



CITY OF WILSON

City Council

Meeting Agenda

June 20, 2024 – 7:00 p.m.

City Council Chambers – City Hall

1. Invocation – Reverend Dr. Della J. Owens, Senior Pastor, Saint James Christian Church
2. Pledge of Allegiance
3. Presentation – Multi-unit Assisted Housing Services (MUAHS) - Chris Munton, Chief Executive Officer, Wilson Medical Center
4. **Consent Agenda** *(All matters listed are considered to be routine and non-controversial by City Council and will be enacted by one motion. There will be no separate discussion unless a Council member so requests, in which case the item will be removed from the Consent Agenda and will be considered separately.):*
 - 4a. Consideration of Approval of Tax Collections Report for April 2024
 - 4b. Consideration of a Resolution Proposing to Dispose of Surplus Equipment by Public Auction
 - 4c. Consideration of Approval of a Revised Resolution Establishing Signing Authority for Items Related to the BRIC Grant from FEMA
 - 4d. Consideration of Approval of Proposed Regular City Council Meeting Minutes of May 2, 2024 and May 16, 2024

Public Hearings

5. Public Hearing Items – Regular

- 5a. Consideration of Approval and Adoption of Fiscal Year 2024-2025 City of Wilson Operating Budget, Relevant Ordinances and Financial Plans Resolution
- 5b. Consideration of Approval of Wilson Energy Retail Electric Rate Adjustment Effective July 1, 2024
- 5c. Consideration of an Amendment to the Development Agreement with NSV Wilson, LLC Dated December 22, 2023 and Approval of Associated Property Conveyances

(Continued from May 16, 2024)

This agenda can be viewed on the City of Wilson home page at www.WilsonNC.org

- 5d. Consideration of Approval of an Ordinance for Voluntary Annexation of 31.31 acres and 1.033 acres located at 4401 Merck Road; Requested by Wilson Economic Development behalf of Paul Tomlinson Properties, Owner (Project # 24-99)
- 5e. Consideration of Approval of an Ordinance for Voluntary Annexation of 1.912 acres located off Merck Road; Requested by Wilson Economic Development on Behalf of Constance S. Eason, Owner (Project # 24-176)
- 5f. Consideration of Approval of an Ordinance for Voluntary Annexation of 32.24 acres South of International Boulevard; Requested by Wilson Economic Development on behalf of Mark E. and Linda F. Tomlinson, Owners (Project # 24-101)

Public Hearing Items - Planning Board

- 5g. Consideration of Approval of an Ordinance for Zoning Change Request; approximately 1.912 acres located at 4355 and 4357 Merck Road, West; Wilson County Tax Parcel # 3702-06-3214; Present Use - Agricultural; Present Zone - AR Wilson County; Requested Zone - HI (Heavy Industrial); Requested by Wilson County Properties on Behalf of Constance S. and Calvin R. Eason (Project # 24-175)
- 5h. Consideration of Approval of an Ordinance for Zoning Change Request; approximately 31.311 acres located at 4401 Merck Road, West; Wilson County Tax Parcel #s 3702-17-5962 and 3702-06-0801; Present Use - Agricultural; Present Zone - AR, B1-CD Wilson County; Requested Zone - HI (Heavy Industrial); Requested by Wilson County Properties on Behalf of Paul Wade Tomlinson and Carol E. Tomlinson (Project # 24-100)
- 5i. Consideration of Approval of an Ordinance for Zoning Change Request; approximately 32.24 acres located adjacent to 1749 B Airport Blvd., West; Wilson County Tax Parcel # a portion 3702-12-1673 (PIN); Present Use - Vacant/Undeveloped; Present Zone - Agricultural Residential, Wilson County; Requested Zone - HI (Heavy Industrial); Requested by Wilson County Properties on Behalf of Mark E. and Linda F. Tomlinson (Project # 24-102)
- 5j. Consideration of Approval of Ordinance for Text Amendment to Update Chapter 12 of the City's Unified Development Ordinance (UDO) With Regards to Stormwater Management (Project # 24-217)

End of Public Hearings

- 6. Consideration of Approval of Annual Chemical Bid for Water Treatment Plant
- 7. Consideration of Approval to Award Bid for Wood Distribution Poles used by Wilson Energy in the Wilson Energy Electrical Grid to Koppers

8. Consideration of Approval to Award Bid and Alternate Construction Contract for the Hominy Swamp Canal Sewer Pier Replacement Project (WM0191) to Ralph Hodge Construction Company
9. Consideration of Approval to Award Bid for Construction on Goldsboro Street Phase II Water Main Replacement to Ralph Hodge Construction Company
10. Consideration of Approval of a 319 NPS Pollution Control Grant Application for FY 2024 for Stormwater Projects Built in Part of Parkwood Mall Footprint
11. Consideration of Approval of a GoldenLEAF Flood Grant Application in Partnership with NCSU Biological Agricultural Extension for Two Stormwater Storage Features to Reduce Flooding
12. Consideration of Approval of a Resolution Authorizing the Conveyance of Property Located at 405 Gold Street, East
13. Consideration of Approval of Budget Amendment Ordinances for 2023-2024
14. Consideration of Approval of a Resolution to accept American Rescue Plan Grant Funding from the NC Department of Environmental Quality for the Elizabeth Street Regional SCM Project
15. Report(s)
16. Call on the Audience

RULES FOR PERSONS ADDRESSING CITY COUNCIL

1. **Each speaker must sign-in with city clerk prior to start of City Council meeting.**
2. During the Call on the Audience portion of the agenda, the city clerk will call on individuals signed in to address Council.
3. When called to speak, each speaker will identify him/herself by giving his or her **name and place of residence**.
4. Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
5. Each speaker will be limited to **three (3) minutes** and each group's representative will be limited to a **maximum of five (5) total minutes**. Each group is encouraged to designate a single spokesperson for their group.

DATE 5/03/24
 TIME 8:03:06
 USER CJOYNER

Wilson County
 TAX COLLECTIONS REPORT ALL RGCDs BY UNITY/YEAR
 DEPOSIT DATE RANGE 4/01/2024 THRU 4/30/2024
 YEAR RANGE 2013 THRU 2024

PAGE 10
 PROC# CL2223A

CURR TAX YEAR: 2023

REVENUE UNIT: CWI CI-WILSON

YEAR	ADDITIONS		DISCOUNTS AND RELEASES		ADJUSTED LEVY	COLLECTED MTD	COLLECTED YTD	ENDING BALANCE
	TO LEVY MTD	ADDITIONS YTD	TO LEVY MTD	RELEASES YTD				
2024	23,570.21	49,166.79	917.29	2,317.66	46,849.13	1,519.91	6,708.58	40,140.55
2023	24,654,500.75	1,361,403.64	21.27	966,771.58	25,049,132.81	167,421.01	24,243,742.64	805,390.17
2022	401,235.55		3.17	8,372.72	392,862.83	14,666.65	143,986.17	248,876.66
2021	169,045.54			65.66	168,979.88	2,899.84	34,897.85	134,082.03
2020	118,176.87			63.41	118,113.46	1,255.14	17,600.58	100,512.88
2019	97,725.14			56.20	97,668.94	489.71	10,121.34	87,547.60
2018	94,796.02			62.45	94,733.57	624.27	5,032.24	89,701.33
2017	85,643.10				85,643.10	2.35	3,778.71	81,864.39
2016	79,507.77				79,507.77		2,319.99	77,187.78
2015	74,480.46				74,480.46	2.84	2,401.47	72,078.99
2014	71,476.55				71,476.55	4.53	1,956.21	69,520.34
2013	79,283.85				79,283.85	81.75	1,606.94	77,676.91
TOTAL	25,925,871.60	23,570.21	1,410,570.43	941.73	977,709.68	26,358,732.35	188,968.00	24,474,152.72
CURRENT INTEREST & COLLECTORS FEES						7,700.91	30,814.45	
PRIOR INTEREST & COLLECTORS FEES						3,800.74	39,168.75	
TOTAL INTEREST & COLLECTORS FEES						11,501.65	69,983.20	
TOTAL PRIOR YEARS TAXES						20,027.08	223,701.50	
TOTAL TAXES & INTEREST & COLLECTORS FEES						200,469.65	24,544,135.92	
DISCOVERIES TAXES & INTEREST						1,519.91	6,708.58	
NET						198,949.74	24,537,427.34	
CURRENT YEAR PERCENTAGE	96.78							

Amy Eshen

Agenda Item 4a

DATE 5/03/24
 TIME 8:03:06
 USER GJOMNER

CURR TAX YEAR: 2023

Wilson County
 TAX COLLECTIONS REPORT ALL RCCDS BY UNITY/YEAR
 DEPOSIT DATE RANGE 4/01/2024 THRU 4/30/2024
 YEAR RANGE 2013 THRU 2024

PAGE 20
 PROG# CL2223A

REVENUE UNIT: EMU CI-MON DIST1

YEAR	BEGINNING LEVY	ADDITIONS TO LEVY MTD	ADDITIONS YTD	DISCOUNTS AND RELEASES TO LEVY MTD	DISCOUNTS AND RELEASES YTD	ADJUSTED LEVY	COLLECTED MTD	COLLECTED YTD	ENDING BALANCE
2024		104.93	212.25		14.69	197.56	7.35	7.35	190.21
2023	71,832.00		54.16		12.56	71,873.60	1,661.57	69,416.64	2,456.96
2022	1,807.04				74.59	1,732.45		702.61	1,029.84
2021	1,729.03					1,729.03		355.24	1,373.79
2020	391.80					391.80		351.73	40.07
2019	235.87					235.87		195.53	40.34
2018	198.95					198.95		124.10	74.85
2017	216.31					216.31		123.51	92.80
2016	192.97					192.97		123.51	69.46
2015	218.96					218.96		185.77	33.19
2014	296.32					296.32		94.03	202.29
2013	67.09					67.09		32.11	34.98
TOTAL	77,186.34	104.93	266.41		101.84	77,350.91	1,668.92	71,712.13	5,638.78
CURRENT INTEREST & COLLECTORS FEES							70.57	209.48	
PRIOR INTEREST & COLLECTORS FEES								632.79	
TOTAL INTEREST & COLLECTORS FEES							70.57	842.27	
TOTAL PRIOR YEARS TAXES								2,288.14	
TOTAL TAXES & INTEREST & COLLECTORS FEES							1,739.49	72,554.40	
DISCOVERIES TAXES & INTEREST							7.35	7.35	
NET							1,732.14	72,547.05	
CURRENT YEAR PERCENTAGE							96.58		

Ang Shiston

DATE 5/03/24
 TIME 8:03:20
 USER GJOYNER

WILSON COUNTY
 TAX COLLECTIONS REPORT ALL RGCODE BY UNIT/YEAR
 DEPOSIT DATE RANGE 4/01/2024 THRU 4/30/2024
 YEAR RANGE 2013 THRU 2024

PAGE 1
 PROGH CL2223D

CURR TAX YEAR: 2023

ASSESSMENT CODE: MUNC ASSESSMENT FEES

YEAR	BEGINNING LEVY	ADDITIONS	TO LEVY MTD	ADDITIONS YTD	RELEASES	TO LEVY MTD	RELEASES YTD	ADJUSTED LEVY	COLLECTED MTD	COLLECTED YTD	ENDING BALANCE
2024	6,600.00	13,470.00	240.00	600.00	12,870.00	374.13	969.70	11,900.30			
2023		16,590.00		3,570.00	13,020.00	1,484.93	8,277.26	4,742.74			
2022	12,955.80			120.00	12,835.80	138.59	5,159.48	7,676.32			
2021	3,498.03				3,498.03	111.48	865.09	2,632.94			
2020	1,916.17				1,916.17	90.00	380.05	1,536.12			
2019	1,184.21				1,184.21	108.45	168.45	1,015.76			
2018	367.83				367.83			367.83			
2017	390.00				390.00		30.00	360.00			
2014	5.00				5.00			5.00			
2013	1,005.39				1,005.39	.45	5.45	999.94			
TOTAL	21,322.43	30,060.00	240.00	4,290.00	47,092.43	2,308.03	15,855.48	31,236.95			
DISCOVERIES						374.13	969.70				
NET						1,933.90	14,885.78				
TOTAL PRIOR YEARS						448.97	6,608.52				
CURRENT YEAR PERCENTAGE							63.57				

Amy Carter

R-019-24

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILSON
PROPOSING TO DISPOSE OF SURPLUS EQUIPMENT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILSON:

1. That the material listed below is hereby declared to be surplus property of the City of Wilson and no longer necessary or useful for any municipal purpose.
2. That the City Manager of the City of Wilson be authorized to dispose of the following surplus material according to City Council's authorization and pursuant to North Carolina General Statutes.
3. That a copy of this resolution or a notice of its contents will be published at least once and not less than ten (10) days before date of disposition.
4. Items will be sold by means of public auction (which includes electronic auction)
5. Items not sold will be donated, recycled, or discarded.

<u>DESCRIPTION</u>	<u>ASSET #</u>	<u>MILES/HRS.</u>	<u>VIN/SERIAL #</u>
2008 Dodge Charger	17561	111,867	2B3KA43G78H232058
1998 Chevrolet Venture Van	13341	52,778	1GNDU06E2WD213968
2007 Chevrolet Impala	17189	126,340	2G1WS555R779416368
Pressure Washer (4 each)	N/A	N/A	Unknown / No plate
Density Meter Fiberoptic Scope	N/A	N/A	02223
Fairbanks Doctors Scale	N/A	N/A	Unknown / No plate
2012 HP C700 Chassis	N/A	N/A	USE234CH5F
Lot of chargers/cameras/cords etc.	N/A	N/A	None

DULY ADOPTED this 20th day of June 2024.

CITY OF WILSON:

Carlton L. Stevens, Mayor

ATTEST: _____
Tonya A. West, City Clerk

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: W. T. Bass IV, Director of Public Works
Subject: Resolution Amendment to Establish Signing Authority

Issue:

Requesting approval of an amendment to Resolution R-054-23 to establish signing authority by Noah Parsons, Assistant Director of Public Works, Engineering and Stormwater, for items associated with the BRIC Grant the City of Wilson received from FEMA.

Background / Summary:

Change in applicant agent is being requested due to change of duties for Noah Parsons.

Fiscal or Other Impact:

None

Recommendation:

Approve amended resolution to include new applicant agent.

Coordination:

Bill Bass, Director of Public Services

Attachments:

Amended Resolution R-054-23A

RESOLUTION	
DESIGNATION OF APPLICANT'S AGENT	
North Carolina Division of Emergency Management	
Organization Name (hereafter named Organization) City of Wilson	Disaster Number:
Applicant's State Cognizant Agency for Single Audit purposes (If Cognizant Agency is not assigned, please indicate): Not Assigned	
Applicant's Fiscal Year (FY) Start 2023	Month: July Day: 01
Applicant's Federal Employer's Identification Number 50 - 6000240	
Applicant's Federal Information Processing Standards (FIPS) Number NC - 371 - 95	
PRIMARY AGENT	SECONDARY AGENT
Agent's Name W. T. Bass IV	Agent's Name Noah Parsons
Organization City of Wilson	Organization City of Wilson
Official Position Director of Public Works	Official Position Assistant Director of Public Works
Mailing Address PO Box 10	Mailing Address PO Box 10
City, State, Zip Wilson NC, 27894-0010	City, State, Zip Wilson NC, 27894-0010
Daytime Telephone (252) 399-2467	Daytime Telephone (252) 205-2542
Facsimile Number (252) 399-2453	Facsimile Number (252) 399-2453
Pager or Cellular Number (252) 230-5091	Pager or Cellular Number (252) 296-3305
<p>BE IT RESOLVED BY the governing body of the Organization (a public entity duly organized under the laws of the State of North Carolina) that the above-named Primary and Secondary Agents are hereby authorized to execute and file applications for federal and/or state assistance on behalf of the Organization for the purpose of obtaining certain state and federal financial assistance under the Robert T. Stafford Disaster Relief & Emergency Assistance Act, (Public Law 93-288 as amended) or as otherwise available. BE IT FURTHER RESOLVED that the above-named agents are authorized to represent and act for the Organization in all dealings with the State of North Carolina and the Federal Emergency Management Agency for all matters pertaining to such disaster assistance required by the grant agreements and the assurances printed on the reverse side hereof. BE IT FINALLY RESOLVED THAT the above-named agents are authorized to act severally. PASSED AND APPROVED this _____ day of _____, 20____.</p>	
GOVERNING BODY	CERTIFYING OFFICIAL
Name and Title Carlton L. Stevens	Name Tonya West
Name and Title Mayor	Official Position City Clerk
Name and Title	Daytime Telephone (252) 399-2302
CERTIFICATION	
<p>I, <u>Tonya A. West</u>, (Name) duly appointed and <u>City Clerk</u> (Title) of the Governing Body, do hereby certify that the above is a true and correct copy of a resolution passed and approved by the Governing Body of <u>City of Wilson</u> (Organization) on the <u>20th</u> day of <u>June</u>, 2024.</p>	
Date: <u>June 20, 2024</u>	Signature: _____

R-054-23

RESOLUTION DESIGNATION OF APPLICANT'S AGENT North Carolina Division of Emergency Management	
Organization Name (hereafter named Organization) City of Wilson	Disaster Number:
Applicant's State Cognizant Agency for Single Audit purposes (if Cognizant Agency is not assigned, please indicate): Not Assigned	
Applicant's Fiscal Year (FY) Start 2023 Month: July Day: 01	
Applicant's Federal Employer's Identification Number 50 - 6000240	
Applicant's Federal Information Processing Standards (FIPS) Number NC - 371 - 95	
PRIMARY AGENT	SECONDARY AGENT
Agent's Name W. T. Bass IV	Agent's Name Samuel Hedgepeth
Organization City of Wilson	Organization City of Wilson
Official Position Director of Public Works	Official Position Assistant Director of Public Works
Mailing Address PO Box 10	Mailing Address PO Box 10
City, State, Zip Wilson, NC, 27894-0010	City, State, Zip Wilson, NC, 27894-0010
Daytime Telephone (252) 399-2467	Daytime Telephone (252) 399-2425
Facsimile Number (252) 399-2453	Facsimile Number (252) 399-2453
Pager or Cellular Number (252) 230-5091	Pager or Cellular Number (252) 373-0232
<p>BE IT RESOLVED BY the governing body of the Organization (a public entity duly organized under the laws of the State of North Carolina) that the above-named Primary and Secondary Agents are hereby authorized to execute and file applications for federal and/or state assistance on behalf of the Organization for the purpose of obtaining certain state and federal financial assistance under the Robert T. Stafford Disaster Relief & Emergency Assistance Act, (Public Law 93-288 as amended) or as otherwise available. BE IT FURTHER RESOLVED that the above-named agents are authorized to represent and act for the Organization in all dealings with the State of North Carolina and the Federal Emergency Management Agency for all matters pertaining to such disaster assistance required by the grant agreements and the assurances printed on the reverse side hereof. BE IT FINALLY RESOLVED THAT the above-named agents are authorized to act severally. PASSED AND APPROVED this <u>16th</u> day of <u>November</u>, 20<u>23</u>.</p>	
GOVERNING BODY	CERTIFYING OFFICIAL
Name and Title <i>James M. Johnson, III</i>	Name Tonya West
Name and Title Mayor Pro Tempore	Official Position City Clerk
Name and Title 11-16-2023	Daytime Telephone (252) 399-2302
CERTIFICATION	
<p>I, <u>Tonya A. West</u>, (Name) duly appointed and <u>City Clerk</u> (Title) of the Governing Body, do hereby certify that the above is a true and correct copy of a resolution passed and approved by the Governing Body of <u>City of Wilson</u> (Organization) on the <u>16th</u> day of <u>November</u>, 20<u>23</u>.</p>	
Date: <u>11-16-2023</u>	Signature: <i>Tonya West</i>





CITY OF WILSON

Agenda Item 5a

Meeting Date June 20, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: Amy Staton, Chief Financial Officer
Subject: Public Hearing and Adoption of 2024-2025 Budget Ordinance and Financial Plans

Issue:

1. Hold public hearing on proposed 2024-2025 Budget
2. Adoption of the 2024-2025 Budget Ordinance and Financial Plans
3. Adoption of the 2024-2025 Amendment to Schedule of Fees, Permits, and Miscellaneous Charges
4. Adoption of one (1) Capital Project Ordinance
5. Adoption of two (2) Capital Project Ordinance Amendments

Background / Summary:

The N.C. General Statutes requires City Council to adopt a balance budget ordinance each fiscal year prior to July 1. This ordinance appropriates the funds necessary to carry out the operation and activities of the City for the fiscal year July 1, 2024-June 30, 2025.

The 2024-2025 Annual Budget Ordinance and Financial Plans appropriate the funds included in the City Manager's Proposed Budget.

Fiscal or Other Impact:

The budgetary impact is outlined in the accompanying ordinance.

