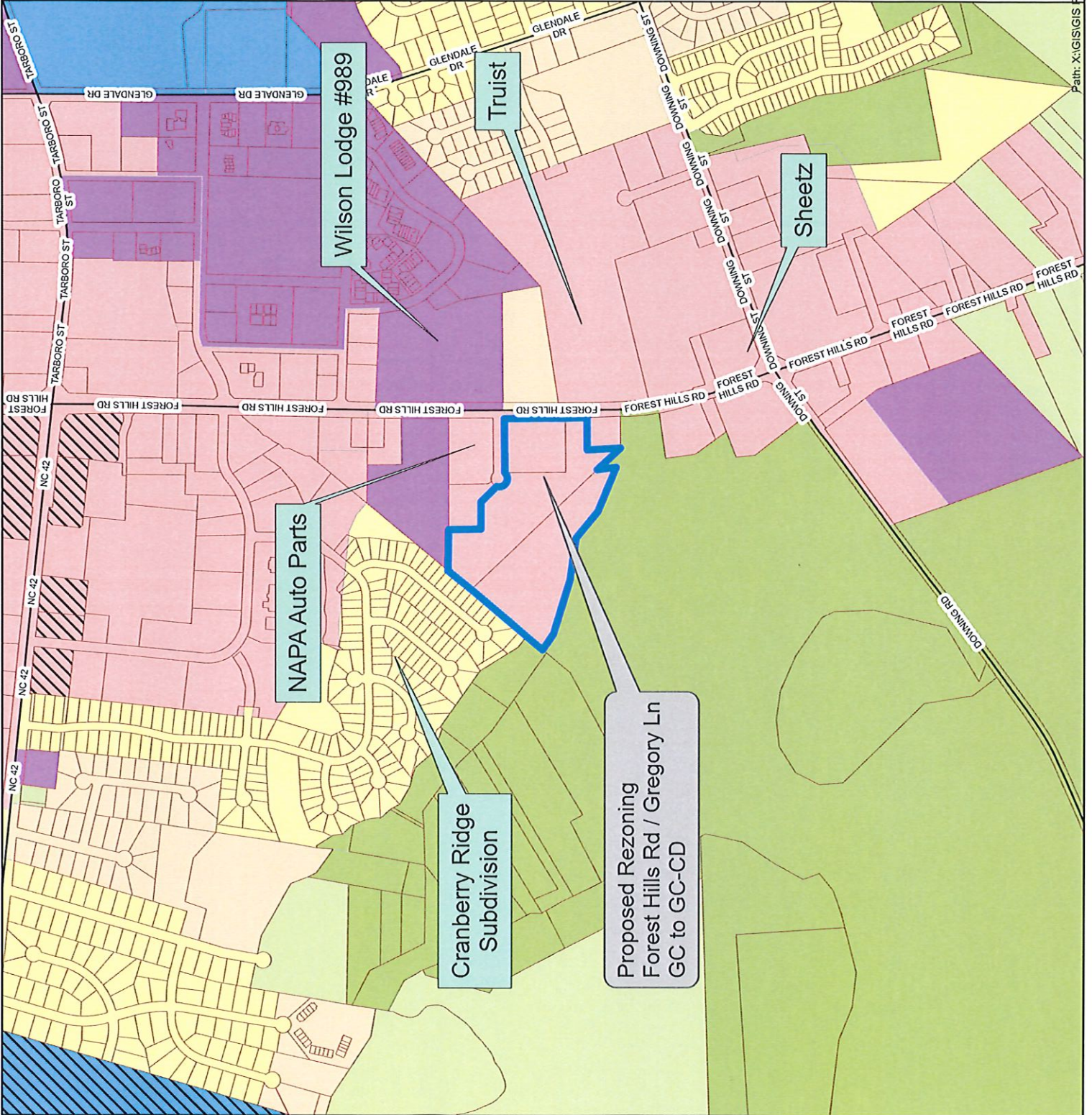
Date: 1/22/2024

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:

