

# CITY OF WILSON

## Planning & Design Review Board Agenda

Agenda Item #: 1

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**TO:** Planning and Design Review Board Members

**FROM:** Development Services Staff

**SUBJECT:** **DESIGN REVIEW FOR WILSON CO NORTH CENTRAL EMS STATION (Proj. #23-301)**  
NAME: Wilson County North Central City EMS Station  
APPLICANT: Bartlett Engineering & Surveying, PC  
ARCHITECT: Dawson Construction Services Inc.  
PROPERTY OWNER: Wilson County  
PROPERTY ADDRESS: 708 Brentwood Dr, N, PIN 3713-81-8278.000  
PROPERTY SIZE: Approximately 1.18 acres  
GENERAL LOCATION: Located on the SE corner of Ward Blvd and Brentwood Drive  
PRESENT USE: Vacant/Former Parking Lot  
PROPOSED USE: Government Facility/Public Safety Station  
ZONING: ICD (Institutional Campus Development)

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**ISSUE(S):** All such structures shall be subject to Discretionary Design Review and Approval by the Unified Development Ordinance (Section 3.6.6). The Wilson Planning and Design Review Board is the approving Board that renders this quasi-judicial decision. Their charge is to determine if the proposed submittal meets the discretionary architectural and urban design standards of Section 5.3 of the Unified Development Ordinance.



**Section 5.2.3 Discretionary Review – Community and Neighborhood Compatibility** states:

*“The discretionary review process is established to evaluate applications for development types that warrant special additional consideration (as identified in 5.2.2.B) and to allow applicants an option to explore potential design solutions that exist outside the typical application received by the city. This method of review is intended to involve similar review time and submittal requirements as the administrative review process. Development in Wilson, whether on infill or greenfield sites, which is evaluated through the discretionary board review process will be subject to a general standard of “neighborhood and community compatibility.” The Planning and Design Review Board’s interpretation of this general standard will be guided by the discretionary standards found throughout Section 5.3. An application shall be deemed compatible when it offers a design that adheres to all of these discretionary review standards.”*

FACT 1: Directly from the Unified Development Ordinance, **Section 5.3.1C** entitled **Form & Massing** states:

*“**Design Principle:** Buildings should respond to the prevalent architectural features of surrounding development, especially in areas where the patterns established by recurring architectural features are valued. Strict mimicry of entire buildings, however, should be avoided in order to promote variety in architectural style.*

*“**Discretionary Standards:***

- 1. Development should be complimentary to the existing form, massing and scale of other buildings in the surrounding area.*
- 2. Building walls should create interest and hierarchy in the façade to enrich the pedestrian experience and provide a feeling of safety.*
- 3. In order to, minimize the impact of long, monotonous blank walls, variation should be provided in form, horizontal and vertical alignment, and scale so that walls are subdivided into visually distinctive bays or sections; or adequately screened from view from streets, private drives, parking areas, parks or civic spaces.”*

FACT 2: The existing property is an undeveloped lot that was originally platted as Fikeview Park Section Two portions of Lots 4 & 37 in Plat Book 8 Page 98 in 1961 of the Wilson County Register of Deeds and known as 708 Brentwood Drive N; PIN# 3713-91-4243.000. In 2023 the former Lot 37 was subdivided/platted from the Wilson County Board of Education to Wilson County as shown in Plat Book 42 Page 153.

FACT 3: The property was acquired by Wilson County Board of Education in 2008. At that time the property was zoned O-3 (Office District). With the adoption of the Unified Development Ordinance in 2013, the property is now zoned ICD (Institutional Campus Development) that allows government facilities and public safety stations such as an EMS station.

FACT 4: The property is a P-shaped parcel that is roughly angled from north to south from Ward Blvd to Harrison Drive and then east along Ward Blvd. The property is approximately 50% cleared along Brentwood Drive towards Ward Blvd with a significant stand of trees towards Harrison Drive.

FACT 5: The surrounding neighborhood and context for this project are vacant wooded land and single- and two-family residential subdivisions; and commercial highway oriented businesses nearby to arterial roadways. The pattern of development is established by the site layout of these existing subdivisions.

FACT 6: The Wilson County North Central City EMS Station project contains a single-story 2-bay station. The context is suburban and the appropriate design standards that apply are the wider, deeper setbacks typical of suburban contexts. These edge treatments will provide a

smoother transition to the adjacent neighborhoods and reflect the existing character of the area as a whole.

FACT 7: The station is a single-story building with size, articulation, shape and materials appropriate to the surrounding neighborhood and the City of Wilson.