Recommendation:

Approve the 2024-2025 Annual Budget Ordinance

Approve the Resolution for the 2024-2025 Financial Plans

Approve the 2024-2025 Amendment to Schedule of Fees, Permits, and Miscellaneous Charges

Approve the one (1) Capital Project Ordinance

Approve the two (2) Capital Project Ordinance Amendments

Coordination:

Amy Staton, Chief Financial Officer

Attachments:

1. 2024-2025 Annual Budget Ordinance
2. 2024-2025 Financial Plans
3. 2024-2025 Amendment to Schedule of Fees, Permits, and Miscellaneous Charges
4. 2025 Public Street Maintenance and Construction Capital Project Ordinance
5. 301 Infrastructure/Corridor Improvements Capital Project Ordinance Amendment
6. Economic Community Investment Downtown Building Revitalization Capital Project Ordinance Amendment

R-022-24

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILSON, NORTH CAROLINA TO APPROVE THE 2024-2025 FINANCIAL PLANS FOR THE CITY'S INTERNAL SERVICE FUNDS

WHEREAS the City of Wilson accounts for the health, dental, vision, and life insurance benefits for City employees and dependents, the risk services activities for the City, and the Operations Center activities in Internal Service Funds; and

WHEREAS the balanced financial plans for the Group Insurance Benefits Fund, the Risk Services Fund, and the Operations Center Fund are as follows:

I. GROUP INSURANCE BENEFITS FUND

Estimated Revenues

Contribution from General Fund	\$ 8,868,870
Contribution from Electric Fund	1,408,650
Contribution from Gas Fund	449,460
Contribution from Water Resources Fund	1,833,540
Contribution from Mass Transit Fund	11,800
Contribution from Broadband Fund	739,640
Contribution from Stormwater Management Fund	250,970
Contribution from Downtown Development Fund	54,400
Contribution from Risk Services Fund	36,370
Contribution from Employees and Retirees	1,741,050
TOTAL	\$ 15,394,750

Estimated Expenditures

Administrative Fees	\$ 575,500
Insurance Premiums	2,540,370
Benefits/Claims Payments	12,278,880
TOTAL	\$ 15,394,750

II. RISK SERVICES FUND

Estimated Revenues

Contribution from General Fund	\$ 1,748,170
Contribution from Electric Fund	750,010
Contribution from Gas Fund	175,970
Contribution from Water Resources Fund	739,680
Contribution from Industrial Air Center Fund	8,850
Contribution from Broadband Fund	73,410
Contribution from Operations Center Fund	138,710
Contribution from Stormwater Management Fund	52,760
Contribution from Community Development Fund	740
TOTAL	\$ 3,688,300

Estimated Expenditures	
Personnel Services, Operating, and Capital	\$ 832,450
Claims Payments	1,292,220
Insurance Premiums	<u>1,563,630</u>
TOTAL	<u>\$ 3,688,300</u>

III. OPERATIONS CENTER FUND

Estimated Revenues	
Operations Center Use Charge	\$ <u>443,710</u>
TOTAL	<u>\$ 443,710</u>

Estimated Expenditures	
Operations	\$ <u>443,710</u>
TOTAL	<u>\$ 443,710</u>

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILSON, NORTH CAROLINA, that the proposed financial plans as hereinabove stated be approved effective beginning July 1, 2024.

DULY ADOPTED this 20th day of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

O-037-24

BUDGET ORDINANCE FISCAL YEAR 2024-2025

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILSON, NORTH CAROLINA:

Section 1.00 Appropriations. The following amounts are hereby appropriated for the operation of the City government and its activities for the fiscal year beginning July 1, 2024, and ending June 30, 2025:

Section 1.10 General Fund

Administrative Services: Personnel Services, Operating, Capital and Debt Service	\$	11,454,600
Department of Financial Services: Personnel Services, Operating and Capital		1,633,140
Department of Information Technology Services: Personnel Services, Operating and Capital		401,300
Department of Human Resources: Personnel Services, Operating and Capital		474,660
Department of Police: Personnel Services, Operating and Capital		18,402,840
Department of Fire: Personnel Services, Operating and Capital		11,295,940
Department of Planning & Community Revitalization: Personnel Services, Operating and Capital		1,598,740
Department of Development Services: Personnel Services, Operating and Capital		2,456,490
Department of Parks and Recreation: Personnel Services, Operating and Capital		6,720,290
Department of Public Works: Personnel Services, Operating and Capital		12,779,500
Loan Repayment		760
Transfer to Mass Transit Fund		755,000
Transfer to Industrial Air Center Fund		100,000
Transfer to Community Development Fund		123,720
Transfer to Downtown Development Fund		347,410
Transfer to 2025 Public Street Maintenance and Construction Capital Project Fund		1,125,000
Contingency		450,000
TOTAL GENERAL FUND	\$	70,119,390

Section 1.15 Electric Fund

Division of Electric: Personnel Services, Operating, Capital and Debt Service	\$	123,399,480
Contribution to Other Agencies		2,665,820
Transfer to General Fund		1,675,000
Transfer to General Fund - Payment in lieu of taxes		1,043,700
Transfer to Mass Transit Fund		166,500
Transfer to 301 Infrastructure/Corridor Improvements Capital Project Fund		31,000
Transfer to Economic Community Investment - Downtown Building Revitalization Capital Project Fund		250,000
TOTAL ELECTRIC FUND	\$	129,231,500

Section 1.25 Gas Fund

Division of Gas: Personnel Services, Operating, Capital and Debt Service	\$	19,790,200
Contribution to Other Agencies		9,570
Transfer to General Fund		921,850
Transfer to General Fund - Payment in lieu of taxes		194,380
Transfer to Mass Transit Fund		111,000
TOTAL GAS FUND	\$	21,027,000

Section 1.30 Water Resources Fund

Division of Water Resources: Personnel Services, Operating, Capital and Debt Service	\$ 29,002,500
TOTAL WATER RESOURCES FUND	\$ 29,002,500

Section 1.40 Mass Transit Fund

Division of Mass Transit: Personnel Services, Operating and Capital	\$ 2,789,840
TOTAL MASS TRANSIT FUND	\$ 2,789,840

Section 1.45 Industrial Air Center Fund

Operations and Capital	\$ 191,200
TOTAL INDUSTRIAL AIR CENTER FUND	\$ 191,200

Section 1.50 Broadband Fund

Division of Broadband: Personnel Services, Operating, Capital and Debt Service	\$ 17,987,260
Loan Repayment	234,550
TOTAL BROADBAND FUND	\$ 18,221,810

Section 1.55 Stormwater Management Fund

Division of Stormwater Management: Personnel Services, Operating, Capital, and Debt Service	\$ 5,400,000
TOTAL STORMWATER MANAGEMENT FUND	\$ 5,400,000

Section 1.60 Community Development Fund

Administration and Programs	\$ 130,220
TOTAL COMMUNITY DEVELOPMENT FUND	\$ 130,220

Section 1.65 Cemetery Fund

Operations and Capital	\$ 690,500
TOTAL CEMETERY FUND	\$ 690,500

Section 1.70 Downtown Development Fund

Administration and Programs	\$ 518,210
TOTAL DOWNTOWN DEVELOPMENT FUND	\$ 518,210

Section 2.00 Estimated Revenues, Other Financing Sources, and Fund Balance Appropriated

It is estimated that the following revenues, other financing sources, and fund balances will be available during the fiscal year beginning July 1, 2024 and ending June 30, 2025 to meet the foregoing appropriations.

Section 2.10 General Fund

Property Taxes	\$	29,174,850
Motor Vehicle Property Taxes		2,630,850
Transfer from Electric Fund		1,675,000
Transfer from Electric Fund - Payment in lieu of Taxes		1,043,700
Transfer from Gas Fund		921,850
Transfer from Gas Fund - Payment in lieu of Taxes		194,380
Sales and Vehicle Rental Tax		12,201,500
Intergovernmental		6,970,500
Sales/Charges for Services		8,473,850
Other Revenues		6,832,910
TOTAL GENERAL FUND	\$	70,119,390

Section 2.15 Electric Fund

Sales/Charges for Services	\$	127,825,560
Miscellaneous Income		505,940
Investment Income		400,000
Fund Balance Appropriated - Unassigned		500,000
TOTAL ELECTRIC FUND	\$	129,231,500

Section 2.25 Gas Fund

Sales/Charges for Services	\$	21,022,000
Miscellaneous Income		5,000
TOTAL GAS FUND	\$	21,027,000

Section 2.30 Water Resources Fund

Sales/Charges for Services	\$	28,107,500
Miscellaneous Income		895,000
TOTAL WATER RESOURCES FUND	\$	29,002,500

Section 2.40 Mass Transit Fund

Intergovernmental	\$	996,610
Licenses and Permits		175,000
Miscellaneous Income		5,230
Transfer from General Fund		755,000
Transfer from Electric Fund		166,500
Transfer from Gas Fund		111,000
Fund Balance Appropriated - Unassigned		580,500
TOTAL MASS TRANSIT FUND	\$	2,789,840

Section 2.45 Industrial Air Center Fund

Sales/Charges for Services	\$	39,320
Investment Income		10,000
Transfer from General Fund		100,000
Fund Balance Appropriated - Unassigned		41,880
		<hr/>
TOTAL INDUSTRIAL AIR CENTER FUND	\$	191,200
		<hr/> <hr/>

Section 2.50 Broadband Fund

Sales/Charges for Services	\$	17,954,560
Miscellaneous Income		267,250
		<hr/>
TOTAL BROADBAND FUND	\$	18,221,810
		<hr/> <hr/>

Section 2.55 Stormwater Management Fund

Sales/Charges for Services	\$	5,389,240
Miscellaneous Income		10,000
Interfund Loan Repayment		760
		<hr/>
TOTAL STORMWATER MANAGEMENT FUND	\$	5,400,000
		<hr/> <hr/>

Section 2.60 Community Development Fund

Miscellaneous Income	\$	6,500
Transfer from General Fund		123,720
		<hr/>
TOTAL COMMUNITY DEVELOPMENT FUND	\$	130,220
		<hr/> <hr/>

Section 2.65 Cemetery Fund

Sales/Charges for Services	\$	670,500
Miscellaneous Income		20,000
		<hr/>
TOTAL CEMETERY FUND	\$	690,500
		<hr/> <hr/>

Section 2.70 Downtown Development Fund

Property Taxes	\$	134,000
Motor Vehicle Property Taxes		3,550
Intergovernmental		15,750
Miscellaneous Income		12,500
Investment Income		5,000
Transfer from General Fund		347,410
		<hr/>
TOTAL DOWNTOWN DEVELOPMENT FUND	\$	518,210
		<hr/> <hr/>

Section 3.00 Taxes Levied. There is hereby levied the following rates of tax on each One Hundred Dollars (\$100) assessed valuation of taxable property, as listed for taxes as of January 1, 2024, for the purposes of raising the revenue as set forth in the foregoing estimate of revenue, and in order to finance the foregoing appropriations.

Section 3.10 General Fund (City-Wide)

Estimated Assessed Value	\$	6,209,345,180
Tax Rate per \$100 Assessed Value	\$	0.525
Estimated Collection Rate		96.60%

Section 3.20 Downtown Development Fund (Municipal Tax District)

Estimated Assessed Value	\$	81,297,560
Tax Rate per \$100 Assessed Value	\$	0.18
Estimated Collection Rate		94.00%

Section 4.00 Transfers. The City is hereby authorized to transfer appropriations within each fund without limitation. These transfers will not change the total amount of the budget for the fund that was appropriated and approved by City Council.

Section 4.10 Encumbrances. Appropriations herein authorized shall have the amount of outstanding purchase orders as of June 30, 2024 added to each appropriation as it appears in order to account for the payment against the fiscal year in which it is paid.

Section 5.0 This ordinance is to be effective beginning July 1, 2024.

DULY ADOPTED this 20th of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

O-038-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILSON APPROVING THE "SCHEDULE OF FEES, PERMITS, AND MISCELLANEOUS CHARGES" TO AMEND CERTAIN FEE SCHEDULES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILSON:

That the section "Development Fees and Acreage Charges" shall be revised to amend the subsections below:

Special Notes:

All fees must be paid prior to requesting inspections. In addition, no Certificate of Occupancy or Certificate of Compliance will be issued if outstanding fees are owed. Legal advertising: All legal advertising fees will be charged at the full cost to the requestor/contractor.

Building, zoning, electrical, heating and air conditioning, plumbing, and land development fees will be waived for (except for penalties):

1. Any new construction, renovation, remodel or addition for a residential building, deed-restricted to owner occupants only, being done anywhere in the city limits by a 501 (c) 3 non-profit corporation (e.g. Habitat for Humanity, WCIA, etc.); and
2. Any substantial renovation, remodel or addition for a residential building, deed-restricted to owner occupants only, being done by a public or private entity, in a certified redevelopment (current or past) area as designated by City Council (e.g. Freeman Place, Elvie and Triangle Areas, etc.), in a locally designated historic district

Under the provided that section, the first bullet point should be amended to read as follows:

1. If a non-profit is requesting waiver outside a certified redevelopment area or local historic district, a copy of the organization's tax determination letter from the IRS that the organization is a 501 (c) 3 organization for tax purposes is provided (application alone is not sufficient documentation); and a copy of the organization's articles of incorporation, filed and certified by the NC Secretary of State is provided.

Expired Permits: Permits expire as outlined in the North Carolina State Building Codes.

If all rough-in inspections not approved	75% original permit fee (not less than \$100)
If all rough-in inspections approved	50% original permit fee (not less than \$100)

Renewal/reissuance of an expired permit must be requested within 180 days. If more than 180 days have passed, full permit fees are required. Reissuance must be for identical job. If significant code changes have occurred or project redesign, full permit fees will be assessed.

NEW CONSTRUCTION FEE SCHEDULE:

Permit Fee Calculation	
0 - 5,000 sq. ft.	A x B
5,001 - 15,000 sq. ft.	(A x B x 0.75) + (1,250 x B)
15,001 and higher	(A x B x 0.50) + (5,000 x B)

A = project gross square footage / B = permit fee below

Residential Fees

Building	\$ 0.34 per square foot (minimum permit charge \$475)
Electrical	\$ 0.12 per square foot (minimum permit charge \$160)
Plumbing	\$ 0.12 per square foot (minimum permit charge \$160)
Mechanical	\$ 0.12 per square foot (minimum permit charge \$160)
Energy	\$ 0.05 per square foot (minimum permit charge \$ 100)
Plan review	\$40.00 plus \$ 0.022 per square foot

Commercial and 'R' Occupancies Fees

Building	\$ 0.29 per square foot (minimum permit charge \$530)
Electrical	\$ 0.12 per square foot (minimum permit charge \$230)
Plumbing	\$ 0.08 per square foot (minimum permit charge \$230)
Mechanical	\$ 0.09 per square foot (minimum permit charge \$230)
Energy	\$ 0.03 per square foot (minimum permit charge \$165)
Plan review	\$130.00 plus \$ 0.022 per square foot

Restaurant, Medical, Educational

Building	\$ 0.32 per square foot (minimum permit charge \$530)
Electrical	\$ 0.14 per square foot (minimum permit charge \$230)
Plumbing	\$ 0.14 per square foot (minimum permit charge \$230)
Mechanical	\$ 0.14 per square foot (minimum permit charge \$230)
Energy	\$ 0.03 per square foot (minimum permit charge \$165)
Plan review	\$ 130.00 plus \$ 0.035 per square foot

ALTERATIONS, REPAIRS, ADDITIONS OR RESIDENTIAL ACCESSORY BUILDINGS (NOT FOR DWELLING PURPOSES)

PERMIT FEES - BUILDING & DEMOLITION, MOVING, ETC.

The fee schedule for the following fees shall be amended as follows:

A. Fee Schedule

Fees for permits for all existing construction and repairs shall be based upon the following schedule:

Construction Costs Permit Price

\$3,000 or less	\$ 70.00
\$3,001 - \$50,000	\$ 100.00 plus \$5.26/\$1,000 over \$3,000
\$50,001 - \$100,000	\$ 355.00 plus \$3.94/\$1,000 over \$50,000
\$100,001 - \$500,000	\$ 555.00 plus \$2.63/\$1,000 over \$100,000
\$500,001 or more	\$ 1,600.00 plus \$1.30/\$1,000 over \$500,000

Plan review fee charged as follows:

Residential	\$ 40.00 plus \$0.022 per sq. ft.
Commercial	\$ 130.00 plus \$0.022 per sq. ft.

B. Extra Work

For additional inspection trips made necessary by the failure of the permit holder or person responsible for the work/job site to properly identify the area needing inspection, failing to provide access to the job site, or not having properly completed the work in conformance with the North Carolina State Building Codes, or applicable codes, or failure to correct previously identified code violations, a \$100.00 fee shall be assessed and charged to the job/permit holder.

C. Demolition Permits \$ 100.00 Each

D. Moving/Relocation Permits \$ 100.00 Each

E. Penalty

Failure to obtain the required permits prior to commencing work will result in an additional fee of 1/4 of the original permit charge. The minimum charge is \$130.00

F. Early/Late/Weekend/Holiday Inspection Fee

The following schedule establishes early/late/weekend/holiday fees for all inspections, including fire inspections, after work hours and on weekends or holidays for new construction or renovations requiring such inspection:

After Hours Inspection \$ 280.00 per hour

G. Tank Removal/Installation

A fee of \$90.00 per tank shall be charged for tank removal or installation.

H. Energy Permit

An energy permit charge of \$70.00 for the first unit plus \$35.00 per additional unit shall apply to install insulation.

Alteration or Addition up to 400 sq. ft.	\$ 70.00
Alteration or Addition over 400 sq. ft.	\$ 70.00 + \$0.03 per sq. ft. over 400 sq. ft.

I. Building Permit Review

Review of residential dwellings and commercial buildings requiring plan review shall be as follows:

New Residential	\$ 35.00 plus \$15.00 per additional unit
Non-Residential Remodel	\$ 100.00
Non-Residential New	\$ 200.00
First re-submittal	Free
Subsequent re-submittals	\$ 70.00 each

J. Mobile Home Set-up \$ 70.00

PERMIT FEES - ELECTRICAL

A. Fee Schedule

1. Residential	
100 Amp Service or less	\$ 100.00
150 Amp Service	\$ 130.00
200 Amp Service	\$ 165.00
400 Amp Service	\$ 200.00
Each Additional 100 Amps	\$ 35.00

2. Commercial	
100 Amp Service or less	\$ 100.00
150 Amp Service	\$ 130.00
200 Amp Service	\$ 165.00
400 Amp Service	\$ 200.00
Each Additional 100 Amps	\$ 35.00
Electrical Signs	\$ 100.00

3. Solar Array

Small System (up to 20kW) - (fee range = \$370 - \$880 average residential system 4kW)

Base Fee for first 5 kW:	\$ 370.00
Per kW Fee after 5kW:	35.00

Medium System (>20 - 100 kW) - (fee range = \$965 - \$2,100)

Base Fee:	\$ 655.00
Per kW Fee:	15.00

Large System (>100 - 1000 kW) - (fee range = \$1,920 - \$5,185)

Base Fee:	\$ 1,580.00
Per kW Fee:	3.00

Solar Farm (>1000 kW) - (fee range = \$5,515 and up; 10 MW farm = \$19,690)

Base Fee:	\$ 3,940.00
Per kW Fee:	\$ 1.60

Battery System:

Fee per kW:	\$ 130.00
-------------	-----------

B. Alterations, Additions or Changes

The charge for any change, alteration, or addition to any wiring not involving a change of service or increase of service which would create a fee as shown in the schedule above is as follows.

Alteration or Addition up to 400 sq. ft.	\$ 100.00
Alteration or Addition over 400 sq. ft.	\$ 100.00 + \$0.07 per sq. ft. over 400 sq. ft.

C. Extra Work

For additional inspection trips made necessary by the failure of the permit holder or person responsible for the work/job site to properly identify the area needing inspection, failing to provide access to the job site, or not having properly completed the work in conformance with the North Carolina State Building Codes, or applicable codes, or failure to correct previously identified code violations, a \$150.00 fee shall be assessed and charged to the job/permit holder.

D. Penalty

Failure to obtain the required permits prior to commencing work will result in an additional fee of 1/3 of the original permit charge. The minimum charge is \$200.00.

E. Temporary Electrical Service Program - Deposit and Penalties

Anyone requesting temporary electrical service that will later become permanent service in connection with new construction shall place a fee of \$200 on deposit with the Inspection Department. This deposit will cover any number of units requested to be constructed by the same requestor or permit holder. As the construction reaches the point where temporary electrical service to the panel can be installed and at the request of the permit holder, a meter will be installed. The conditions of such installation is that the temporary electrical service is to be used to only finalize the unit, and shall not allow the occupancy of the unit by either furnishings or people until all inspections have been successfully completed and a Certificate of Occupancy has been issued. Failure to comply with these conditions of service will cause the immediate forfeiture of the \$200 deposit, an all covered under the same deposit will be removed from the program. To be reinstated, a penalty deposit of \$500 will be required for each unit under the program, to be returned upon completion of the unit and the issuance of the Certificate of Occupancy, provided the conditions are not violated. Further violation of the program will result in forfeiture of the \$500 deposit. A violator will remain under penalty for a period of two (2) years. If no additional violations occur, the violator will be reinstated under the \$200 deposit program. After being under this program for two (2) years with no violations, the \$200.00 deposit will be returned. No interest will be accrued under this program, nor will interest be paid under this program.

F. Off over one (1) year inspection

Electric/Gas \$ 50.00

PERMIT FEES - FIRE

A. Fire Extinguisher/Hood System Per each installation	\$ 85.00
B. Fire Alarm/Detection System Residential or Commercial	\$ 50.00 plus \$0.03 cent per square foot
C. Sprinkler/Standpipe systems	\$ 50.00 plus \$0.03 cent per square foot for new construction
D. Tank Removal/Installation permit for Storage of petroleum products	\$ 100.00
E. Temporary Tent Permit Fee	\$ 85.00
F. Tank Reinspection	\$ 50.00
G. Air Supported Membrane Structure/Tents	\$ 140.00
H. Pyrotechnics Permit	\$ 100.00
I. Blasting Permit	\$ 100.00
J. Special Events Permit	\$ 50.00
K. Emergency Radio Coverage	\$ 50.00
L. Haz-Mat Permit	\$ 50.00
M. Private Hydrant Permit	\$ 50.00
N. Fire Protection Plan Review	\$ 50.00
O. Open Burning Permit	\$ 50.00

PERMIT FEES - MECHANICAL

A. Fee Schedule

Up to 100,000 BTU's	\$ 100.00
101,000 - 150,000	\$ 120.00
151,000 - 200,000	\$ 130.00
201,000 - 250,000	\$ 155.00
251,000 - 300,000	\$ 170.00
301,000 - 350,000	\$ 190.00
350,001 - up	\$ 190.00 plus \$15.00/100,000 BTU over 350,000 BTU

B. Alterations, Additions or Changes

There shall be a charge for any change, alteration, or addition as follows:

Alteration or Addition up to 400 sq. ft.	\$ 100.00
Alteration or Addition over 400 sq. ft.	\$ 100.00 + \$0.07 per sq. ft. over 400 sq. ft.

C. Extra Work

For additional inspection trips made necessary by the failure of the permit holder or person responsible for the work/job site to properly identify the area needing inspection, failing to provide access to the job site, or not having properly completed the work in conformance with the North Carolina State Building Codes, or applicable codes, or failure to correct previously identified code violations, a \$150.00 fee shall be assessed and charged to the job/permit holder.

D. Penalty

Failure to obtain the required permits prior to commencing work will result in an additional fee of ½ of the original permit charge. The minimum charge is \$200.00.

E. Gas Installation (LP or Natural)

Gas Piping	\$ 40.00
Hookup Per Appliance	\$ 40.00
Venting	\$ 40.00
Alteration or Addition up to 400 sq. ft.	\$ 100.00
Alteration or Addition over 400 sq. ft.	\$ 100.00 + \$0.07 per sq. ft. over 400 sq. ft.