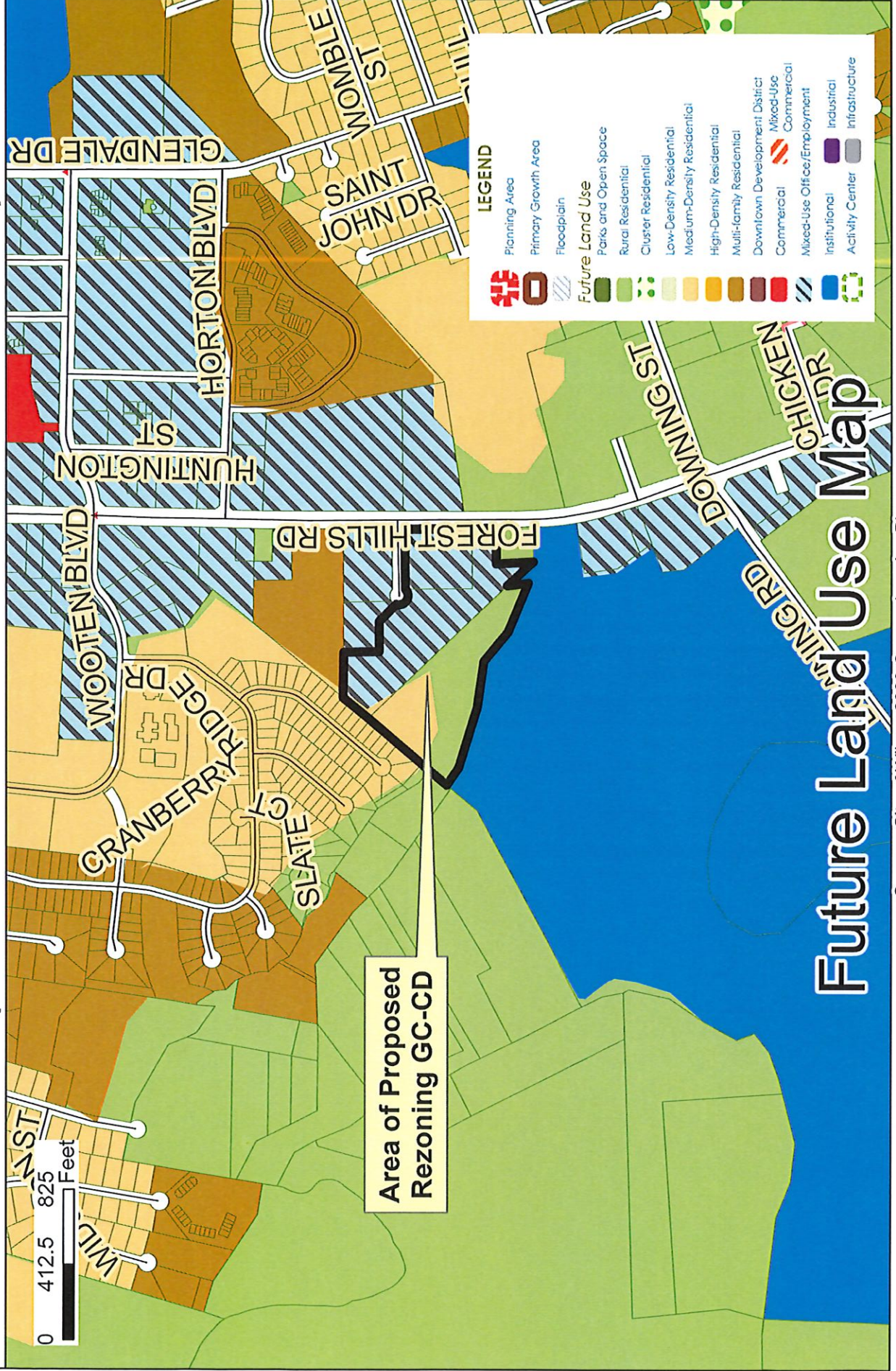
City of Wilson GIS Services
a division of Wilson Planning and Development Services.



