

CITY OF WILSON

Planning & Design Review Board Agenda Session

Agenda Item #: ­­­­­­­­\_\_\_\_\_\_\_\_\_

City Council Meeting: June 20, 2024

**TO: Planning & Design Review Board**

**FROM: Land Development Staff**

**SUBJECT: ZONING CHANGE REQUEST (Project #24-102**)

|  |  |
| --- | --- |
| REQUESTED ZONE: HI (Heavy Industrial)  PRESENT ZONE: AR, Wilson County  APPLICANT: Wilson County Properties, Inc  PROPERTY OWNER(s): Mark Edward Tomlinson & Linda F. Tomlinson  PROPERTY ADDRESS: adjacent to 1749 B Airport Blvd W  PROPERTY SIZE: approximately 32.24 acres  SPECIFIC DESCRIPTION: 3702-12-1673.000 (PIN)  PRESENT USE OF PROPERTY: Vacant |  |

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**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, 1.3, 2.1, 2.2, 5.1, 6.4, 7.4, 8.1, 8.2, 8.3, 8.4, 28.1, and 28.2.**

**I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED:**  **1.2, 2.3, 2.4, 2.5, 2.6, 2.7, 5.1, 5.2, 6.1, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, and 7.7.**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**BACKGROUND**: **1)** In Primary Growth Area and Primary Service Area. **2)** Outside city limits. Annexation petition has been filed. **3)** Located within the WS4-P Watershed Protected Area. Development shall meet the watershed standards. **4)** Not located within the 100-year flood zone and the 500-year flood zone. **5)** The property was deeded to Mark Tomlinson on April 15, 2020 in DB 2830 PG 322. **6)** The proposed property will become part of the Wilson Corporate Park. **7)** The proposed HI (Heavy Industrial) has HI to the North and West of it. The property to the South and East is Wilson County AR (Agricultural Residential). **8)** The City’s “Future Land Use Map” in our Comprehensive Plan is shown as Industrial, the same as the proposed request.

***Industrial*** – Development of industrial, flex space, and office uses in locations that are compatible with adjacent uses. Industrial employment centers are designed to function as “campuses” with integrated pedestrian facilities and transitions to adjacent, less intensive uses.

**9)** The rezoning supports the continuing efforts of Wilson Economic Development and their efforts to bring more industry and jobs to Wilson. **10)**  Staff recommends approval of the petition to rezone to HI (Heavy Industrial).

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**COORDINATION:**

Kathy Bangley, Director, Development Services, 252.206.5289, [kbangley@wilsonnc.org](mailto:kbangley@wilsonnc.org).

Janet Holland, Land Development Manager, 252.399.2215, [jholland@wilsonnc.org](mailto:jholland@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 # 24-102**