Appliance less than 65,001 BTU's per individual unit \$ 40.00 (includes gas piping, appliance setting & venting)
Each additional appliance 65,000 BTU's or less included \$ 20.00 (includes gas piping, appliance setting & venting)
on the above permit for the same unit.

F. Water Heater Replacement \$ 40.00

PERMIT FEES - PLUMBING

A. Fee Schedule

1. Residential

Installation of plumbing in new structures where plumbing fixtures have not been previously installed:

First Bathroom	\$ 70.00
Each Additional Bathroom	\$ 20.00

2. Non-Residential

First Fixture	\$ 70.00
Each Additional Fixture	\$ 10.00

B. Alterations, Additions or Changes

The charge for any change, alteration, or addition to any plumbing not involving a change of service or increase of service which would create a fee as shown in the schedule above is as follows

Alteration or Addition up to 400 sq. ft.	\$ 100.00
Alteration or Addition over 400 sq. ft.	\$ 100.00 + \$0.07 per sq. ft. over 400 sq. ft.

Installation of water and sewer utility lines servicing a building or mobile home:

200 or less linear feet	\$ 100.00
Over 200 linear feet	\$ 100.00 + \$0.14 per foot over 200 feet

C. Extra Work

For additional inspection trips made necessary by the failure of the permit holder or person responsible for the work/job site to properly identify the area needing inspection, failing to provide access to the job site, or not having properly completed the work in conformance with the North Carolina State Building Codes, or applicable codes, or failure to correct previously identified code violations, a \$150.00 fee shall be assessed and charged to the job/permit holder.

D. Penalty

Failure to obtain the required permits prior to commencing work will result in an additional fee of ½ of the original permit charge. The minimum charge is \$200.00.

FEEES FOR ZONINGS, SUBDIVISIONS, SITE PLANS, AND OTHER APPLICATIONS

A. <u>Application</u>	<i>Fee</i>
<i>Rezoning</i>	
District Boundaries (per zoning district)	\$ 660.00*
Conditional District (per zoning district)	\$ 660.00*
Text Change (Ordinance Revision)	\$ 525.00*
<i>Subdivision</i>	
Preliminary	\$ 530.00 plus \$7.00 per lot*
Final, Minor, Recombination	\$ 130.00 plus \$7.00 per lot
Text Change (Ordinance Revision)	\$ 525.00*
Re-submittal Fee (charged at 2nd re-submittal)***	Additional Base Fee Charged
<i>Site Development Plans</i>	
Shopping Centers	\$ 660.00 plus \$15.00 per acre
Other Major Site Plans (greater than 1,000 sq. ft.)	\$ 330.00 plus \$15.00 per acre
Minor Site Plan (less than 1,000 sq. ft. >12 parking spaces and no public safety improvements)	\$ 330.00
Re-submittal Fee (charged at 2nd re-submittal)***	Additional Base Fee Charged
Design Review	Advertising Cost Fee*
Vested Rights	\$ 525.00 plus \$7.00 per lot*
Modification of Dimensional Standards	\$ 460.00
<i>Zoning Certification/Permit Review/Unified Dev't Ordinance Compliance Certificate</i>	
Permit Review/Zoning & Flood Letters/DCC	\$ 70.00
<i>Board of Adjustment</i>	
Special Use Permit	\$ 265.00
Variance	\$ 460.00
Appeals/Interpretations	\$ 265.00
Street Closings	\$ 660.00*
Temporary Use Permits	\$ 70.00
Voluntary Annexation	\$ 460.00*
Flood Plain Development	\$ 70.00
Flood Zone Certification	\$ 70.00
Zoning Site Re-Inspections	\$ 70.00

* - Plus actual direct cost of legal advertisement in the newspaper

** - For requests regarding individual lots or activities not included as part of building permits, site plans, or subdivision requests

*** - Charged when re-submittal due to project designer's failing to address City comments/requirements or changes at the request of the applicant.

B. Penalties

Not obtaining permit for Temporary Use	1/2 required permit fee (minimum \$200.00)
Operating without a Special Use Permit	1/2 required permit fee (minimum \$200.00)

TAP FEES - WATER AND SEWER

Special Note:

The following water and sewer tap fees and related charges in subsections 1. and 2. below will be waived for new residential construction, with a sales price of \$150,000 or less, on an in-fill basis in any areas with existing infrastructure and where no new infrastructure will occur, provided:

1. a copy of deed for the property is provided which contains a deed restriction requiring perpetual owner occupancy (and disallowing use as a rental or other than owner-occupied dwelling); and,
2. a request for such a waiver is in the form of a letter, signed by the executive director or principle officer of the non-profit corporation or by the contractor, developer or principal representing a for-profit entity.

A. Fee Schedule

1. Diameter of Water Tap	
1 inch	\$1,300.00
1 1/2 inch	\$3,000.00
2 inch	\$3,750.00
Greater than 2 inch	Actual cost
2. Diameter of Sewer Tap	
4 inch	\$1,300.00
Greater than 4 inch	Actual cost

B. Street Openings or Borings

For street openings or borings on paved streets, there shall be a charge or additional fee of \$ 1,460.00

Cuts and bores in excess of 30 lineal feet is an additional \$250.

C. Taps Outside Corporate Limits

The cost of all taps made outside the corporate limits of the city shall be double (twice the amount of) the fees for taps inside the corporate limits of the City.

D. Front Footage Fees for Initial Water & Sewer Service

For initial service of water/sewer, there will be a \$5.00 and \$7.50 per front foot charge for water/sewer at the time that the residents, industry or business initially taps on to the water/sewer line.

No front footage fees shall be charged for individual lots within the City except where taps are to lines installed by a developer under the reimbursement period as set forth in Section 38-34 in Chapter 38 entitled, "Water and Sewer" in the City of Wilson Code of Ordinances.

FIRE INSPECTION FEES

There shall be charged for the purpose of conducting fire inspections, a fee based upon the following schedule:

Fire Inspection Fee - Routine Required Inspection	\$ 70.00
Fire 2nd Routine Reinspection	\$ 250.00
Fire 3rd and subsequent Reinspection	\$ 500.00
Fire - After Hour Inspection	\$ 254.00 per hour

SIGN PERMIT APPLICATION FEES

- A. Permanent Signs (each sign):
 - 1. Wall Signs \$ 130.00 first sign plus \$70.00 per each additional sign
 - 2. Freestanding Signs \$ 130.00 first sign plus \$70.00 per each additional sign
 - 3. Sign Repair \$ 70.00
 - 4. Electrical Sign Permit See building permit fee schedule
- B. Temporary Signs
 - 1. 45 day Permit \$ 60.00 each
 - 2. Annual Permit \$ 140.00 each
- C. Exempt from permit fees
 Signs exempt from the permit requirement (as per Chapter 11 of the Unified Development Ordinance) shall likewise be exempt from any sign permit fee.
- D. Penalty
 An additional charge equal to 1/2 the required permit fee (minimum fee \$200.00) shall be added to the permit fees set forth above for failure to initially secure a permit prior to starting a sign or for any other activity that requires a sign permit.

SCHEDULE OF CHARGES FOR NUISANCE ABATEMENT

A. Penalties for Overgrown Lots and Debris Removal

Each offense shall be abated by the City's contractor at the cost of abatement and/or removal, plus an administrative fee of \$130.00.

B. Removal of Junk Vehicles

The City's contractor shall bill the owner directly.

C. Repair or Demolition Orders (Housing Units)

- 1. Inspection, write-up, and demolition by contractual services \$130.00 *
- 2. Asbestos inspection \$130.00 *

D. Secure (Boarding Up) Properties

Each offense shall be abated by the City's contractor at the cost of abatement and/or removal, plus an administrative fee of \$130.00.

E. Minimum & Systematic Housing Inspection

After the initial inspection, each subsequent reinspection \$70.00

F. Penalties for Minimum & Systematic Housing Inspection

- 1. First Citation (for each uncorrected offense) \$100.00
- 2. Second Citation (for each same uncorrected offense) \$200.00
- 3. Third & Subsequent Citations (for each same uncorrected offense) \$300.00

* These charges can be charged as a lien against the property pursuant to Chapter 17 and Chapter 43 of the City of Wilson Code of Ordinances.

MISCELLANEOUS - STREET VENDORS

A. Permits may be issued pursuant to Chapter 29 of the City Code for street vendors in the Downtown Municipal Service District. \$ 70.00

B. Not later than thirty (30) days after the filing of a completed application for a permit, the applicant shall be notified by the City Manager, or his designee, of the decision of issuance or denial of the permit. If the permit is denied, the applicant shall be provided with a statement of the reasons therefore, which reasons shall be entered in writing.

C. No street vendor shall be permitted electric power, natural gas, water, or wastewater disposal to operate the mobile food vehicle.

MISCELLANEOUS - SIDEWALK CAFES

In accordance with City Code Section 34-145(c)(12), each permit application shall be accompanied by a nonrefundable fee in the amount of \$130.00. Each application for renewal of a sidewalk cafe permit shall be accompanied by a nonrefundable fee in the amount of \$130.00.

MISCELLANEOUS - FLOOD PERMIT \$ 100.00

MISCELLANEOUS - ANNUAL BOARDING HOUSE INSPECTION \$ 100.00

MISCELLANEOUS - TEMPORARY CERTIFICATE OF OCCUPANCY \$ 250.00 plus \$0.03 per sq. ft.
Third and Subsequent Inspection \$ 250.00

SCHEDULE OF CHARGES FOR HISTORIC PRESERVATION

Penalties for proceeding without a Certificate of Compliance (COA):

Failure to obtain the required permit prior to commencing work for any COA (major or minor works or demolition) will result in a penalty of \$130.00 per violation.

CONSTRUCTION PLAN SUBMITTAL REVIEW FEE

Construction Plan Submittal/Review Fee (1st/2nd) \$ 850.00
Each Additional \$ 425.00
Per Lot charge \$ 10.00

CONSTRUCTION INSPECTION FEE

Construction Inspection Fee (Commercial/Subdivision) \$ 485.00
Per Lot charge \$ 10.00

DRIVEWAY PERMIT FEE

Driveway Permit Fee (Residential) no charge
Driveway Permit Fee (Commercial) \$ 350.00

Section 6.0 This ordinance is to be effective beginning July 1, 2024.

DULY ADOPTED this 20th of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

O-039-24

2025 PUBLIC STREET MAINTENANCE AND CONSTRUCTION CAPITAL PROJECT ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILSON, NORTH CAROLINA:

That pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted.

Section 1. The project authorized is to maintain, repair, construct, reconstruct, widen or improve public streets in the City of Wilson that do not form a part of the State highway system.

Section 2. The officers of the City of Wilson are hereby directed to proceed with the project within the terms of the budget contained herein.

Section 3. The following amounts are appropriated for the project:

Infrastructure Improvement/Maintenance	\$ 1,125,000
	<u>\$ 1,125,000</u>

Section 4. The following revenues are anticipated to be available to complete this project:

Transfer from General Fund	\$ 1,125,000
	<u>\$ 1,125,000</u>

Section 5. This ordinance is to be effective beginning July 1, 2024

DULY ADOPTED this 20th day of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

O-040-24

**301 INFRASTRUCTURE/CORRIDOR IMPROVEMENTS
CAPITAL PROJECT ORDINANCE AMENDMENT**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILSON, NORTH CAROLINA:

That Ordinance O-047-17 entitled, "301 Infrastructure/Corridor Improvements Capital Project Ordinance", adopted June 15, 2017, and subsequently amended, is hereby amended as follows:

	<u>Current Project Ordinance As Adopted</u>	<u>Increase/ (Decrease)</u>	<u>Project Ordinance As Amended</u>
<u>Section 3. Appropriations</u>			
Project Development	\$ 248,000	\$ 31,000	\$ 279,000
	<u>\$ 248,000</u>	<u>\$ 31,000</u>	<u>\$ 279,000</u>
<u>Section 4. Revenues</u>			
Transfer from Electric Fund	\$ 248,000	\$ 31,000	\$ 279,000
	<u>\$ 248,000</u>	<u>\$ 31,000</u>	<u>\$ 279,000</u>

Section 5. This ordinance is to be effective beginning July 1, 2024

DULY ADOPTED this 20th day of June, 2024.

ATTEST:

Tonya A. West, City Clerk

Carlton L. Stevens, Mayor

O-041-24

ECONOMIC COMMUNITY INVESTMENT DOWNTOWN BUILDING REVITALIZATION
CAPITAL PROJECT ORDINANCE AMENDMENT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILSON, NORTH CAROLINA:

That Ordinance O-025-15 entitled, "Downtown Economic Development Capital Project Ordinance", adopted June 18, 2015, and subsequently amended, is hereby amended as follows:

	Current Project Ordinance As Adopted	Increase/ (Decrease)	Project Ordinance As Amended
<u>Section 3. Appropriations</u>			
Administration/Operating	\$ 13,000	\$	\$ 13,000
Construction	482,000		482,000
Project Incentives	885,000	250,000	1,135,000
Structure Renovation and Rehabilitation	800,000		800,000
Land Improvements	50,000		50,000
Downtown Redevelopment Incentive Grant (DRIG)	140,000		140,000
	<u>\$ 2,370,000</u>	<u>\$ 250,000</u>	<u>\$ 2,620,000</u>
<u>Section 4. Revenues</u>			
Transfer from Electric Fund	\$ 2,350,000	\$ 250,000	\$ 2,600,000
Investment Income	20,000		20,000
	<u>\$ 2,370,000</u>	<u>\$ 250,000</u>	<u>\$ 2,620,000</u>

Section 5. This ordinance is to be effective beginning July 1, 2024

DULY ADOPTED this 20th day of June, 2024.

ATTEST:

Carlton L. Stevens, Mayor

Tonya A. West, City Clerk



CITY OF WILSON

Agenda Item 5b

Meeting Date June 20, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: John M. Maclaga, P.E., Director of Wilson Energy
Subject: Public Hearing to Discuss Changes to Electric Rates

Issue:

Hold a public hearing on the recommended electric rates to be effective July 1, 2024.

Background / Summary:

The rate changes were published in the local newspaper for 10 days prior to the meeting. Changes to the City's retail rates are being made to meet the impacts of the 2022 and 2023 NCEMPA "True Ups" and the loss of two large electric customers. The NCEMPA "True Ups," handled via Power Cost Adjustment features in the rates, will last for twenty-four months each and then automatically expire.

Fiscal or Other Impact:

The rate changes are being made to balance the cost impacts of the NCEMPA "True Ups" and the loss of two large electric customers.

Recommendation:

Hold the Public Hearing in accordance with NC General Statutes 159B-16.1.

Coordination:

City Attorney's Office

Attachments:

N/A

Additional Supporting Documents Will Be Forthcoming From City Attorney's Office

Agenda Item # 5c

Consideration of an Amendment to the Development Agreement with NSV Wilson, LLC Dated December 22, 2023 and Approval of Associated Property Conveyances

(Continued from May 20, 2024)



CITY OF WILSON

Agenda Item 5d

Meeting Date June 20, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: Kathy Bangley, CFM, CZO, Director, Development Services
Subject: Voluntary Annexation – 4401 Merck Road (Project #24-99)

Issue:

Voluntary annexation of 31.311 acres and 1.033 acres off Merck Road (PINS: 3702-17-5962 and 3702-06-0810). Request by Wilson Economic Development on behalf of Paul Tomlinson Properties, owner.

Background / Summary:

- 1) City Annexation policy requires consideration of annexation for any properties outside the Corporate Limits that are requesting City services.
- 2) A Resolution of Intent to annex the property was adopted by City Council on May 16, 2024.

Fiscal or Other Impact:

This is a project initiated from Wilson Economic Development and will generate new jobs within the Wilson community.

Recommendation:

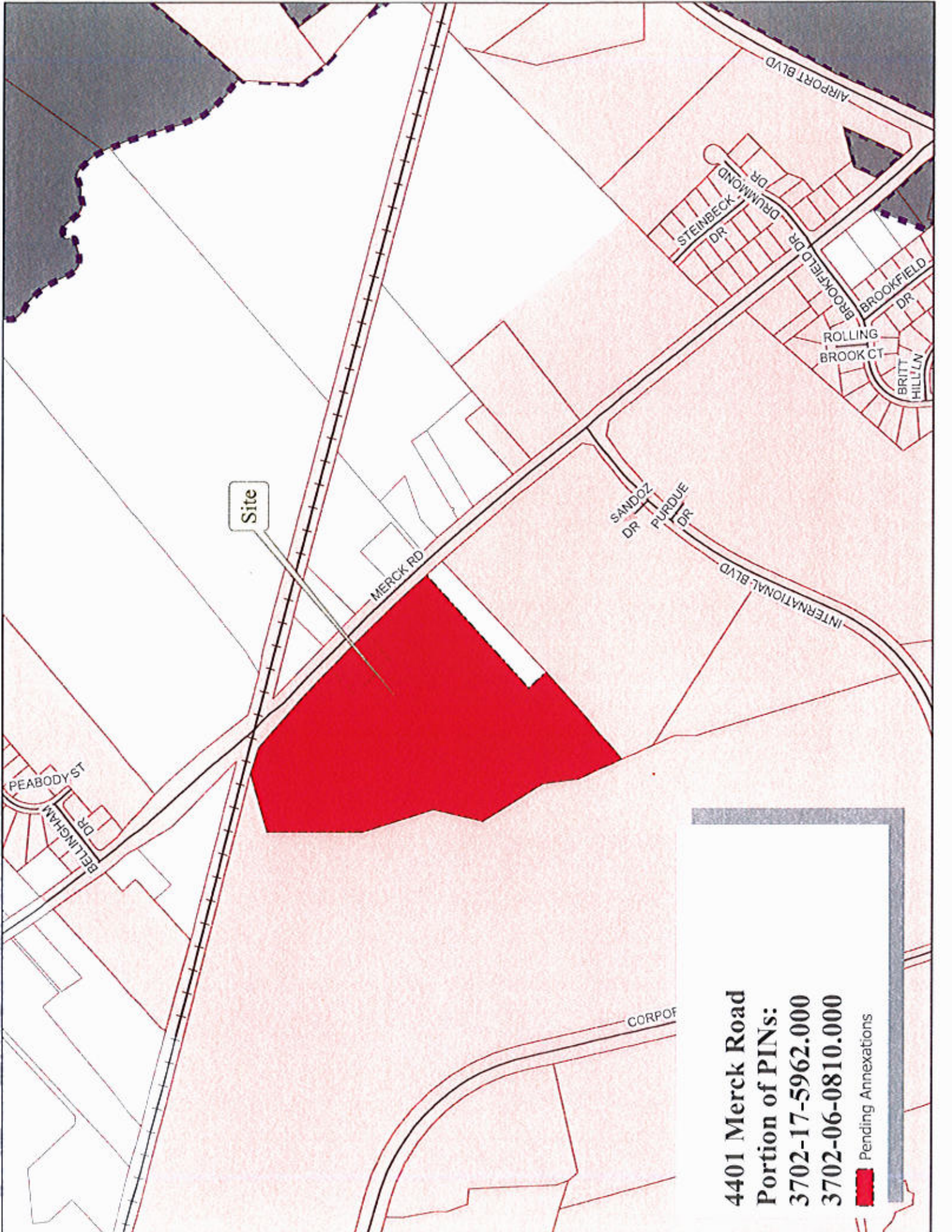
Staff recommends approval of the request.

Coordination:

Kathy Bangley, CFM, CZO, Director, Development Services, kbangley@wilsonnc.org
Janet Holland, AICP, Land Development Manager, 252.399.2215, jholland@wilsonnc.org

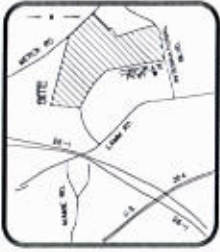
Attachments:

- 1) Ordinance. 2) Annexation Plat. 3) Annexation Request. 4) Location Map.



4401 Merck Road
Portion of PINs:
3702-17-5962.000
3702-06-0810.000

 Pending Annexations

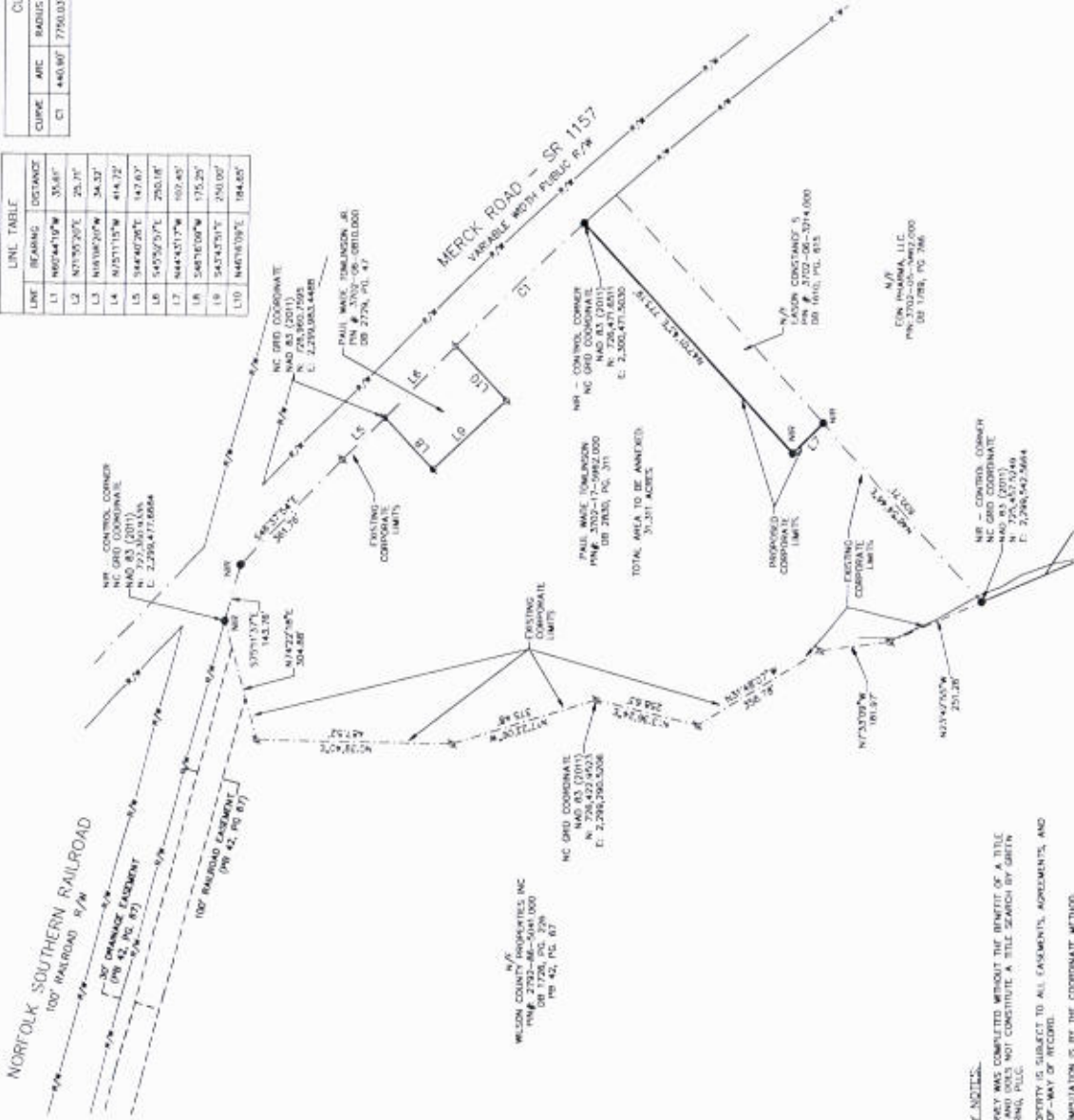


VICINITY MAP - N.T.S.