REZONING: Wilson Co. Tax Parcels:

PINs: 3711-05-7670.000 & 3711-05-5668.000
& 3711-05-2510.000 to

GC-CD (General Commercial/Conditional-District)



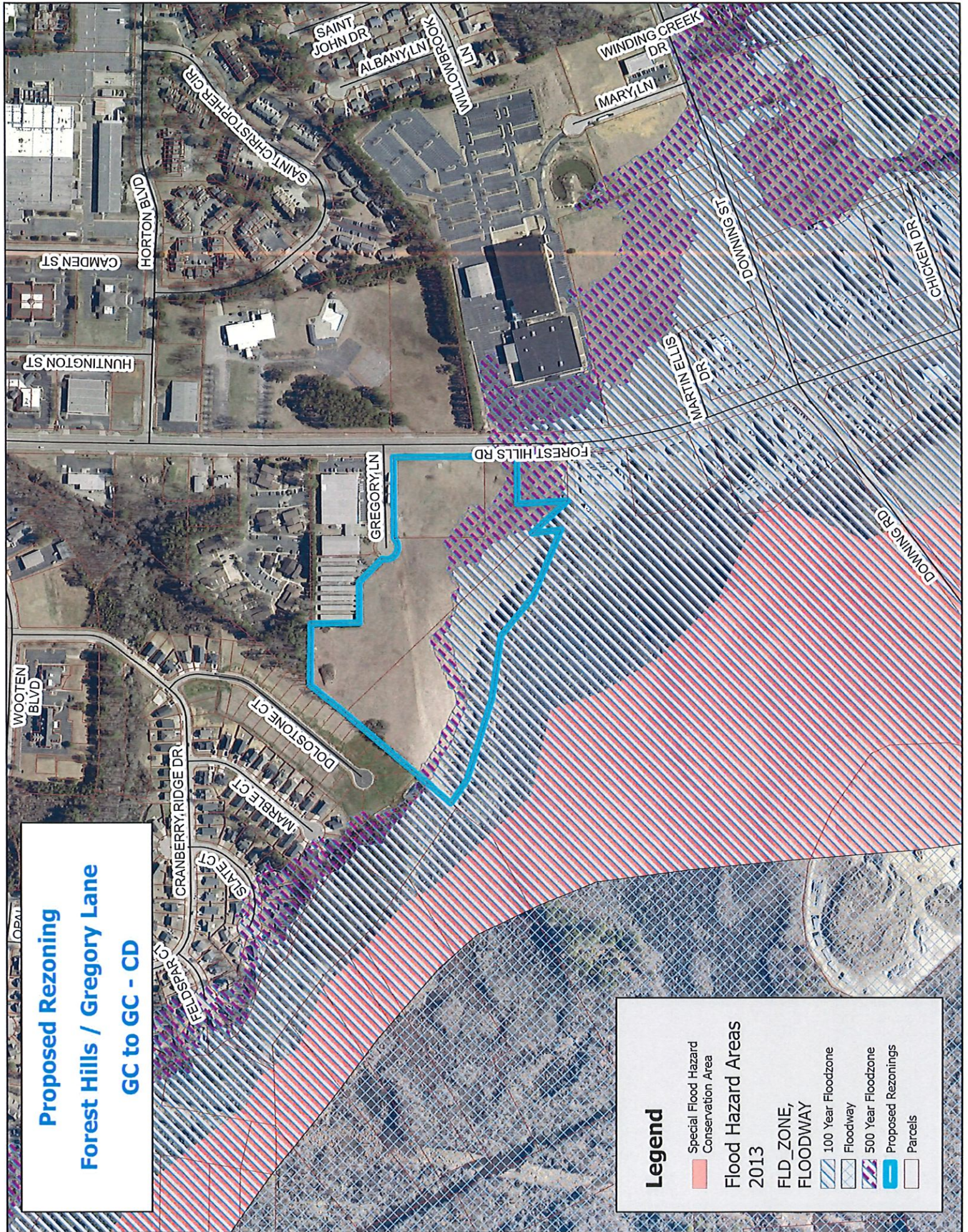
Area of Proposed
Rezoning GC-CD

Future Land Use Map

Source: City of Wilson 2030 Comprehensive Plan

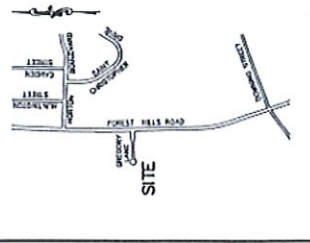
**Proposed Rezoning
Forest Hills / Gregory Lane
GC to GC - CD**