FACT 8: The Unified Development Ordinance, **Section 5.3.2C** entitled **Orientation and Placement** states,

*“Design Principle: Site design should reflect Wilson’s traditional development pattern to ensure a consistent, high-quality public realm that is compatible with existing development.*

This principle is met by:

1. Property is zoned Institutional Campus Development (ICD) and the Future Land Use Map indicates this location as Mixed-Use Office/Employment. Both would support the construction of a government facility/public safety station.
2. The EMS Station will have access to water, sewer, electric, gas and broadband services at its proposed location.
3. The Wilson County North Central City EMS Station project has direct access on a minor thoroughfare, Brentwood Drive, with existing signalization at the Ward Blvd intersection. The site plan for the development has been approved by the City of Wilson’s Technical Review Committee.
4. The EMS Station is a public safety facility located on a corner lot. Its front door faces Ward Blvd. The vehicle bays face Brentwood Drive with driveway access from the same side.
5. The proposed brick building is in keeping with the surrounding neighborhoods and adjacent commercial business.

FACT 9: Directly from the Unified Development Ordinance, **Section 5.3.3C** entitled **Arrangement and Expression of Materials** states,

*“For buildings set back more than 100 feet from the street, the standards in this subsection apply only to façades visible from public streets and civic gathering places.*

*“Design Principle: Building materials should be chosen which reflect the predominant materials used in Wilson, emphasize the character of building walls which face the public realm, and balance vertical and horizontal elements of building façades.*

This principle is met by:

1. Primary material is red brick on the sides visible from Ward Blvd. There is split face CMU in two shades of gray.
2. Windows, canopies, and doors are trimmed in shades of bronze that break up the vertical façade. Elements are primarily oriented towards Brentwood Dr. and Ward Blvd.

FACT 10: Section 5.3.3C regarding base, body, and cap is not satisfied. A discernable base is not currently proposed. Staff recommends that the darker accent CMU color be used to meet this requirement.

FACT 11: Directly from the Unified Development Ordinance, **Section 5.3.4C** entitled **UTILITIES** reads, *“Design Principle: Mechanical equipment and utility connections are essential to building function but tend to have a negative influence on the character of the public realm and should be screened from view.*

***“Discretionary Standards:*** *Mechanical equipment should be located out of view of the public realm, either behind buildings or on the roof, unless such equipment is integrated into architectural or sculptural accents, or if such equipment is associated with generating renewable energy and requires a different location to be most effective.”*

This principle is met by:

There appears to be no rooftop mechanical equipment. Any and all utilities will be screened per Section 8.8 of the UDO. The landscaping portion of the site plan submittal must incorporate this type of screening throughout the project.

FACT 12: Directly from the Unified Development Ordinance, **Section 15.8.2.I.** entitled **Decisions/Findings of Fact** reads, *“Following the public hearing the Planning and Design Review Board may approve, deny, or approve with conditions the application for a Major Site Plan. No Major Site Plan shall be granted unless the following “findings of fact” can be made:*

1. *The plan is consistent with the adopted plans and policies of the city;*
2. *The plan complies with all applicable requirements of this ordinance;*
3. *There exist(s) adequate infrastructure (transportation and utilities) to support the plans as proposed.*
4. *The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site; and*
5. *The application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.*

**MOTIONS TO BE CONSIDERED:**

PROCEDURE: The Board must proceed in accordance with Section 15.8.2 as stated in FACT 12.

RECOMMENDATION: Staff recommends you proceed as follows:

- Move to find that Facts 1-12 in the staff findings be adopted as “findings of fact” of the Board (*motion-second-and vote*).
- Move to conclude:
  1. The plan is consistent with the adopted plans and policies of the City;
  2. The plan complies with all applicable requirements of this ordinance; if amended to include staff condition for FACT 10 regarding the addition of the darker accent CMU color be utilized for the base of the structure;
  3. That adequate infrastructure exists to support the proposed development;
  4. *In the context of the public safety building, the proposed plan conforms to the character of the neighborhood, considering the location, type and height of building or structure and the type and extent of landscaping on the site; and*

5. The application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties and other neighborhood uses.
6. All natural areas shall be protected during all phases of construction.
7. Any and all utilities will be screened per Section 8.8 of the Unified Development Ordinance and shall be incorporated in the landscaping portion of the site plan.

**COORDINATION:**            **Janet Holland, AICP, Land Development Manager**  
   **Dalia Garibay, CZO, Planner**

**ATTACHMENTS:**

- 1) Architectural Elevations for Building
- 2) Color renderings
- 3) Site Plan
- 4) Landscape Plan