CURVE	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	440.897	7790.037	34472.067°	440.84'

LINE	BEARING	DISTANCE
L1	N62°44'10"W	35.81'
L2	N07°59'29"E	25.71'
L3	N18°36'20"W	34.32'
L4	N25°11'15"W	414.72'
L5	S44°42'29"E	147.67'
L6	S45°52'57"E	280.18'
L7	N44°43'17"W	162.45'
L8	S48°16'09"W	175.25'
L9	S43°43'51"E	250.00'
L10	N46°18'09"E	184.85'



I, LEO GREEN II, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY PERSONAL SUPERVISION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS PLAT IS TO BE USED FOR THE PURPOSES OF RECORDING AND DOES NOT CREATE A NEW STREET OR CORNER OR EXISTING TOWERS.

L. LEO GREEN II - ORIGINAL LAND SURVEYOR - L. 3797

I, LEO GREEN II, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY PERSONAL SUPERVISION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS PLAT IS TO BE USED FOR THE PURPOSES OF RECORDING AND DOES NOT CREATE A NEW STREET OR CORNER OR EXISTING TOWERS.

ANNEXATION PLAT PAUL WADE TOMLINSON JR PROPERTIES (DB 2830, PG. 311)

LOCATED IN

CITY OF WILSON
MARCH 5, 2024
WILSON COUNTY, NC
SCALE: 1" = 200'



GREEN ENGINEERING

407 FARM CREEK ROAD
WILSON COUNTY, NC 27570
TEL: (704) 371-6500 FAX: (704) 371-6501
WWW.GREENENGINEERING.COM

**PRELIMINARY - NOT FOR SALES,
RECORDATION OR CONVEYANCES**

SURVEY NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT CONSTITUTE A TITLE SEARCH BY GREEN ENGINEERING, PLLC.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.
- AREA COMPUTATION IS BY THE COORDINATE METHOD.
- RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS OBTAINED FROM REFERENCES AS SHOWN HEREON.
- NOT ALL IMPROVEMENTS TO THE PROPERTY HAVE BEEN SHOWN.

---	PROPOSED CORPORATE LIMITS	DB DEED BOOK
---	EXISTING CORPORATE LIMITS	PL PLAT BOOK
---	RIGHT-OF-WAY (R/W)	PL PAGE
---	NEW R/W (NEW R/W)	PL PAGE
---	EXISTING R/W (EXISTING R/W)	PL PAGE
---	NEW R/W (NEW R/W)	PL PAGE
---	PROPERTY BOUNDARY	PL PAGE
---	PROPERTY BOUNDARY	PL PAGE

O-030-24

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF WILSON, NORTH CAROLINA
ANNEXING PROPERTY PURSUANT TO N.C.G.S. 160A-31.**

WHEREAS, the owner(s) of the hereinafter described tract of land, which is contiguous to the existing boundaries of the City and can be generally described as follows:

General Description: 32.344 acres located at Merck Road (PINs: 3702-17-5962 and 3702-06-0810).

WHEREAS, upon receipt of said petition, the Clerk of the City of Wilson has investigated the sufficiency thereof and has certified it to be correct and sufficient in all respects; and

WHEREAS, at the regular meeting of the City Council of the City of Wilson held on the 16th day of May, 2024, upon receipt of the Clerk's certification, a resolution was adopted designating and calling for the meeting date of June 20th, 2024 as the date for a public hearing upon the question of annexation of the said tract of land; and

WHEREAS, notice of the public hearing was duly advertised as required under law by publishing said notice once in the Wilson Times at least ten (10) days prior to the date of the public hearing; and

WHEREAS, the public hearing was actually held pursuant to the notice on June 20, 2024, wherein a statement by or on behalf of the City of Wilson of the purpose or reason for the proposed extension of the corporate limits was made at the beginning of the public hearing; and

WHEREAS, during the conduct of the said public hearing, a reasonable opportunity was given to all those in attendance to speak either in favor or against the said annexation, or to allege any error in the petition; and

WHEREAS, the City Council of the City of Wilson hereby finds that the petition for annexation of the hereinafter described meets the requirements of the North Carolina Statute 160A-31 and further finds that the annexation of the subject is necessary;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wilson, North Carolina:

1. That the corporate limits of the City of Wilson, North Carolina, are hereby extended by annexation of, and the City of Wilson, North Carolina, does hereby annex that certain tract of land contiguous to the present corporate limits of the City of Wilson, as recorded in Plat Book ___ Page ___ and more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILSON TOWNSHIP, WILSON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an new iron rebar set, said point having a North Carolina Grid Coordinate NAD 83(2011) of Northing: 727,350.9335 feet and Easting: 2,299,417.6684 feet, said point also being located in the Southern right-of-way line of the Norfolk Southern Railroad, a 100' railroad right-of-way; thence along and with said right of way line of Norfolk Southern Railroad, South 75° 11' 37" East, 143.76 feet to a new iron rebar set, said point being in the western right-of-way line of Merck Road a variable width public right-of-way, cornering; thence along and with said right-of-way, South 46° 37' 54" East, 361.76 feet to a point; thence South 44°40'26" East, 147.67 feet to a point; said point being in the Western Right-of-Way of Merck Road, a variable width Public-right-of-way, said point also having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,960.7595 feet and Easting of 2,299,983.4488 feet; thence South 46°16'09" West, 175.25 feet to a point, cornering; thence South 43°43'51" East, 250.00 feet to a point, cornering; thence North 46°16'09" East, 184.65 feet to a point, said point being in the western right of way of Merck Road; thence along a curve to the right, said curve having a radius of 7,750.03 feet and a chord of South 44°24'08" East, 440.84 feet to a new iron rebar set, said point having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,471.6511 feet and Easting: 2,300,471.5030 feet, cornering; thence leaving aforementioned right of way line of Merck Road, South 47°01'43" West, 773.19 feet to a new iron rebar set, cornering; thence South 44°43'17" East, 107.45 feet to a new iron rebar set, cornering; thence South 46°54'46" West, 600.71 feet to a new iron rebar set, said point having a North Carolina Grid Coordinate NAD 83(2011) of Northing: 725,457.5249 feet and Easting: 2,299,542.5664 feet, cornering;

thence North 23°42'55" West, 251.26 feet to a point; thence North 07°33'09" West, 181.97 feet to a point; thence North 31°48'07" West, 356.78 feet to a point; thence North 13°36'24" East, 258.63 feet to a point, said point having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,422.9523 feet and Easting: 2,299,290.5206 feet; thence North 17° 22'06" West, 375.48 feet to a point; thence North 00°39'40" East, 487.52 feet to a point; thence North 74°22'18" East, 304.88 feet to the true place of beginning, containing 31.311 acres more or less.

And

Beginning at an new iron rebar set, said point being in the Western right-of-way of Merck Road, a variable width public-right-of-way, said point also having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,960.7595 feet and Easting of 2,299,983.4488 feet; thence running along and with aforementioned right of way of Merck Road, South 45°52'57" East, 250.18 feet to a point, cornering; thence leaving the right of way of Merck Road, South 46°16'09" West, 184.65 feet to a point, cornering; thence North 43°43'51" West, 250.00 feet to a point, cornering; thence North 46°16'09" East, 175.25 feet to the place of beginning, containing 1.033 acres more or less.

2. That this ordinance shall become effective immediately.
3. That from and after the effective date of this annexation ordinance, the territory hereinabove described, and its citizens and property, shall be subject to all debts, laws, ordinances and regulations in force in the City of Wilson, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the said City of Wilson.
4. That a certified copy of this ordinance and an accurate map of the territory annexed herein shall be recorded in the office of the Register of Deeds for Wilson County, North Carolina and in the Office of the Secretary of State of North Carolina.

DULY ADOPTED this 20th day of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

Project No. 24-99

CERTIFICATION BY RECORDING OFFICER

The undersigned, duly qualified and City Clerk of the City of Wilson, does hereby certify the above ordinance is a true and correct copy of Ordinance Number O-030-24 as adopted at a legally convened meeting of the City Council of the City of Wilson duly held on the 20th day of June, 2024 and further that such ordinance has been fully recorded in the journal of proceedings and records in my office. **IN WITNESS W HEREOF**, I have hereunto set my hand, this 20th day of June, 2024.

Tonya A. West, City Clerk



City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: Kathy Bangley, CFM, CZO, Director, Development Services
Subject: Voluntary Annexation – Off of Merck Road (Project #24-176)

Issue:

Voluntary annexation of 1.912 acres off Merck Road (PIN: 3702-06-3214). Request by Wilson Economic Development on behalf of Constance S. Eason, owner.

Background / Summary:

- 1) City Annexation policy requires consideration of annexation for any properties outside the Corporate Limits that are requesting City services.
- 2) A Resolution of Intent to annex the property was adopted by City Council on May 16, 2024.

Fiscal or Other Impact:

This is initiated from Wilson Economic Development and will generate new jobs within the Wilson community

Recommendation:

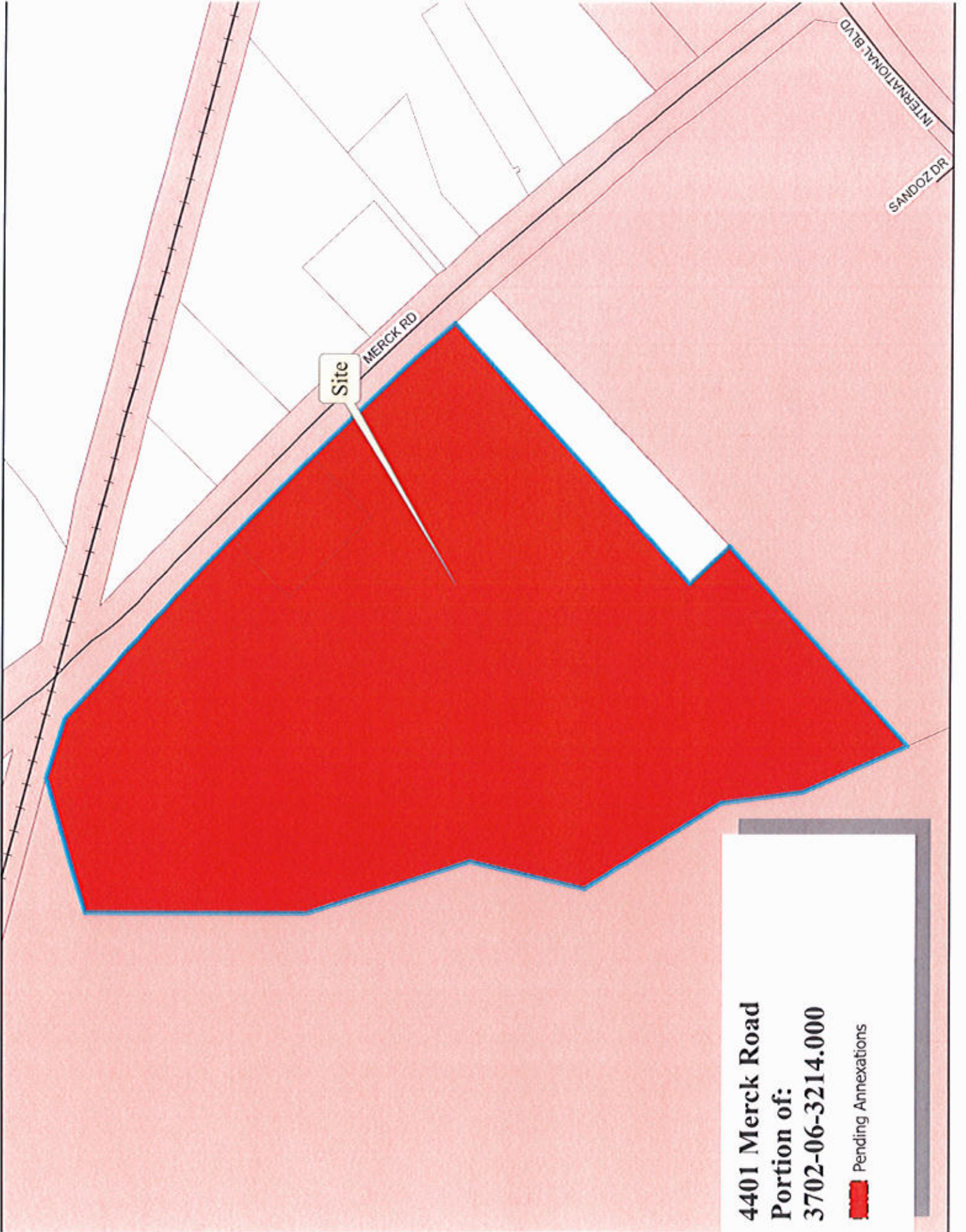
Staff recommends approval of the request.

Coordination:

Kathy Bangley, CFM, CZO, Director, Development Services, kbangley@wilsonnc.org
Janet Holland, AICP, Land Development Manager, 252.399.2215, jholland@wilsonnc.org

Attachments:

- 1) Ordinance
- 2) Annexation Plat
- 3) Annexation Request
- 4) Location Map



Site

MERCK RD

INTERNATIONAL BLVD

SANDOZ DR

4401 Merck Road
Portion of:
3702-06-3214.000

 Pending Annexations

ANNEXATION REQUEST
TO THE CITY COUNCIL OF THE CITY OF WILSON

To the City Council of the City of Wilson:

We, the undersigned owner(s) of real property, respectfully request that the area described herein (or as attached to this petition) be annexed to the City of Wilson.

The area to be annexed is ~~is~~ not contiguous to the City of Wilson, and the boundaries of such territory are as follows:

(please attach metes and bounds description)

Petitioner(s) reason for annexation TO RECOGNISE WITH LOT 7
IN THE WILSON CORPORATE PARK.

X Signature of Landowner(s) _____
Calvin Russell Eason Constance S. Eason
CALVIN RUSSELL EASON Constance A. Eason

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.

Dated this 2nd day of April, 2024.

CLERK'S CERTIFICATE

NORTH CAROLINA
WILSON COUNTY

This is to certify that the undersigned City Clerk for the City of Wilson did investigate the sufficiency of the aforesaid petition for annexation in accordance with N.C.G.S. 160A-31(c) and I do hereby certify that the said petition appears to be correct and sufficient in all respects.

This the 29th day of April, 2024.

Tony D. West
City Clerk

Billing Address of Owner: _____

O-031-24

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF WILSON, NORTH CAROLINA
ANNEXING PROPERTY PURSUANT TO N.C.G.S. 160A-31.**

WHEREAS, the owner(s) of the hereinafter described tract of land, which is contiguous to the existing boundaries of the City and can be generally described as follows:

General Description: 1.912 acres located off of Merck Road (PIN: 3702-06-3214.000).

WHEREAS, upon receipt of said petition, the Clerk of the City of Wilson has investigated the sufficiency thereof and has certified it to be correct and sufficient in all respects; and

WHEREAS, at the regular meeting of the City Council of the City of Wilson held on the 16th day of May, 2024, upon receipt of the Clerk's certification, a resolution was adopted designating and calling for the meeting date of June 20, 2024 as the date for a public hearing upon the question of annexation of the said tract of land; and

WHEREAS, notice of the public hearing was duly advertised as required under law by publishing said notice once in the Wilson Times at least ten (10) days prior to the date of the public hearing; and

WHEREAS, the public hearing was actually held pursuant to the notice on June 20, 2024, wherein a statement by or on behalf of the City of Wilson of the purpose or reason for the proposed extension of the corporate limits was made at the beginning of the public hearing; and

WHEREAS, during the conduct of the said public hearing, a reasonable opportunity was given to all those in attendance to speak either in favor or against the said annexation, or to allege any error in the petition; and

WHEREAS, the City Council of the City of Wilson hereby finds that the petition for annexation of the hereinafter described meets the requirements of the North Carolina Statute 160A-31 and further finds that the annexation of the subject is necessary;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wilson, North Carolina:

1. That the corporate limits of the City of Wilson, North Carolina, are hereby extended by annexation of, and the City of Wilson, North Carolina, does hereby annex that certain tract of land contiguous to the present corporate limits of the City of Wilson, as recorded in Plat Book ___ Page ___ and more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILSON TOWNSHIP, WILSON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an existing iron pipe, said pipe being in the Western right-of-way of Merck Road, a variable width public-right-of-way, said point also having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,391.2905 feet and Easting of 2,300,544.6198 feet; thence leaving the right of way of Merck Road, South 47°07'16" West, 768.63 feet to a new iron rebar set, cornering; thence North 44°43'17" West, 107.45 feet to a new iron rebar set, said point having a North Carolina Grid Coordinate NAD 83(2011) of Northing: 725,944.6179 feet and Easting of 2,299,905.7636 feet, cornering; thence North 47°01'43" East, 773.19 feet to an new iron rebar set, said rebar being in the western right-of-way with aforementioned Merck Road, cornering; thence running with the right of way of Merck Road and along a curve to the right, said curve having a radius of 5,719.43 feet, and a chord bearing and distance of South 42° 17'52" East, 108.65 feet to an existing iron pipe, said iron pipe being the place of beginning, containing 1.912 acres more or less.

2. That this ordinance shall become effective immediately.
3. That from and after the effective date of this annexation ordinance, the territory hereinabove described, and its citizens and property, shall be subject to all debts, laws,

ordinances and regulations in force in the City of Wilson, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the said City of Wilson.

4. That a certified copy of this ordinance and an accurate map of the territory annexed herein shall be recorded in the office of the Register of Deeds for Wilson County, North Carolina and in the Office of the Secretary of State of North Carolina.

DULY ADOPTED this 20th day of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

Project No. 24-176

CERTIFICATION BY RECORDING OFFICER

The undersigned, duly qualified and City Clerk of the City of Wilson, does hereby certify the above ordinance is a true and correct copy of Ordinance Number O-031-24 as adopted at a legally convened meeting of the City Council of the City of Wilson duly held on the 20th day of June, 2024 and further that such ordinance has been fully recorded in the journal of proceedings and records in my office. **IN WITNESS W HEREOF**, I have hereunto set my hand, this 20th day of June, 2024.

Tonya A. West, City Clerk



City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: Kathy Bangley, CFM, CZO, Director, Development Services
Subject: Voluntary Annexation – South of International Blvd (Project #24-101)

Issue:

Voluntary annexation of 32.24 acres South of International Blvd (PIN: a portion of 3702-12-1673). Request by Wilson Economic Development on behalf of Mark E. and Linda F. Tomlinson, owners.

Background / Summary:

- 1) City Annexation policy requires consideration of annexation for any properties outside the Corporate Limits that are requesting City services.
- 2) A Resolution of Intent to annex the property was adopted by City Council on May 16, 2024.

Fiscal or Other Impact:

This is initiated from Wilson Economic Development and will generate new jobs within the Wilson community

Recommendation:

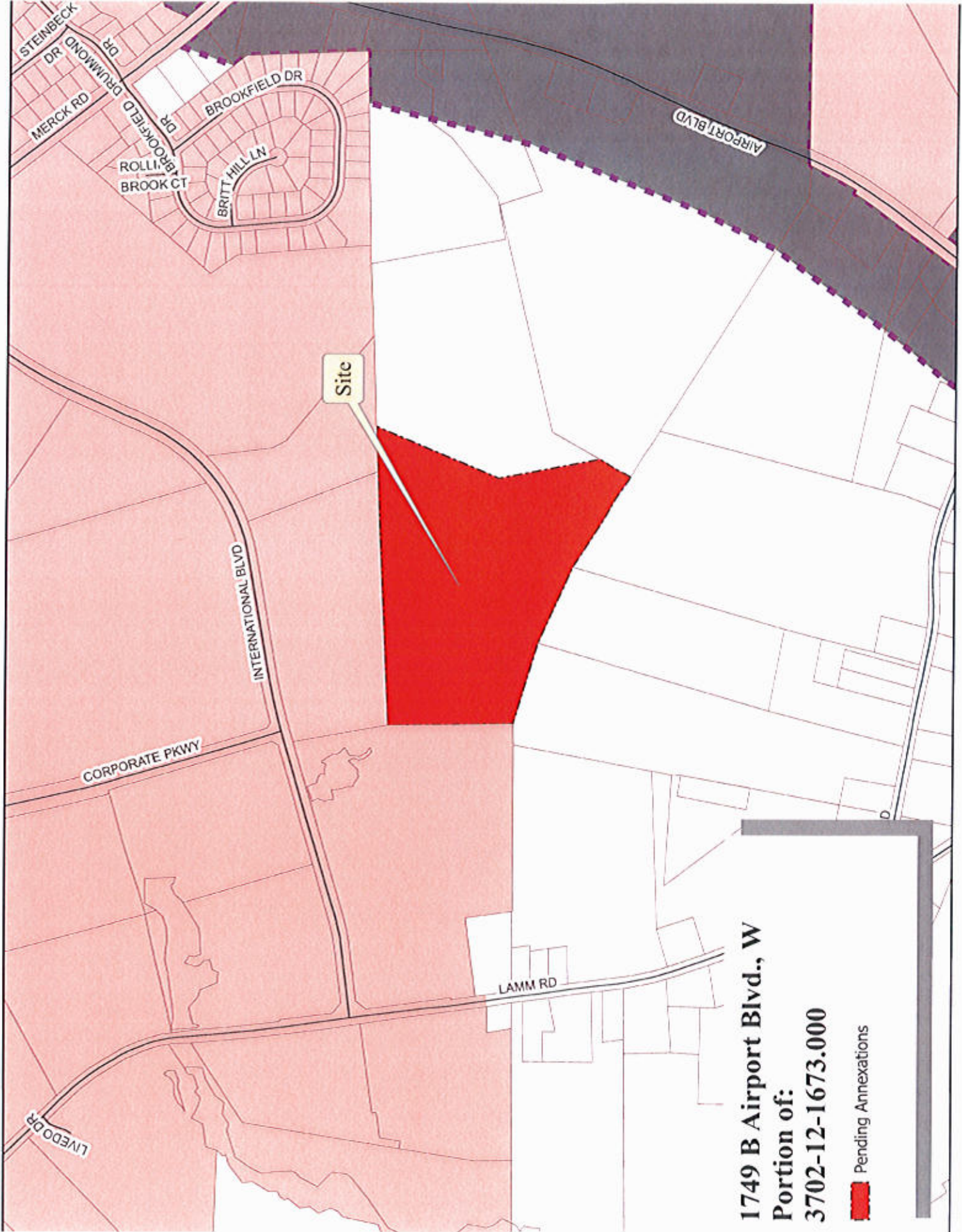
Staff recommends approval of the request.