GC to GC - CD



Legend

- Special Flood Hazard Conservation Area
- Flood Hazard Areas 2013
- FLD_ZONE, FLOODWAY
- 100 Year Floodzone
- Floodway
- 500 Year Floodzone
- Proposed Rezoning
- Parcels



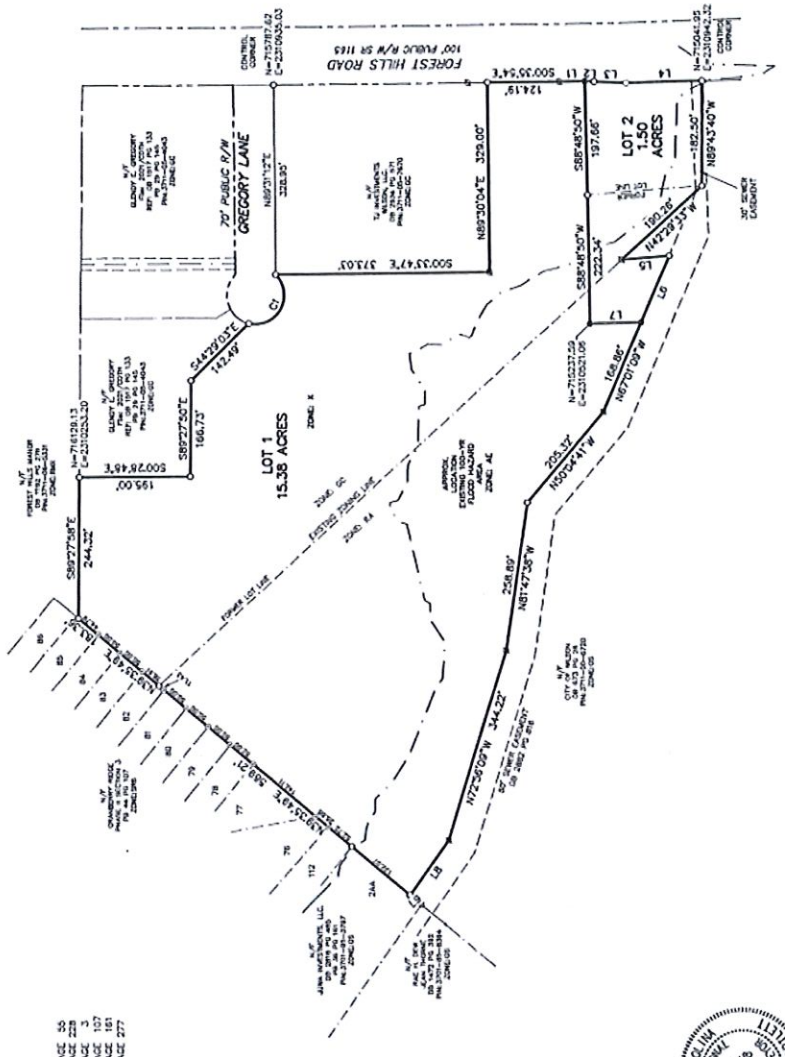
LOCATION MAP NO SCALE

Line Table

Line #	Length	Direction
L1	44.26	S071°21'18"E
L2	16.53	S22°03'07"W
L3	132.42	S22°03'07"W
L4	83.12	S04°32'25"E
L5	126.44	N07°07'30"W
L6	88.34	N07°11'07"W
L7	112.77	N32°51'41"W
L8	0.64	N39°44'43"W

CURVE TABLE

CHORD	RADIUS	ANGLE	CHORD BEG	CHORD END
36.41	150.186	30.02	149°11'33"	S07°27'47"E



1. Title A. Bartlett, City Clerk of the City of Wilson, N.C. do hereby certify that the foregoing plat has been approved by the Board of Public Works of the City of Wilson, N.C. on this 12th day of December, 2023.