Coordination:

Kathy Bangley, CFM, CZO, Director, Development Services, kbangley@wilsonnc.org
Janet Holland, AICP, Land Development Manager, 252.399.2215, jholland@wilsonnc.org

Attachments:

- 1) Ordinance.
- 2) Annexation Plat.
- 3) Annexation Request.
- 4) Location Map.



1749 B Airport Blvd., W
Portion of:
3702-12-1673.000

 Pending Annexations

SUBJECT PROPERTIES

SUBJECT PROPERTIES

THIS SURVEY WAS COMPLETED WITHOUT THE ASSISTANCE OF A TITLE SEARCH AND DOES NOT CONSTITUTE A TITLE SEARCH BY GREEN ENGINEERING, P.L.L.C. THE PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD.

NO HORIZONTAL CONTROL INFORMATION WAS FOUND WITHIN 2000' OF THE SURVEY CORNER. THE SURVEY WAS CONTROLLED BY THE NATIONAL TRIANGULATION NETWORK (NAD 83) AND THE HORIZONTAL CONTROL WAS ESTABLISHED BY A CANTON MESH RECEIVER AND THE 2-DIMENSIONAL SURVEY DATA WAS ADJUSTED BY THE CLASSICAL METHOD.

A PORTION OF THIS PROPERTY IS IN THE VICTIMARY ZONING DISTRICT (VZ) AND IS SUBJECT TO THE VICTIMARY ZONING ORDINANCE (VZO) WHICH WAS ADOPTED BY THE WILSON COUNTY BOARD OF COMMISSIONERS ON MARCH 16, 2015. THE VZO IS LOCATED AT 100 SOUTH MAIN STREET, WILSON, NC 27157. MAP NO. 27202-12-0077. THE VZO IS SUBJECT TO THE WILSON COUNTY BOARD OF COMMISSIONERS' RESOLUTION AND IS SUBJECT TO THE WILSON COUNTY BOARD OF COMMISSIONERS' RESOLUTION.

FOR ALL IMPROVEMENTS TO THIS PROPERTY AND WITH THE ZONING DISTRICT INFORMATION IN THIS REPORT, THE PROPERTY OWNER IS ADVISED THAT THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE WILSON COUNTY BOARD OF COMMISSIONERS AND THE WILSON COUNTY ENGINEERING DEPARTMENT.

WILSON COUNTY ENGINEERING, P.L.L.C.
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

DATE: MARCH 4, 2024
 PROJECT: ANNEXATION/REZONING PLAT
 CLIENT: MARK EDWARD TOMLINSON

PREPARED BY: GREEN ENGINEERING, P.L.L.C.
 CHECKED BY: GREEN ENGINEERING, P.L.L.C.
 DATE: MARCH 4, 2024



VICINITY MAP - N.T.S.

REFERENCES:
 DE 2820, PG. 1277
 DE 1375, PG. 420
 PH 15, PG. 45
 PH 15, PG. 154
 PH 20, PG. 44
 DE 78, PG. 229
SURVEY ALSO ADJACENT INFORMATION/REFERENCE:



RECORDER'S INFORMATION:
 THIS SURVEY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD.
 NO HORIZONTAL CONTROL INFORMATION WAS FOUND WITHIN 2000' OF THE SURVEY CORNER. THE SURVEY WAS CONTROLLED BY THE NATIONAL TRIANGULATION NETWORK (NAD 83) AND THE HORIZONTAL CONTROL WAS ESTABLISHED BY A CANTON MESH RECEIVER AND THE 2-DIMENSIONAL SURVEY DATA WAS ADJUSTED BY THE CLASSICAL METHOD.

AREA TO BE ANNEXED
 39.24 ACRES

CURRENT ZONING
 AR - AGRICULTURE RESIDENTIAL
NEW ZONING
 HI - HEAVY INDUSTRIAL

PROPERTY INFORMATION:
 WILSON COUNTY ENGINEERING, P.L.L.C.
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES

ANNEXATION/REZONING PLAT

PROPERTY OF
MARK EDWARD TOMLINSON

LOCATED IN
OLD FIELDS TOWNSHIP
WILSON COUNTY, NC
MARCH 4, 2024

SCALE: 1" = 200'

GREEN ENGINEERING
 100 SOUTH MAIN STREET
 WILSON, NC 27157
 919-329-1234
 WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

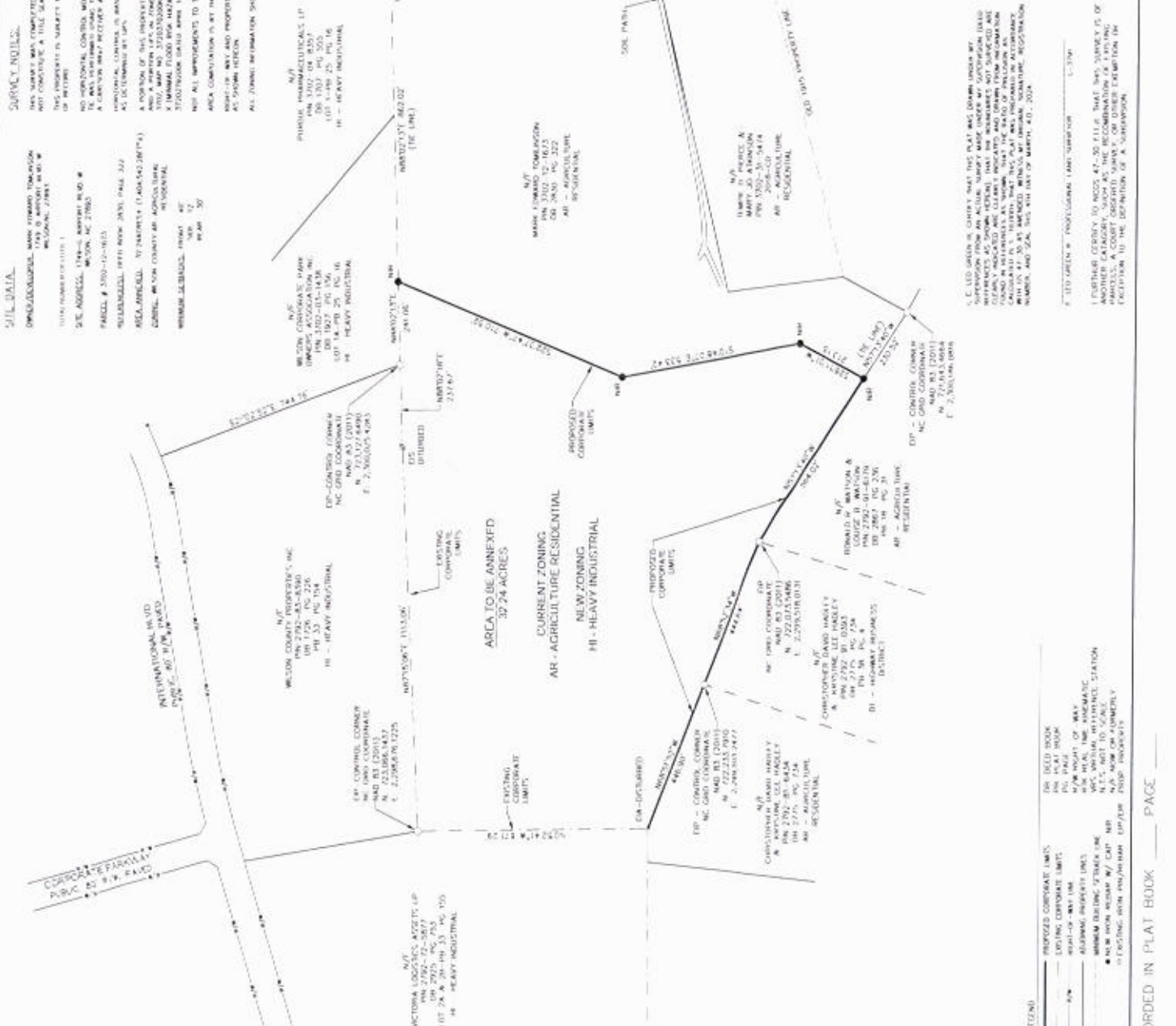
MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM

MARK EDWARD TOMLINSON
 100 SOUTH MAIN STREET, WILSON, NC 27157
 PHONE: 919-329-1234
 FAX: 919-329-1235
 WWW: WWW.GREENENGINEERING.COM



LEGEND:
 PROPOSED CORPORATE LIMITS
 EXISTING CORPORATE LIMITS
 RIGHTS-OF-WAY LINE
 EASEMENT RIGHTS OF WAY
 MINIMUM BUILDING SETBACK LINE
 NEW WYON NEIGHBORHOOD CENTER
 EXISTING WYON NEIGHBORHOOD CENTER

NOTES:
 1. ALL DISTRICTS ARE SUBJECT TO THE WILSON COUNTY BOARD OF COMMISSIONERS' RESOLUTION AND ARE SUBJECT TO THE WILSON COUNTY BOARD OF COMMISSIONERS' RESOLUTION.
 2. THE SURVEY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY ON RECORD.
 3. THE SURVEY IS SUBJECT TO ALL RECORDING AND CONVEYANCE LAWS AND REGULATIONS.
 4. THE SURVEY IS SUBJECT TO ALL RECORDING AND CONVEYANCE LAWS AND REGULATIONS.

DISCLAIMER:
 THE SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY OR ANY INFORMATION CONTAINED THEREIN.
 THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THE SURVEY.

RECORDED IN PLAT BOOK _____ **PAGE** _____



Submittal Date: 3-5-24

To the City Council of the City of Wilson:

I/we the undersigned owner(s) of real property respectfully request that the area described herein and as shown in the attached survey map of the property be annexed into the City of Wilson.

The area to be annexed is / is not contiguous to the City of Wilson corporate limits and the boundaries of such territory are as follows (attach or insert below a metes & bounds description with a matching survey map):

Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

I (we) understand that all legal advertisement fees will be my (our) responsibility for payment and that I (we) will be billed at a later date.

MARK E TOMLINSON 1749 B AIRPORT Mark E. Tomlinson 2-28-20
Name Address BLVD. W. Signature Date

LYNDA F TOMLINSON 1749 B AIRPORT Lynnda F. Tomlinson 2-28-20
Name Address BLVD. W. Signature Date

Name Address Signature Date
(Please designate a billing address from one of the above)

CLERK'S CERTIFICATE

NORTH CAROLINA
WILSON COUNTY

This is to certify that the undersigned City Clerk for the City of Wilson did investigate the sufficiency of the aforesaid petition for annexation in accordance with N.C.G.S. 160A-31(c) and I do hereby certify that the said petition appears to be correct and sufficient in all respects.

This the 3rd day of May, 2024.

Tonyah West
City Clerk

O-032-24

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF WILSON, NORTH CAROLINA
ANNEXING PROPERTY PURSUANT TO N.C.G.S. 160A-31.**

WHEREAS, the owner(s) of the hereinafter described tract of land, which is contiguous to the existing boundaries of the City and can be generally described as follows:

General Description: 32.24 acres located South of International Blvd (PIN: a portion of 3702-12-1673).

WHEREAS, upon receipt of said petition, the Clerk of the City of Wilson has investigated the sufficiency thereof and has certified it to be correct and sufficient in all respects; and

WHEREAS, at the regular meeting of the City Council of the City of Wilson held on the 16th day of May, 2024, upon receipt of the Clerk's certification, a resolution was adopted designating and calling for the meeting date of June 20th, 2024 as the date for a public hearing upon the question of annexation of the said tract of land; and

WHEREAS, notice of the public hearing was duly advertised as required under law by publishing said notice once in the Wilson Times at least ten (10) days prior to the date of the public hearing; and

WHEREAS, the public hearing was actually held pursuant to the notice on June 20, 2024, wherein a statement by or on behalf of the City of Wilson of the purpose or reason for the proposed extension of the corporate limits was made at the beginning of the public hearing; and

WHEREAS, during the conduct of the said public hearing, a reasonable opportunity was given to all those in attendance to speak either in favor or against the said annexation, or to allege any error in the petition; and

WHEREAS, the City Council of the City of Wilson hereby finds that the petition for annexation of the hereinafter described meets the requirements of the North Carolina Statute 160A-31 and further finds that the annexation of the subject is necessary;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wilson, North Carolina:

- 1. That the corporate limits of the City of Wilson, North Carolina, are hereby extended by annexation of, and the City of Wilson, North Carolina, does hereby annex that certain tract of land contiguous to the present corporate limits of the City of Wilson, as recorded in Plat Book ___ Page ___ and more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILSON TOWNSHIP, WILSON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at an existing iron pipe, said iron pipe being the common corner of parcels owned by now or formerly Tempie Pierce (Deed Book 2413, Page 482 of the Wilson County Register of Deeds) and Ronald Watson (Deed Book 2867, Page 236 of the Wilson County Register of Deeds, said point also having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 721,643.4664 feet and Easting: 2,300.186.0816 feet, thence with said common boundary line North 57°13'40" West, 230.52 feet to a new iron rebar set, The True Place of Beginning; thence along and with common boundary line of Tempie Pierce and Ronald Watson, North 57°13'40" West, 564.02 feet to an existing iron pipe; thence North 68°52'34" West, 444.64 feet to an existing iron pipe, said iron pipe having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 722,233.7910 feet and Easting: 2,299,103.2477 feet; thence North 68°51'52" West, 446.90 feet to an disturbed existing iron axle, cornering; thence North 00°52'41" West, 671.29 feet to an existing iron pipe, said iron pipe having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 723,066.1737 feet and Easting: 2,298,676.1225 feet, cornering; thence North 87°15'06" East, 1,113.06 feet to a disturbed iron stake; thence North 88°02'18" East, 237.67 feet to an existing iron pipe, said pipe having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 723,127.6490 and Easting: 2,300,025.4283 feet ; thence North 88°02'13" East, 241.06 feet to a new iron rebar set, cornering; thence South 22°37'47" West, 710.52 feet to a new iron rebar set, cornering; thence South 10°48'07" East, 533.42 feet to a new iron rebar set , cornering; thence South 28°11'01" West, 213.15 feet to the true place of beginning, containing 32.24 acres more or less.

2. That this ordinance shall become effective immediately.
3. That from and after the effective date of this annexation ordinance, the territory hereinabove described, and its citizens and property, shall be subject to all debts, laws, ordinances and regulations in force in the City of Wilson, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the said City of Wilson.
4. That a certified copy of this ordinance and an accurate map of the territory annexed herein shall be recorded in the office of the Register of Deeds for Wilson County, North Carolina and in the Office of the Secretary of State of North Carolina.

DULY ADOPTED this 20th day of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

Project No. 24-101

CERTIFICATION BY RECORDING OFFICER

The undersigned, duly qualified and City Clerk of the City of Wilson, does hereby certify the above ordinance is a true and correct copy of Ordinance Number O-032-24 as adopted at a legally convened meeting of the City Council of the City of Wilson duly held on the 20th day of June, 2024 and further that such ordinance has been fully recorded in the journal of proceedings and records in my office. **IN WITNESS W HEREOF**, I have hereunto set my hand, this 20th day of June, 2024.

Tonya A. West, City Clerk



City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: Planning & Design Review Board, as prepared by Janet Holland
Subject: Zoning Change Request – 4355 & 4357 Merck Road, West (Project # 24-175)

Issue:

On June 4, 2024, the Planning and Design Review Board voted to recommend approval of the requested rezoning.

ZONING CHANGE REQUEST (PROJECT #24-175)

PROPERTY SIZE:	Approximately 1.912 acres
PROPERTY ADDRESS:	4355 & 4357 Merck Road, West
SPECIFIC DESCRIPTION:	3702-06-3214 (PIN)
PRESENT USE OF PROPERTY:	Agricultural Uses
PRESENT ZONE:	AR (Agricultural Residential – Wilson County)
REQUESTED ZONE:	HI (Heavy Industrial)
APPLICANT:	Wilson County Properties, Inc.
PROPERTY OWNERS:	Constance S. & Calvin R. Eason

Background / Summary:

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 Constance S. Eason in August 1996 in DB 1610 PG 615. **6)** The proposed property combined with the Project Harbor property and will become part of the Wilson Corporate Park to the south and west. **7)** The proposed HI (Heavy Industrial) has

HI to the North, South, and West of it. The property to the East is Wilson County AR (Agricultural Residential) across Merck Road and a small portion to the north is Wilson County B-1-CD (Highway Business District – Conditional District). **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).

Fiscal or Other Impact:

This project is initiated by Wilson Economic Development and will generate new jobs within the Wilson community

Recommendation:

PLANNING AND DESIGN REVIEW BOARD RECOMMENDATION:

The Board adopted the following recommendation for approval:

THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED: 2043 COMPREHENSIVE PLAN POLICIES: GI-1, GI-2, GI-4, GI-5, PEP-1, PEP-3, AND PEP-5.

PROPOSED COUNCIL MOTIONS:

1) If you concur with the Planning and Design Review Board’s recommendation, you should adopt the following statement to approve the Zoning Change Request:

THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING 2043 COMPREHENSIVE PLAN POLICIES: GI-1, GI-2, GI-4, GI-5, PEP-1, PEP-3, AND PEP-5.

OR

2) If you prefer to deny the request, adopt the following statement to deny:

THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING 2043 COMPREHENSIVE PLAN POLICIES: PEP-4 AND CGP-1.

Coordination:

Kathy Bangle, Director, Development Services, 252.206.5289, kbangley@wilsonnc.org
Janet Holland, Land Development Manager, 252.399.2215, jholland@wilsonnc.org

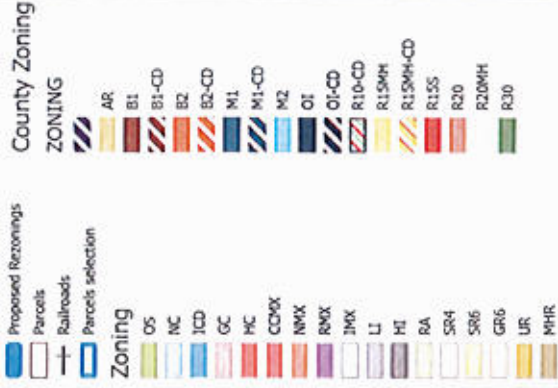
Attachments:

- 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 Analysis.
- 9) Ordinance.

Rezoning Request

PIN: 3702-06-3214.000

From AR to HI



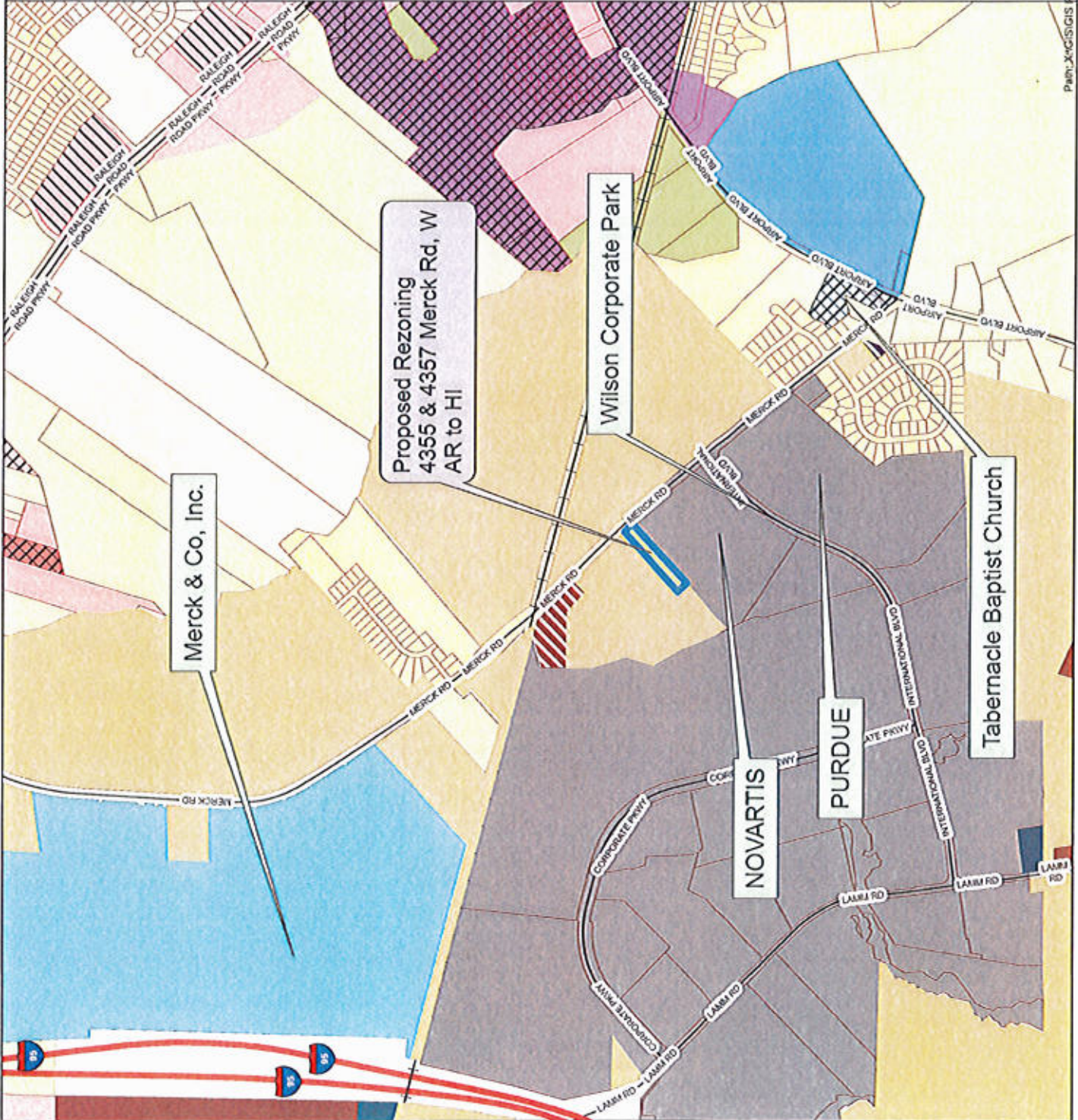
Date: 4/29/2024

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.

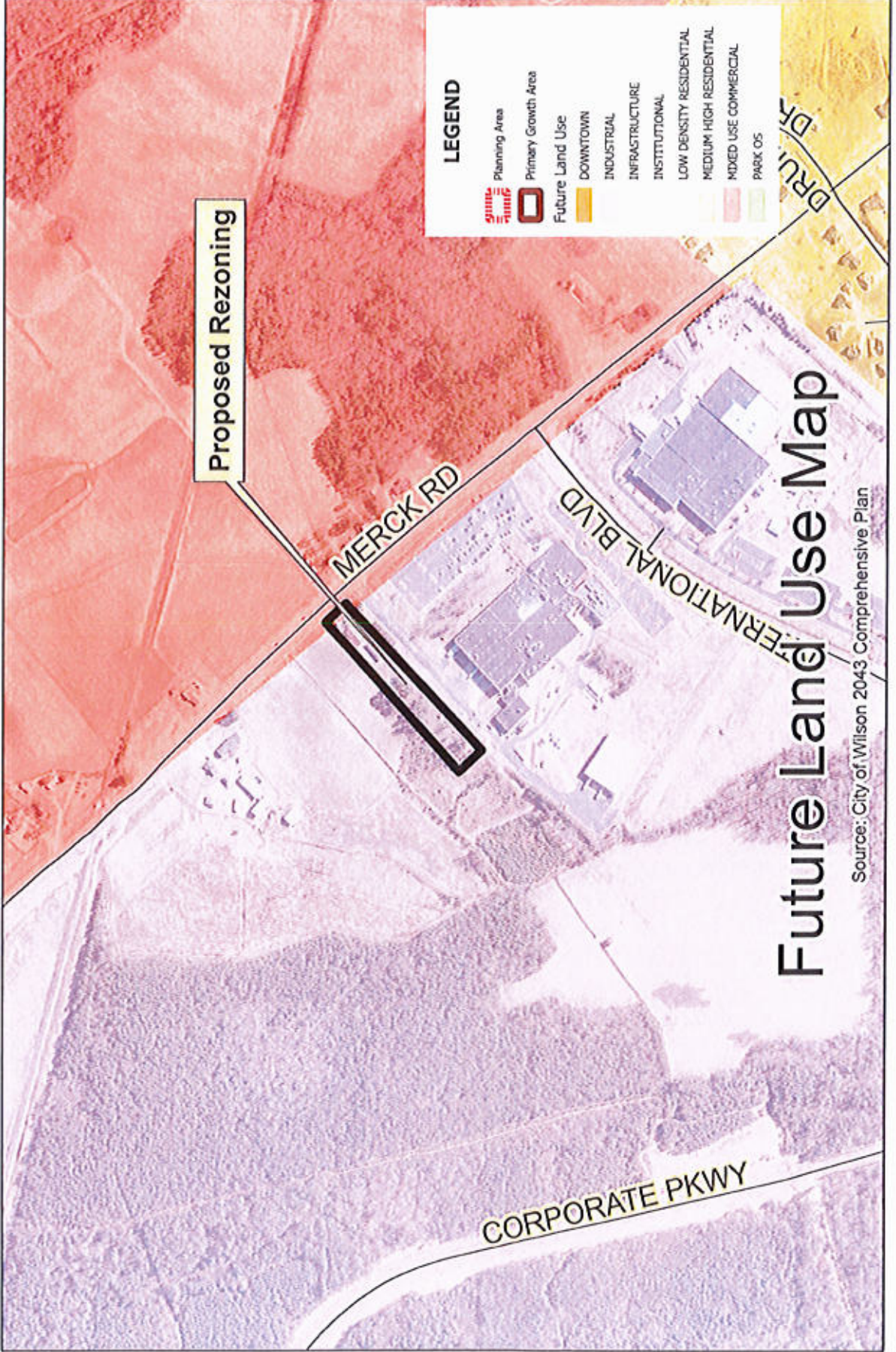


REZONING: Wilson Co. Tax Parcels:

4355 & 4357 Merck Road W

PIN: 3702-06-3214.000

AR (Agricultural/Rural) to HI (Heavy Industrial)



Future Land Use Map

Source: City of Wilson 2043 Comprehensive Plan

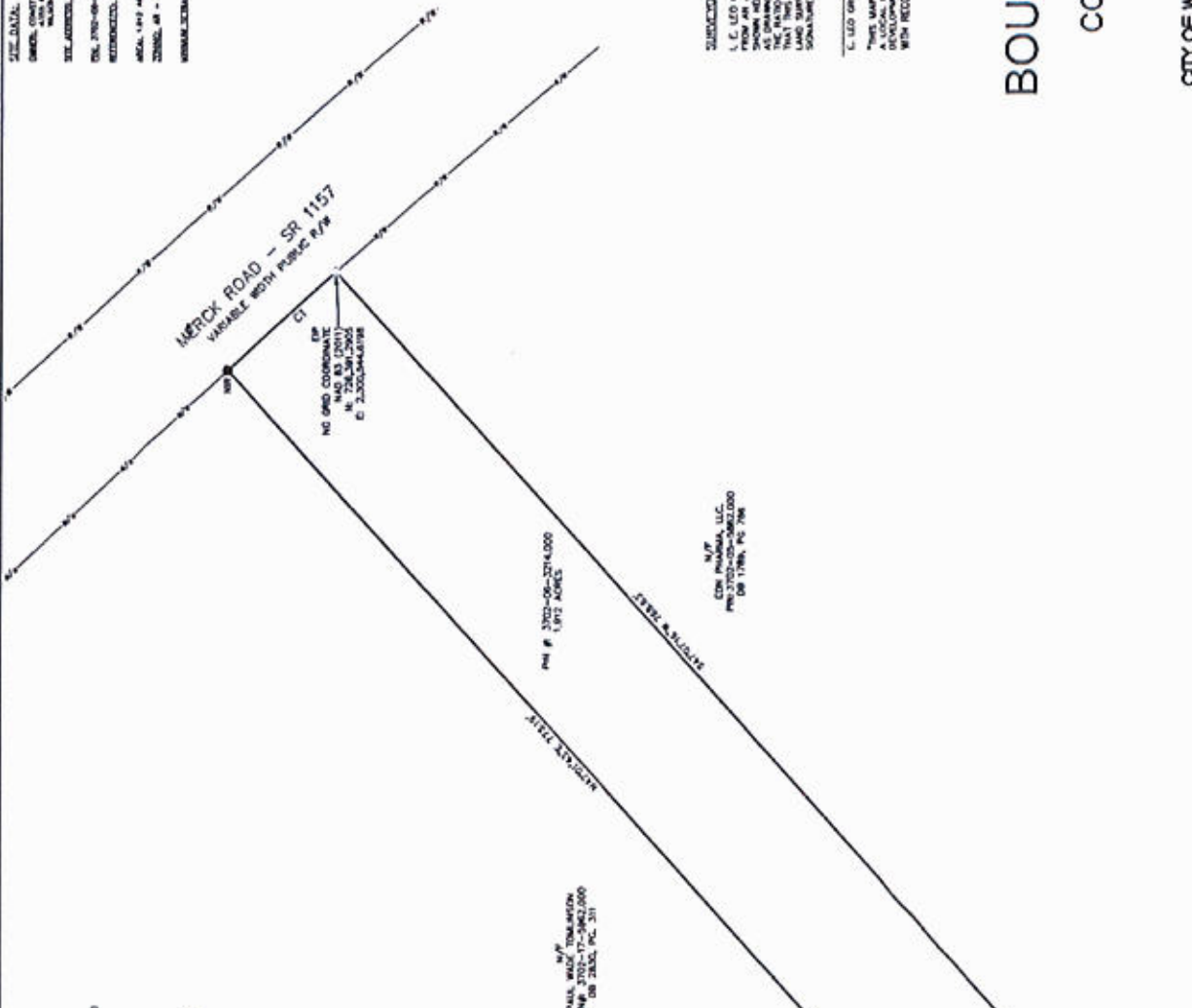
**Proposed Rezoning
4355 & 4357 Merck Rd, W
AR to HI**



SURVEY NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH BY GREEN ENGINEERING, PLLC. THE PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD. AREA COMPUTATION IS BY THE COORDINATE METHOD. THIS PROPERTY LIES IN ZONE 2, UNPAVED, FLOOD HAZARD, AND FIRM COMMUNITY PANEL 37501705004 & 37502792504, BOTH FIRM PANELS DATED APRIL 16, 2015. RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON. NOT ALL IMPROVEMENTS TO THE PROPERTY HAVE BEEN SHOWN.

CURVE TABLE			
CURVE	ARC RADIUS	CHORD BEARING	CHORD DISTANCE
CI	106.657	S71°16'43"	54277.927E
			106.657



SEE DATA:
 GREEN ENGINEERING & ARCHITECTURE
 1000 W. MAIN ST. SUITE 100
 WILSON, NC 27159
 TEL: 757-66-5274/1000
 REFERENCE: SEE BOOK 1000, PAGE 6-3
 AREA: 1.411 ACRES (31,304 SF ±)
 ZONING: U-2 - URBAN RESIDENTIAL
 NORMAL TECHNICAL DRAWING: 1/4" = 1' ±
 PLANNING: 1/8" = 1' ±
 TOTAL: 1/8" = 1' ±



SUBSCRIPTIONS, CERTIFICATIONS:
 I, LEO GREEN II, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. I HEREBY CERTIFY THAT THE INFORMATION FURNISHED AND SHOWN HEREON, THAT AS DRAWN FROM INFORMATION FURNISHED TO ME BY THE CLIENT, IS TRUE AND CORRECT. THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. CP NO. 46, 18000. WITNESSED BY ORIGINAL SIGNATURE, LICENSE NUMBER 14677, THIS 28TH DAY OF APRIL, A.D., 2024.

BOUNDARY SURVEY
 PROPERTY OF
CONSTANCE S. EASON
 DB 1610 PAGE 615
 LOCATED IN
WILSON COUNTY, NC
 SCALE: 1" = 60'

CITY OF WILSON
 APRIL 2, 2024
 GREEN ENGINEERING
 NC PROFESSIONAL ENGINEERS
 WATER, WASTEWATER, SURVEYING, PLANNING, PROJECT MANAGEMENT
 1000 W. MAIN ST. SUITE 100
 WILSON, NC 27159
 TEL: (757) 234-1000 FAX: (757) 234-1001
 www.greeneng.com

PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES

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 PROPERTY IS ADJACENT TO THE WILSON CORPORATE PARK. THE LAND IS GOING TO BE RECOMBINED WITH LOT T IN THE PARK.

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 COMPREHENSIVE PLAN SHOWS THE AREA AS INDUSTRIAL. IT WILL FOLLOW THE GUIDELINES IN THE PLAN.

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

THIS REZONING WILL HAVE LITTLE IMPACT ON THE IMMEDIATE AREA. IT WILL CONTINUE A USE THAT HAS BEEN IN PLACE SINCE THE 1990S.

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

IT WILL HELP THE CITY IN CONTINUING TO ATTRACT QUALITY JOBS AND NEW TAXABLE INVESTMENT.

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

Owner & Petitioner Information:

Name of Property Owner (s) CONSTANCE S & CALVIN RUSSELL EASON

Address of Property Owner 4355 MERCK ROAD

City WILSON State NC Zip 27893

Name of Petitioner: WILSON COUNTRY PROPERTIES, LLC.

Address of Petitioner PO BOX 728

City WILSON State NC Zip 27893

Phone 252-237-1115 Email jlantz@wilsonedc.com

CONTACT PERSON: JENNIFER LANTZ

Phone Number (Day) 252-237-1115 Mobile 252-315-4726

Email: jlantz@wilsonedc.com

PROPERTY INFORMATION:

Address/Location 4355 & 4357 MERCK ROAD

City: WILSON State: NC Zip: 27893

Property Identification Number (PIN) 3702-06-3214.000

Current Zoning District(s) AR

Proposed Zoning District(s) HJ

Total Acreage Included in Rezoning: 1.912 ACRES

Other Description _____

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):

J. Tertz 4-2-24
Signature Date
JENNIFER T LANTZ
Print Name

Signature Date

Print Name

Property Owner(s):

x *Calvin Russell Eason* 4-1-2024
Signature Date
CALVIN RUSSELL EASON 4-1-2024
Print Name
Constance S Eason 4-1-2024
Signature Date
Constance S. Eason 4-1-2024
Print Name

4355 & 4357 MERCK ROAD – COMP PLAN ANALYSIS

Current land use classification:	Agriculture
Requested land use classification:	Industrial
Future Land Use Map land use classification:	Industrial

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy GI-1: Target growth and redevelopment through the 2043 Framework

Policy GI-2: Continue to support community reinvestment efforts in established neighborhoods, commercial centers and corridors, and employment locations

Policy GI-5: Manage public infrastructure, facilities, and services to achieve levels of service and support development and redevelopment in targeted areas

Policy PEP-1: Expand Wilson's economic base

Policy PEP-3: Support the development of new employment-centered sites and reinvestment in existing areas

Policy PEP-5: Support strategic economic development catalyst projects

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy PEP-4: Continue to foster development of small businesses and support local entrepreneurs

Policy CGP-1: Serve as responsible stewards of environmental resources, protect environmentally sensitive areas, and conserve farmland and agricultural working lands

Proj#24-175 – Rezoning of 4355 & 4357 Merck Rd W

EON PHARMA LLC DBA EON LABS
13155 NOEL RD #100 LB73
DALLAS TX 75240

EASON CONSTANCE S
4355 MERCK RD
WILSON NC 27893-9607

JOHNSON FREDERICKA ANNE
4346 MERCK RD
WILSON NC 27893-9606

DAVIS ROBERT CHASE
DAVIS AUTUMN CHURCHILL
4455 MERCK RD
WILSON NC 27893

WILSON COUNTY PROPERTIES INC
PO BOX 728
WILSON NC 27894-0728

TOMLINSON PAUL WADE
TOMLINSON CAROL E
4401 MERCK RD W
WILSON NC 27893-9609

OAKY GEORGE ARTHUR
5831 NC 581 N
KENLY NC 27542-9041

JNR Homes Corporation
12072 Simms Road
Simms, NC 27880

John Robert Dildy
Loretta Dildy
4334 Merck Rd W
Wilson, NC 27893

USE TYPES	RURAL													SUBURBAN													URBAN																															
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References				
A. RESIDENTIAL																																																										
Dwelling-Single Family	P	-	P	P	P	-	-	-	P	-	-	P	P	P	P	-	-	P	-	P	P	P	-	-	-	-	-	-	P	P	P	P	-	-	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
Dwelling-Two Family	-	-	-	-	PS	-	-	-	P	-	-	PS	PS	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Dwelling-Townhome	-	-	-	-	-	-	PS	PS	P	-	-	PS	PS	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Dwelling-Multifamily	-	-	-	-	-	-	PS	PS	P	-	-	PS	PS	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Dwelling-Accessory	PS	-	PS	PS	PS	-	PS	PS	PS	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Halfway Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Live-Work Units	-	-	-	-	-	-	PS	PS	PS	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Manufactured Housing	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured Home Park	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Care Facilities (more than 6 residents)	P	-	-	-	-	PS	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential/Family Care Home (6 or fewer residents)	P	-	P	P	P	-	P	P	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B. LODGING																																																										
Bed and Breakfast Homes (up to 6 rooms)	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Campground	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel/Motel	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C. OFFICE/SERVICE																																																										
ATM	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Banks, Credit Unions, Financial Services	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Business Support Services	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Crematoria	PS	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dry Cleaning & Laundry Services	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Funeral Homes	P	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Home Occupation	PS	-	PS	PS	PS	-	P	P	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kennels, Indoor	PS	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kennels, Outdoor	PS	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

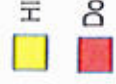
HI
 Does not meet requirements

USE TYPES	RURAL										SUBURBAN										URBAN															
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	-	SUP	P	P	-	-	-	-	-	-	-	-	-	SUP	P	P	P	P	P	-	-	-	-	3.4.5	
Personal Services	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Post Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Support Services, Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4.6
Small Equipment Repair/Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Veterinary Clinic	PS	-	-	-	-	PS	PS	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	3.4.3

D. COMMERCIAL/ENTERTAINMENT	RURAL										SUBURBAN										URBAN																
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References	
Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.1	
Alcoholic Beverage Sales Store	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amusements, Indoor	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Amusements, Outdoor	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.2	
Billiard/Pool Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bar, Tavern, or Nightclub	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Food Truck Court	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.3	
General Commercial	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.14	
Sweepstakes Facilities/Adult Arcade	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.4	
Outside Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.5	
Outside Sales, Sidewalk Sales	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.6	
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.7	
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.8	
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Riding Stables	P	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.9	
Shooting Range, Indoor	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.10	
Shooting Range, Outdoor	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.11	
Smoke/Vape Shops	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.12	
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Theater, Outdoor	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.13	

E. CIVIC	RURAL										SUBURBAN										URBAN															
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References
Cemetery	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.6.1

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	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References					
Civic Meeting Facilities	-	PS	PS/ND	PS/ND	PS/ND	PS	P	P	P	P	-	SUP/ND	SUP/ND	PS	PS	PS	PS	3.6.2					
Conference/Convention Center	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P						
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	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6					
Religious Institution	P	P	PS	PS	PS	P	P	P	P	PS	-	PS	PS	PS	PS	PS	PS	3.6.7					
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	SUP	-	-	-	-	-	SUP	-	3.6.8					

USE TYPES	SUBURBAN											URBAN						
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
F. EDUCATIONAL/INSTITUTIONAL																		
Child/Adult Day Care Home (6 or less persons)	PS	-	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	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	

USE TYPES	SUBURBAN											URBAN						
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
G. AUTOMOTIVE																		
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

USE TYPES	SUBURBAN											URBAN						
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
H. INDUSTRY/WHOLESALE/STORAGE																		
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7

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

 HI
 Does not meet requirements

USE TYPES	RURAL						SUBURBAN						URBAN															
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	IMX	CCMX	References										
Distillery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Research and Development Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storage – Self-Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

I. AGRICULTURE																												
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	IMX	CCMX	References											
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Backyard Pens/Cooops/Beekeeping	P	-	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	3.10.1											
Crop Production	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Farmer's Markets	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nurseries & Garden Centers	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

J. INFRASTRUCTURE																												
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	IMX	CCMX	References											
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wireless Communications Facility	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	P	P	P	P	P	P	-											
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-											
Utilities – Class 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

K. OTHER																									
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	IMX	CCMX	References								
Temporary Uses	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

 HI
 Does not meet requirements

033

O-XXX-24

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
AND ZONING MAP
OF THE CITY OF WILSON, NORTH CAROLINA**

WHEREAS, a petition has been filed with the City Council of the City of Wilson requesting an amendment to the Zoning Ordinance and Zoning Map of the City of Wilson to include in the HI (Heavy Industrial) Zone for the property described below, said property formerly being zoned AR (Wilson County); and

WHEREAS, said property is owned by of Constance S. & Calvin R. Eason; and

WHEREAS, the Planning & Design Review Board of the City of Wilson has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS, a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 15.3.3 of the Unified Development Ordinance of the City of Wilson and by Section 160D-602 of the NC General Statutes; and

WHEREAS, the said public hearing was actually conducted at 7:00 p.m. on June 20, 2024, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

THEREFORE, after duly considering the matter, THE CITY COUNCIL OF THE CITY OF WILSON DOES HEREBY ORDAIN:

SECTION 1. That the Zoning Ordinance of the City of Wilson is hereby amended to include in the HI (Heavy Industrial) Zone the following described property:

General Description: The property is located at 4355 & 4357 Merck Road W, currently adjacent to the Wilson Corporate Park.

Specific Description: Wilson County Tax Parcel (PINs): 3702-06-3214.000 as described below:

SECTION 2. That the official City of Wilson Zoning Map is hereby amended to include in the HI Zone the above-described property and will be so marked.

Beginning at an existing iron pipe, said pipe being in the Western right-of-way of Merck Road, a variable width public-right-of-way, said point also having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,391.2905 feet and Easting of

2,300,544.6198 feet; thence leaving the right of way of Merck Road, South 47°07'16" West, 768.63 feet to a new iron rebar set, cornering; thence North 44°43'17" West, 107.45 feet to a new iron rebar set, said point having a North Carolina Grid Coordinate NAD 83(2011) of Northing: 725,944.6179 feet and Easting of 2,299,905.7636 feet, cornering; thence North 47°01'43" East, 773.19 feet to an new iron rebar set, said rebar being in the western right-of-way with aforementioned Merck Road, cornering; thence running with the right of way of Merck Road and along a curve to the right, said curve having a radius of 5,719.43 feet, and a chord bearing and distance of South 42° 17'52" East, 108.65 feet to an existing iron pipe, said iron pipe being the place of beginning, containing 1.912 acres more or less.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED this 20th day of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

Project # 24-175

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
AND ZONING MAP
OF THE CITY OF WILSON, NORTH CAROLINA**

WHEREAS, a petition has been filed with the City Council of the City of Wilson requesting an amendment to the Zoning Ordinance and Zoning Map of the City of Wilson to include in the HI (Heavy Industrial) Zone for the property described below, said property formerly being zoned AR (Wilson County); and

WHEREAS, said property is owned by of Constance S. & Calvin R. Eason; and

WHEREAS, the Planning & Design Review Board of the City of Wilson has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS, a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 15.3.3 of the Unified Development Ordinance of the City of Wilson and by Section 160D-602 of the NC General Statutes; and

WHEREAS, the said public hearing was actually conducted at 7:00 p.m. on June 20, 2024, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

THEREFORE, after duly considering the matter, THE CITY COUNCIL OF THE CITY OF WILSON DOES HEREBY ORDAIN:

SECTION 1. That the Zoning Ordinance of the City of Wilson is hereby amended to include in the HI (Heavy Industrial) Zone the following described property:

General Description: The property is located at 4355 & 4357 Merck Road W, currently adjacent to the Wilson Corporate Park.