John A. Bartlett
CITY CLERK

THE PROPERTY IS LOCATED WITHIN THE MANGLA BOUNDARIES OF THE EIA THAT HAS AN ORDINANCE THAT REGULATED PARCELS OF LAND. REQUIRES LOCAL AGENCY APPROVAL. IF CERTIFIED AS 47-38(3)(1) & c. & a determination for Approval City approved requires PUBLIC SERVICES APPROVAL

Kathy Bandy
CITY OF WILSON

1. Title A. Bartlett, City Clerk of the City of Wilson, N.C. do hereby certify that the foregoing plat has been approved by the Board of Public Works of the City of Wilson, N.C. on this 12th day of December, 2023.

John A. Bartlett
CITY CLERK

1. Title A. Bartlett, City Clerk of the City of Wilson, N.C. do hereby certify that the foregoing plat has been approved by the Board of Public Works of the City of Wilson, N.C. on this 12th day of December, 2023.

John A. Bartlett
CITY CLERK

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John A. Bartlett
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John A. Bartlett
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John A. Bartlett
CITY CLERK

NOTES:
 - AREAS COMPUTED BY COORDINATE CALCULATIONS.
 - NO CURVED MONUMENT FOUND WITHIN 200' HORIZONTAL COORDINATES
 - UNLESS STATED OTHERWISE, ALL ARE HORIZONTAL COORDINATES
 - ALL DISTANCES SHOWN ARE HORIZONTAL UNLESS NOTED OTHERWISE.
 - ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.
 - METERS, IF ANY, HAVE NOT BEEN DELINEATED.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
 - THIS PROPERTY IS LOCATED IN THE CONTINGENTIA NS-W PROTECTED WATERSHED AREA.
 - THERE ARE NO CEMETERIES VISIBLE.
 - THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS AND ORDINANCES.
 - A TITLE REPORT HAS BEEN SUPPLIED FOR THIS PROPERTY.

SITE DATA
 TOTAL AREA 16.88 ACRES
 TOTAL # LOTS 2
 ZONING GR1
 MIN. BLDG. LINES FRONT 20' SIDE 20' REAR 20'
 RA FRONT 50' SIDE 20' REAR 50'
 ADDRESS 2760 FOREST HILLS RD SW
 PIN: 3711-02-2010, 3711-02-2068, 3711-02-2147

REFERENCES:
 DEED BOOK 2882 PAGE 816
 DEED BOOK 2882 PAGE 320
 DEED BOOK 1566 PAGE 300
 DEED BOOK 1566 PAGE 157
 DEED BOOK 1566 PAGE 158
 DEED BOOK 1533 PAGE 161
 DEED BOOK 1533 PAGE 161
 DEED BOOK 1533 PAGE 161
 DEED BOOK 1531 PAGE 277

I hereby certify that I am (one the owner(s) of the property shown on the attached herein and that I am) do hereby certify that the foregoing plat has been approved by the Board of Public Works of the City of Wilson, N.C. on this 12th day of December, 2023.

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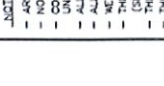
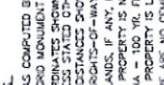
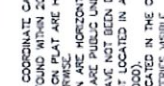
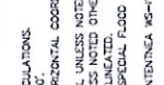
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John A. Bartlett
CITY CLERK



Die ID: 0071040001 Type: CDP
 File Name: 231202 PLOT 1 OF 1
 Plot Area: 17.04 Acres
 Scale: 1"=150'
 North Arrow: North Arrow of Deeds
 444 12-12-23

OWNER/DEVELOPER:
 CITY OF WILSON
 PO BOX 10
 WILSON, NC 27894

PROJECT:
 23-253

DATE: NOV. 2023 SURVEY BY: BE-ED
 SCALE: 1"=150' DRAIN BY: WAB

REVISIONS
 CODE: NSV
 DWG FILE: 2325JRP1

PROPERTY OF
CITY OF WILSON

RECOMBINATION PLAT

WILSON TOWNSHIP
 NORTH CAROLINA
 WILSON COUNTY
 ZONE: GC/RA

BARTLETT ENGINEERING & SURVEYING, PC
 1906 NASH STREET NORTH
 WILSON, N.C. 27893-1726
 LICENSE NO. C-1551

DATE: NOV. 2023 SURVEY BY: BE-ED
 SCALE: 1"=150' DRAIN BY: WAB

PROJECT:
 23-253

CODE: NSV
 DWG FILE: 2325JRP1