Specific Description: Wilson County Tax Parcel (PINs): 3702-06-3214.000 as described below:

SECTION 2. That the official City of Wilson Zoning Map is hereby amended to include in the HI Zone the above-described property and will be so marked.

Beginning at an existing iron pipe, said pipe being in the Western right-of-way of Merck Road, a variable width public-right-of-way, said point also having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,391,2905 feet and Easting of

2,300,544.6198 feet; thence leaving the right of way of Merck Road, South 47°07'16" West, 768.63 feet to a new iron rebar set, cornering; thence North 44°43'17" West, 107.45 feet to a new iron rebar set, said point having a North Carolina Grid Coordinate NAD 83(2011) of Northing: 725,944.6179 feet and Easting of 2,299,905.7636 feet, cornering; thence North 47°01'43" East, 773.19 feet to an new iron rebar set, said rebar being in the western right-of-way with aforementioned Merck Road, cornering; thence running with the right of way of Merck Road and along a curve to the right, said curve having a radius of 5,719.43 feet, and a chord bearing and distance of South 42° 17'52" East, 108.65 feet to an existing iron pipe, said iron pipe being the place of beginning, containing 1.912 acres more or less.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED this 20th day of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

Project # 24-175



City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: Planning & Design Review Board, as prepared by Janet Holland
Subject: Zoning Change Request - 4401 Merck Road, West (Project # 24-100)

Issue:

On April 2, 2024, the Planning and Design Review Board voted to recommend approval of the requested rezoning.

ZONING CHANGE REQUEST (PROJECT #24-100)

PROPERTY SIZE:	Approximately 31.311 acres
PROPERTY ADDRESS:	4401 Merck Road, W
SPECIFIC DESCRIPTION:	3702-17-5962 & 3702-06-0801 (PINs)
PRESENT USE OF PROERTY:	Agricultural Uses
PRESENT ZONE:	AR, B1-CD – Wilson County
REQUESTED ZONE:	HI (Heavy Industrial)
APPLICANT:	Wilson County Properties, Inc.
PROPERTY OWNERS:	Paul Wade Tomlinson & Carol E. Tomlinson

Background / Summary:

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 Paul and Carol Tomlinson on April 16, 2020 in DB 2830 PG 311. **6)** The proposed property will become part of the Wilson Corporate Park to the south and west. **7)** The proposed HI (Heavy Industrial) has HI to the North, South, and West of it. The property to the East is Wilson County AR (Agricultural Residential) across Merck Road

and a small portion to the north is Wilson County B-1-CD (Highway Business District – Conditional District). **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).

Fiscal or Other Impact:

This project was initiated by Wilson Economic Development and will generate new jobs within the Wilson community.

Recommendation:

PLANNING AND DESIGN REVIEW BOARD RECOMMENDATION:

The Board adopted the following recommendation for approval:

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. (2030 Comprehensive Plan).

PROPOSED COUNCIL MOTIONS:

1) If you concur with the Planning and Design Review Board’s recommendation, you should adopt the following statement to approve the Zoning Change Request:

THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING 2030 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. THE AMENDMENT IS ALSO CONSISTENT WITH THE FOLLOWING 2043 COMPREHENSIVE PLAN POLICIES: GI-1, GI-2, GI-4, GI-5, PEP-1, PEP-2, PEP-3, AND PEP-5.

OR

2) If you prefer to deny the request, adopt the following statement to deny:

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. THE AMENDMENT IS ALSO INCONSISTENT WITH THE FOLLOWING 2043 COMPREHENSIVE PLAN POLICIES: PEP-4 AND CGP-1.

Coordination:

Kathy Bangley, Director, Development Services, 252.206.5289, kbangley@wilsonnc.org

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

Attachments:

1) Application. 2) Comp plan analysis – 2030 & 2043. 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 Analysis. 9) Ordinance.

Rezoning Request

PIN: 3702-17-5962.000

From AR, B1-CD to HI

Proposed Rezonings

Parcels

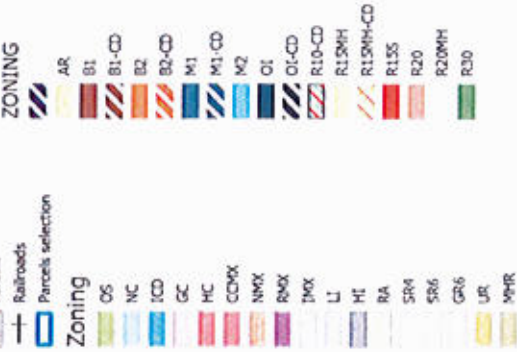
Railroads

Parcels selection

Zoning

County Zoning

ZONING



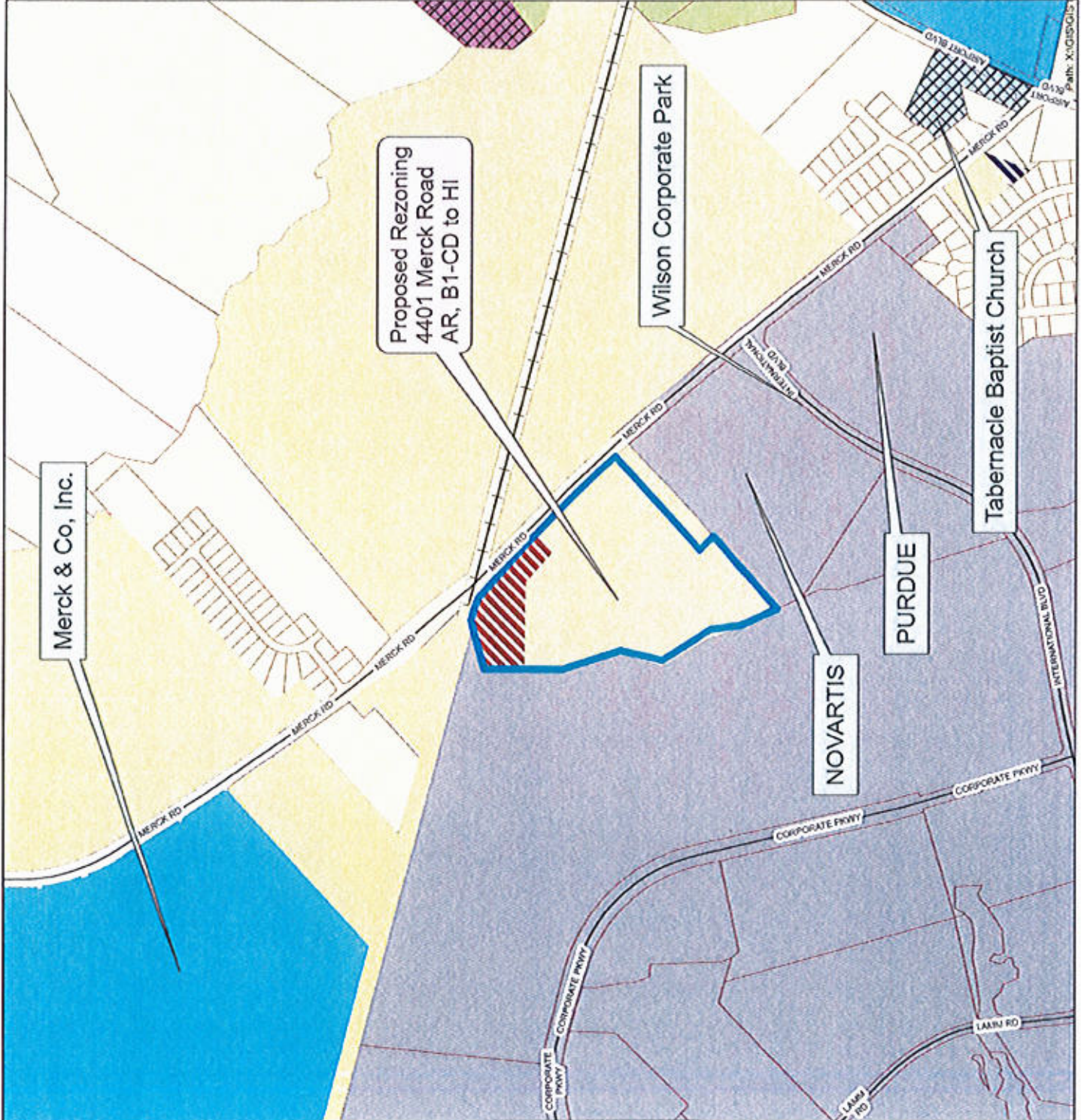
Date: 3/27/2024

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.



Proposed Rezoning
4401 Merck Road
AR, B1-CD to HI

Wilson Corporate Park

Tabernacle Baptist Church

PURDUE

NOVARTIS

Merck & Co, Inc.

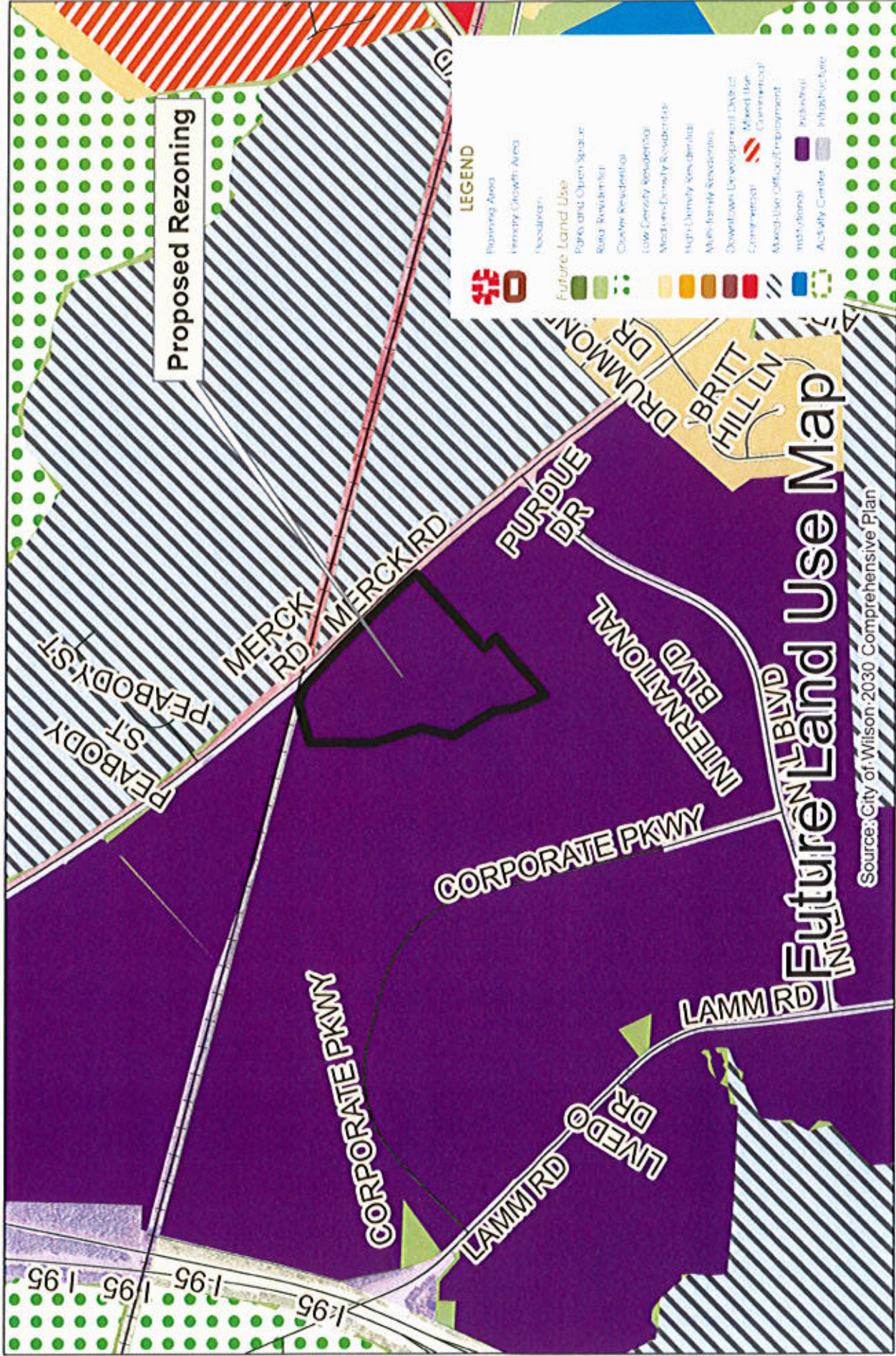
REZONING: Wilson Co. Tax Parcels:

4401 Merck Road

PIN: 3702-17-5962.000

AR (Agricultural/Rural),

B1-CD (Heavy Business-Conditional District) to HI (Heavy Industrial)



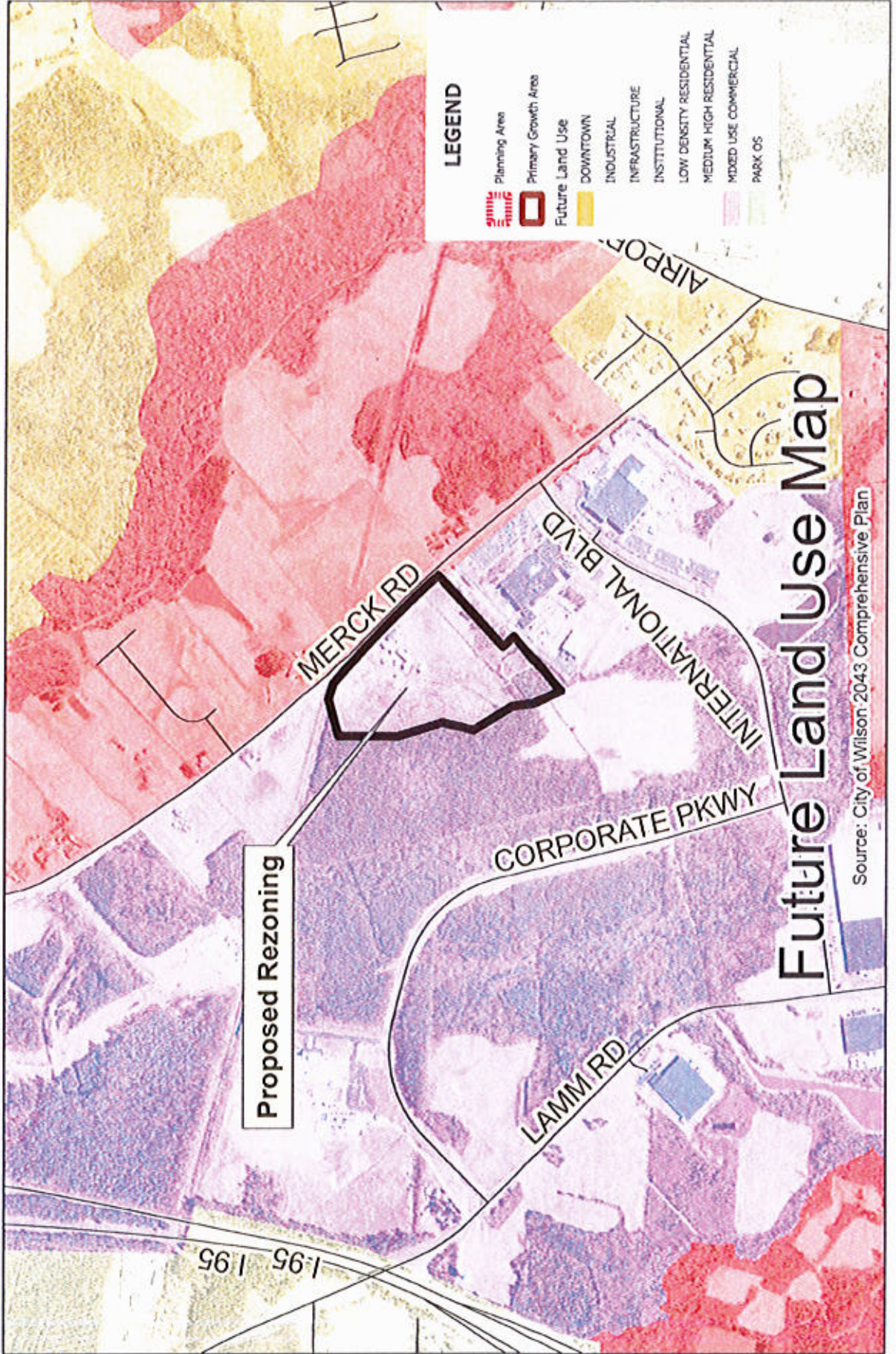
REZONING: Wilson Co. Tax Parcels:

4401 Merck Road

PINs: 3702-17-5962.000

AR (Agricultural/Rural),

B1-CD (Heavy Business-Conditional District to HI (Heavy Industrial))



Proposed Rezoning
4401 Merck Road
AR, B1-CD to HI

Subject Property

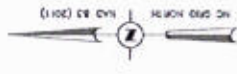
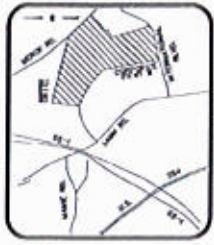
Wilson Corporate Park

Tabernacle Baptist Church

PURDUE

NOVARTIS





L. L. LED GREEN IS CERTIFY THAT THIS PLAN WAS DRAWN UNDER THE SUPERVISION OF AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THAT THE INFORMATION IS TRUE AND CORRECT. THE BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY DATA PROVIDED TO ME FROM INFORMATION PROVIDED BY THE SURVEYOR. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, ORIGINAL, SIGNATURE, REGISTRATION, SCALE, AND SEAL, THIS 14TH DAY OF FEBRUARY, A.D. 2024.

L. L. LED GREEN II
 PROFESSIONAL LAND SURVEYOR L-3791

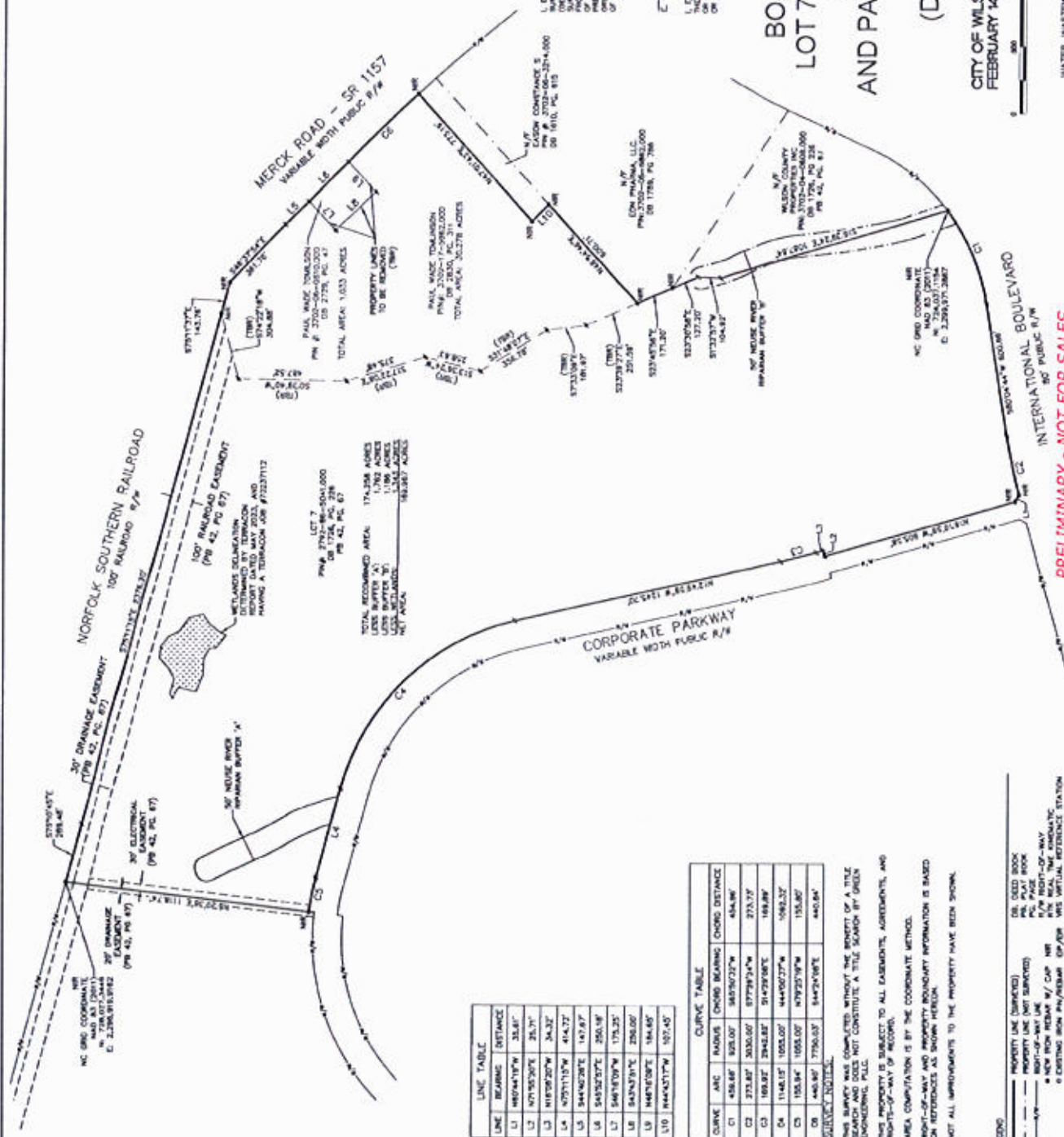
L. L. LED GREEN III
 PROFESSIONAL LAND SURVEYOR L-3791

L. L. LED GREEN IV
 PROFESSIONAL LAND SURVEYOR L-3791

BOUNDARY SURVEY LOT 7 CORPORATE PARK (PB 42, PG 67) AND PAUL WADE TOMLINSON PROPERTIES (DB 2830, PG. 311)

LOCATED IN
 CITY OF WILSON
 WILSON COUNTY, NC
 FEBRUARY 14, 2024
 SCALE: 1" = 300'

GREEN ENGINEERING
 WATER, WASTEWATER, SURVEYING, PLANNING, PROJECT MANAGEMENT
 30 COLONADO ST. LAKE, P.O. BOX 69 WILSON, N.C. 27890
 TEL: (919) 237-1888 FAX: (919) 237-1889 info@greeneng.com



LINE TABLE

LINE	BEARING	DISTANCE
L1	N07°04'11"W	33.81'
L2	N07°55'20"E	26.71'
L3	N18°09'20"W	24.32'
L4	N07°51'10"W	414.72'
L5	S44°02'20"E	187.87'
L6	S45°23'27"E	250.91'
L7	S48°10'00"W	173.25'
L8	S43°43'01"E	250.02'
L9	N48°10'00"E	184.80'
L10	N44°43'17"W	107.45'

CURVE TABLE

CURVE	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	458.66'	928.00'	S45°00'22"W	454.86'
C2	273.82'	2630.00'	S77°09'24"W	273.77'
C3	188.82'	2942.83'	S14°29'28"E	188.89'
C4	1148.12'	1055.00'	N44°02'27"W	1068.32'
C5	105.94'	1005.00'	N79°22'19"W	155.80'
C6	440.91'	770.00'	S44°24'08"E	440.84'

SUBJECT NOTES:
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT CONSTITUTE A TITLE SEARCH BY GREEN ENGINEERING, PLLC.
 THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.
 AREA COMPUTATION IS BY THE COORDINATE METHOD.
 RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.
 NOT ALL IMPROVEMENTS TO THE PROPERTY HAVE BEEN SHOWN.

LEGEND

- PROPERTY LINE (SHADED)
- PROPERTY LINE (NOT SHADED)
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY BOUNDARY
- EXISTING HIGHWAY/ROAD
- EXISTING RAILROAD
- EXISTING UTILITY
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY

**PRELIMINARY - NOT FOR SALES,
 RECORDATION OR CONVEYANCES**

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) PAUL WADE TOMUNSON AND CAROL E. TOMUNSON
Address of Property Owner 4401 MERCK ROAD
City WILSON State NC Zip 27893

Name of Petitioner: WILSON COUNTY PROPERTIES, INC.
Address of Petitioner PO BOX 728
City WILSON State NC Zip 27894-0728
Phone 252-237-1115 Email jlantz@wilsonedc.com

CONTACT PERSON: JENNIFER LANTZ
Phone Number (Day) 252-237-1115 Mobile 252-315-4726
Email: jlantz@wilsonedc.com

PROPERTY INFORMATION:

Address/Location 4401 MERCK ROAD
City: WILSON State: NC Zip: 27893
Property Identification Number (PIN) 3702-17-5962.000
Current Zoning District(s) AR, B1-CD
Proposed Zoning District(s) H-I
Total Acreage Included in Rezoning: 30.278 ACRES
Other Description _____

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) PAUL WADE T. LINSEY TOMLINSON, JR.

Address of Property Owner 4401 MERCK ROAD

City Wilson State NC Zip 27896

Name of Petitioner: WILSON COUNTY PROPERTIES, INC.

Address of Petitioner PO BOX 728

City Wilson State NC Zip 27894-0728

Phone 252-237-1115 Email jlantz@wilsonedc.com

CONTACT PERSON: JENNIFER LANTZ

Phone Number (Day) 252-237-1115 Mobile 252-316-4726

Email: jlantz@wilsonedc.com

PROPERTY INFORMATION:

Address/Location 4401 MERCK ROAD

City: Wilson State: NC Zip: 27893

Property Identification Number (PIN) 3702-^{06 0810}IT-5962.00

Current Zoning District(s) AR

Proposed Zoning District(s) H.I.

Total Acreage Included in Rezoning: 1.033 ACRES

Other Description _____

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 PROPERTY IS ADJACENT TO THE WILSON CORPORATE PARK. THE PROPERTY IS BEING PURCHASED TO ADD TO THE CORPORATE PARK AND WILL BE RECOMBINED WITH LOT 7.

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 COMPREHENSIVE PLAN SHOWS THIS AREA AS A POTENTIAL DEVELOPMENT AREA. THIS REZONING FURTHERS BOTH COMPACT AND INFILL DEVELOPMENT

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

THIS REZONING WILL CONTINUE AN ESTABLISHED INDUSTRIAL PARK THAT WAS DEVELOPED IN 1994 AND WILL HAVE MINIMAL IMPACT ON THE IMMEDIATE NEIGHBORHOOD.

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

THIS REZONING WILL ASSIST THE CITY IN ATTRACTING ADDITIONAL JOBS AND INVESTMENT IN THE WILSON CORPORATE PARK. IT WILL UTILIZE EXISTING CITY INFRASTRUCTURE.

5. Any other facts, arguments, reasons, and/or considerations you may wish to present are welcomed. Please attach them to this application.

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):

 _____ 2-19-24
Signature Date

JENNIFER J. LAUTZ, WILSON COUNCY PROPERTIES, INC
Print Name

Signature Date

Print Name

Property Owner(s):

 _____ 2-19-2024
Signature Date

PAUL WADE TOMLINSON
Print Name

 _____ 2-19-2024
Signature Date

CAROL E TOMLINSON
Print Name


SIGNATURE _____ 02-19-2024
DATE

PAUL WADE TOMLINSON, JR.


SIGNATURE _____ 02-19-2024
DATE

LINDSEY TOMLINSON

4401 Merck Road, W – 2030 COMP PLAN ANALYSIS

Current land use classification:	Agricultural
Requested land use classification:	Industrial
Future Land Use Map land use classification:	Industrial

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 1.3: 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 2.2: Encourage the development and redevelopment of areas defined on the Future Land Use map as primary growth areas.

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

Policy 7.4: New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

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 8.3: The City of Wilson supports local partnerships and efforts to capitalize on Wilson's strengths and opportunities to provide new employment opportunities in Wilson.

Policy 8.4: Employment center development is encouraged within the primary growth area and especially as infill development within the Center City and Downtown areas.

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.

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

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 2.3: Discourage development from occurring outside primary growth areas and where the City does not intend to provide future public services by 2030. In addition, the fiscal and economic benefits of employment developments (i.e., business parks, industrial operations, etc.) proposing to locate outside of the primary growth area should be considered along with land use and infrastructure impacts when determining their appropriateness.

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 2.6: For areas outside the primary growth area that have a high productive potential for crop growth or other agricultural purposes, promote the conservation of land for appropriate agriculture and related low-intensity uses.

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 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 7.4: New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

Policy 7.5: To the furthest extent possible, existing mature tree canopies should be protected and maintained throughout the community, with a focus on new developments and along major thoroughfares.

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.)

4401 Merck Road, W - 2043 COMP PLAN ANALYSIS

Current land use classification: Agricultural

Requested land use classification: Industrial

Future Land Use Map land use classification: Industrial

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy GI-1

Target growth and redevelopment through the 2043 Framework

Policy GI-2

Continue to support community reinvestment efforts in established neighborhoods, commercial centers and corridors, and employment locations

Policy GI-4

Support development of sustainable and resilient designs

Policy GI-5

Manage public infrastructure, facilities, and services to achieve levels of service and support development and redevelopment in targeted areas

Policy PEP-1

Expand Wilson's economic base

Policy PEP-2

Continue to foster economic-focused partnerships with community agencies and organizations

Policy PEP-3

Support the development of new employment-centered sites and reinvestment in existing areas

Policy PEP-5

Support strategic economic development catalyst projects

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy PEP-4

Continue to foster development of small businesses and support local entrepreneurs

Policy CGP-1

Serve as responsible stewards of environmental resources, protect environmentally sensitive areas, and conserve farmland and agricultural working lands

4401 Merck Road, W – Rezoning Proj#24-100

EON PHARMA LLC DBA EON LABS
13155 NOEL RD #100 LB73
DALLAS TX 75240

EASON CONSTANCE S
4355 MERCK RD
WILSON NC 27893-9607

JOHNSON FREDERICKA ANNE
4346 MERCK RD
WILSON NC 27893-9606

DAVIS ROBERT CHASE
DAVIS AUTUMN CHURCHILL
4455 MERCK RD
WILSON NC 27893

WILSON COUNTY PROPERTIES INC
PO BOX 728
WILSON NC 27894-0728

TOMLINSON PAUL WADE
TOMLINSON CAROL E
4401 MERCK RD W
WILSON NC 27893-9609

OKEY GEORGE ARTHUR
5831 NC 581 N
KENLY NC 27542-9041

USE TYPES	RURAL						SUBURBAN						URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
A. RESIDENTIAL																		
Dwelling-Single Family	P	-	P	P	P	-	-	-	P	-	-	P	P	P	P	-	-	-
Dwelling-Two Family	-	-	-	-	PS	-	-	-	P	-	-	PS	PS	P	-	-	-	3.2.1
Dwelling-Townhome	-	-	-	-	-	-	PS	PS	P	-	-	P	P	P	P	P	P	3.2.2
Dwelling-Multifamily	-	-	-	-	-	-	PS	PS	P	-	-	PS & CD	PS	PS	PS	PS	PS	3.2.2
Dwelling-Accessory	PS	-	PS	PS	PS	-	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.2.3
Halfway Homes	-	-	-	-	-	-	SUP	-	SUP	-	-	-	-	-	SUP	-	-	3.2.4
Live-Work Units	-	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	P	P	P	3.2.5
Manufactured Housing	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6
Manufactured Home Park	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6
Residential Care Facilities (more than 6 residents)	P	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.2.7
Residential/Family Care Home (6 or fewer residents)	P	-	P	P	P	-	P	P	P	-	-	P	P	P	P	P	P	3.2.8
B. LODGING																		
Bed and Breakfast Homes (up to 8 rooms)	P	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	-
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	P	-	-	P	-	-	-	P	P	P	P	P	-
Boarding or Rooming House	-	-	-	-	-	-	-	-	PS	-	-	PS	-	-	-	-	-	3.3.1
Campground	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.2
Dormitory	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Fraternity/Sorority House	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	SUP	-	-	-	3.3.3
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	-
C. OFFICE/SERVICE																		
ATM	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Banks, Credit Unions, Financial Services	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Business Support Services	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Crematoria	PS	-	-	-	-	PS	PS	PS	-	PS	-	-	-	-	-	-	-	3.4.1
Dry Cleaning & Laundry Services	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-
Funeral Homes	P	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-
Home Occupation	PS	-	PS	PS	PS	-	P	P	PS	-	-	PS	PS	PS	PS	PS	PS	3.4.2
Kennels, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	-	-	-	PS	PS	PS	PS	3.4.3
Kennels, Outdoor	PS	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.4.4

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

 HI
 Does not meet requirements

USE TYPES	RURAL					SUBURBAN										URBAN				
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCMX	References		
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	-	SUP	P	P	P	P	3.4.5		
Personal Services	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-		
Personal Services, Restricted	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-		
Post Office	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P	-		
Professional Services	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P	-		
Support Services, Commercial	-	-	-	-	-	-	PS	PS	-	P	-	-	-	-	-	PS	-	3.4.6		
Small Equipment Repair/Rental	-	-	-	-	-	-	P	P	-	P	-	-	-	-	P	P	P	-		
Veterinary Clinic	PS	-	-	-	-	PS	PS	PS	-	PS	-	-	-	PS	PS	PS	PS	3.4.3		
D. COMMERCIAL/ENTERTAINMENT																				
Adult Establishment	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	3.5.1	
Alcoholic Beverage Sales Store	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	-	-	-		
Amusements, Indoor	-	-	-	-	-	-	P	P	-	P	-	-	-	-	P	P	P	-		
Amusements, Outdoor	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	3.5.2	
Billiard/Pool Hall	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-		
Bar, Tavern, or Nightclub	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	SUP	SUP	3.5.3		
Food Truck Court	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	PS	PS	PS	PS	3.5.14		
General Commercial	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	PS	PS	P	P	3.5.4		
Sweepstakes Facilities/Adult Arcade	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.5	
Outside Sales	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	PS	3.5.6		
Outside Sales, Sidewalk Sales	-	-	-	-	-	-	-	-	PS	-	-	-	-	PS	PS	PS	PS	3.5.7		
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	3.5.8	
Race Track	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Restaurant	-	-	-	-	-	SUP	P	P	P	-	-	-	-	P	P	P	P	3.5.9		
Riding Stables	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Shooting Range, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	-	-	-	-	3.5.10	
Shooting Range, Outdoor	SUP	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	3.5.11	
Smoke/Vape Shops	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	3.5.12	
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	-		
Theater, Outdoor	PS	PS	-	-	-	-	-	PS	-	-	-	-	-	-	PS	PS	PS	3.5.13		
E. CIVIC																				
Cemetery	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-	-	PS	PS	PS	PS	3.6.1		

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



Does not meet requirements

USE TYPES	RURAL											SUBURBAN											URBAN				
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References									
Civic Meeting Facilities	-	PS	PSND	PSND	PSND	PS	P	P	P	P	-	SUP/ND	SUP/ND	PS	PS	PS	PS	3.6.2									
Conference/Convention Center	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P									
Cultural or Community Facility	-	PS	-	-	-	PS	P	P	P	-	-	PS	PS	PS	PS	PS	PS	3.6.3									
Private Recreation Facilities	-	PS	-	-	-	PS	PS	P	P	-	-	-	-	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	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6									
Religious Institution	P	P	PS	PS	PS	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	-	-	-	-	-	-	-	3.6.8									

USE TYPES	RURAL											SUBURBAN											URBAN				
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References									
Child/Adult Day Care Home (8 or less persons)	PS	-	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									
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	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	-									

USE TYPES	RURAL											SUBURBAN											URBAN				
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	PS	PS	-	-	-	-	-	-	-	3.8.4									
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	-	PS	PS	PS	3.8.5									
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	P	P	P	-	-	-	SUP	SUP	SUP	3.8.6									
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	SUP	SUP	P	-	-	-	-	-	-	3.8.7									

USE TYPES	RURAL											SUBURBAN											URBAN				
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References									
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	P	3.9.7									

HI
 Does not meet requirements

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	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Distillery	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	-
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.1
Industry, Light	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Industry, Heavy	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	3.9.2
Recycling Collection Stations	-	-	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	3.9.3
Research and Development Facilities	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	P	-
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	-	-	-	3.9.4
Storage – Self-Service	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	-	-	-	-	3.9.5
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	PS	PS	3.9.6
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-

I. AGRICULTURE																		
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	3.10.1
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	PS	3.10.2
Crop Production	P	P	-	-	-	-	P	-	P	P	-	-	-	-	-	-	-	-
Farmer's Markets	P	P	-	-	P	P	P	P	P	-	-	-	P	P	P	P	P	-
Nurseries & Garden Centers	P	-	-	-	-	P	P	-	P	P	-	-	-	-	-	-	-	-
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-

J. INFRASTRUCTURE																		
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Airstrip/Airport	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Wireless Communications Facility	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	P	P	P	P	P	P	P	-
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Utilities – Class 3	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-

K. OTHER																		
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12

HI
 Does not meet requirements
 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

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
AND ZONING MAP
OF THE CITY OF WILSON, NORTH CAROLINA**

WHEREAS, a petition has been filed with the City Council of the City of Wilson requesting an amendment to the Zoning Ordinance and Zoning Map of the City of Wilson to include in the HI (Heavy Industrial) Zone for the property described below, said property formerly being zoned AR, B1-CD (Wilson County); and

WHEREAS, said property is owned by of Paul Wade Tomlinson, Sr. & Carol E. Tomlinson and Paul Wade Tomlinson, Jr. & Linsey Tomlinson; and

WHEREAS, the Planning & Design Review Board of the City of Wilson has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS, a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 15.3.3 of the Unified Development Ordinance of the City of Wilson and by Section 160D-602 of the NC General Statutes; and

WHEREAS, the said public hearing was actually conducted at 7:00 p.m. on June 20, 2024, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

THEREFORE, after duly considering the matter, THE CITY COUNCIL OF THE CITY OF WILSON DOES HEREBY ORDAIN:

SECTION 1. That the Zoning Ordinance of the City of Wilson is hereby amended to include in the HI (Heavy Industrial) Zone the following described property:

General Description: The property is located at 4401 Merck Road W, currently adjacent to the Wilson Corporate Park.

Specific Description: Wilson County Tax Parcel (PINs): 3702-17-5962.000 and 3702-06-0801.000 as described below:

SECTION 2. That the official City of Wilson Zoning Map is hereby amended to include in the HI Zone the above-described property and will be so marked.

Beginning at an new iron rebar set, said point having a North Carolina Grid Coordinate NAD 83(2011) of Northing: 727,350.9335 feet and Easting: 2,299,417.6684 feet, said

point also being located in the Southern right-of-way line of the Norfolk Southern Railroad, a 100' railroad right-of-way; thence along and with said right of way line of Norfolk Southern Railroad, South 75° 11' 37" East, 143.76 feet to a new iron rebar set, said point being in the western right-of-way line of Merck Road a variable width public right-of-way, cornering; thence along and with said right-of-way, South 46° 37' 54" East, 361.76 feet to a point; thence South 44°40'26" East, 147.67 feet to a point; said point being in the Western Right-of-Way of Merck Road, a variable width Public-right-of-way, said point also having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,960.7595 feet and Easting of 2,299,983.4488 feet; thence South 46°16'09" West, 175.25 feet to a point, cornering; thence South 43°43'51" East, 250.00 feet to a point, cornering; thence North 46°16'09" East, 184.65 feet to a point, said point being in the western right of way of Merck Road; thence along a curve to the right, said curve having a radius of 7,750.03 feet and a chord of South 44°24'08" East, 440.84 feet to a new iron rebar set, said point having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,471.6511 feet and Easting: 2,300,471.5030 feet, cornering; thence leaving aforementioned right of way line of Merck Road, South 47°01'43" West, 773.19 feet to a new iron rebar set, cornering; thence South 44°43'17" East, 107.45 feet to a new iron rebar set, cornering; thence South 46°54'46" West, 600.71 feet to a new iron rebar set, said point having a North Carolina Grid Coordinate NAD 83(2011) of Northing: 725,457.5249 feet and Easting: 2,299,542.5664 feet, cornering; thence North 23°42'55" West, 251.26 feet to a point; thence North 07°33'09" West, 181.97 feet to a point; thence North 31°48'07" West, 356.78 feet to a point; thence North 13°36'24" East, 258.63 feet to a point, said point having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,422.9523 feet and Easting: 2,299,290.5206 feet; thence North 17° 22'06" West, 375.48 feet to a point; thence North 00°39'40" East, 487.52 feet to a point; thence North 74°22'18" East, 304.88 feet to the true place of beginning, containing 31.311 acres more or less.

And

Beginning at an new iron rebar set, said point being in the Western right-of-way of Merck Road, a variable width public-right-of-way, said point also having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 726,960.7595 feet and Easting of 2,299,983.4488 feet; thence running along and with aforementioned right of way of Merck Road, South 45°52'57" East, 250.18 feet to a point, cornering; thence leaving the right of way of Merck Road, South 46°16'09" West, 184.65 feet to a point, cornering; thence North 43°43'51" West, 250.00 feet to a point, cornering; thence North 46°16'09" East, 175.25 feet to the place of beginning, containing 1.033 acres more or less.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED this 20th day of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

Project # 24-100



City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager

From: Planning and Design Review Board, as prepared by Janet Holland, AICP

Subject: Zoning Change Request – Adjacent to 1749 B Airport Boulevard, West (Project# 24-102)

Issue:

On April 2, 2024, the Planning and Design Review Board voted to recommend approval of the requested rezone.

ZONING CHANGE REQUEST (PROJECT # 24-102)

PROPERTY SIZE:	Approximately 32.24 acres
PROPERTY ADDRESS:	Adjacent to 1749 B Airport Blvd W
SPECIFIC DESCRIPTION:	A portion of 3702-12-1673.000 (PIN)
PRESENT USE OF PROPERTY:	Vacant/Undeveloped
PRESENT ZONE:	AR (Agricultural Residential, Wilson Co.)
REQUESTED ZONE:	HI (Heavy Industrial)
APPLICANT:	Wilson County Properties, Inc
PROPERTY OWNER(s):	Mark E. and Linda F. Tomlinson

Background / Summary:

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).

Fiscal or Other Impact:

This is a project initiated by Wilson Economic Development and will generate new jobs within the Wilson community.

Recommendation:

PLANNING AND DESIGN REVIEW BOARD RECOMMENDATION:

The Board unanimously adopted the following recommendation for approval:

THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING 2030 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. (2030 Comprehensive Plan)

PROPOSED COUNCIL MOTIONS:

1) If you concur with the Planning and Design Review Board's recommendation, you should adopt the following statement to approve the Zoning Change Request:

THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING 2030 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. THE AMENDMENT IS ALSO CONSISTENT WITH THE FOLLOWING 2043 COMPREHENSIVE PLAN POLICIES: GI-1, GI-2, GI-4, GI-5, PEP-1, PEP-2, PEP-3 AND PEP-5.

OR

2) If you prefer to deny the request, adopt the following statement voting to deny:

THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING 2030 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. THE AMENDMENT IS ALSO INCONSISTENT WITH THE FOLLOWING 2043 COMPREHENSIVE PLAN POLICIES: PEP-4 AND CHP-1.

Coordination:

Kathy Bangley, CFM, CZO, Director of Development Services, 252.206.5289,

kbangley@wilsonnc.org.

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

Attachments:

1) Application. 2) Comp Plan Analyses – 2030 & 2043. 3) List of those receiving notice. 4) Area Zoning Map. 5) Future Land Use Maps. 6) Aerial. 7) Survey of Property. 8) Chapter 2 – Use Table Analysis. 9) Ordinance.

Project # 24-102

Rezoning Request

PIN: 3702-12-1673.000

From AR to HI

Proposed Rezonings	County Zoning
Parcels	AR
Railroads	B1
Parcels selection	B1-CD
Zoning	B2
OS	B2-CD
NC	M1
ICD	M1-CD
GC	M2
HC	O1
COXK	O1-CD
NMX	R10-CD
RMX	R15MH
IMX	R15MH-CD
L	R15S
HI	R20
RA	R20MH
SR4	R30
SR6	
GR6	
UR	
MHR	

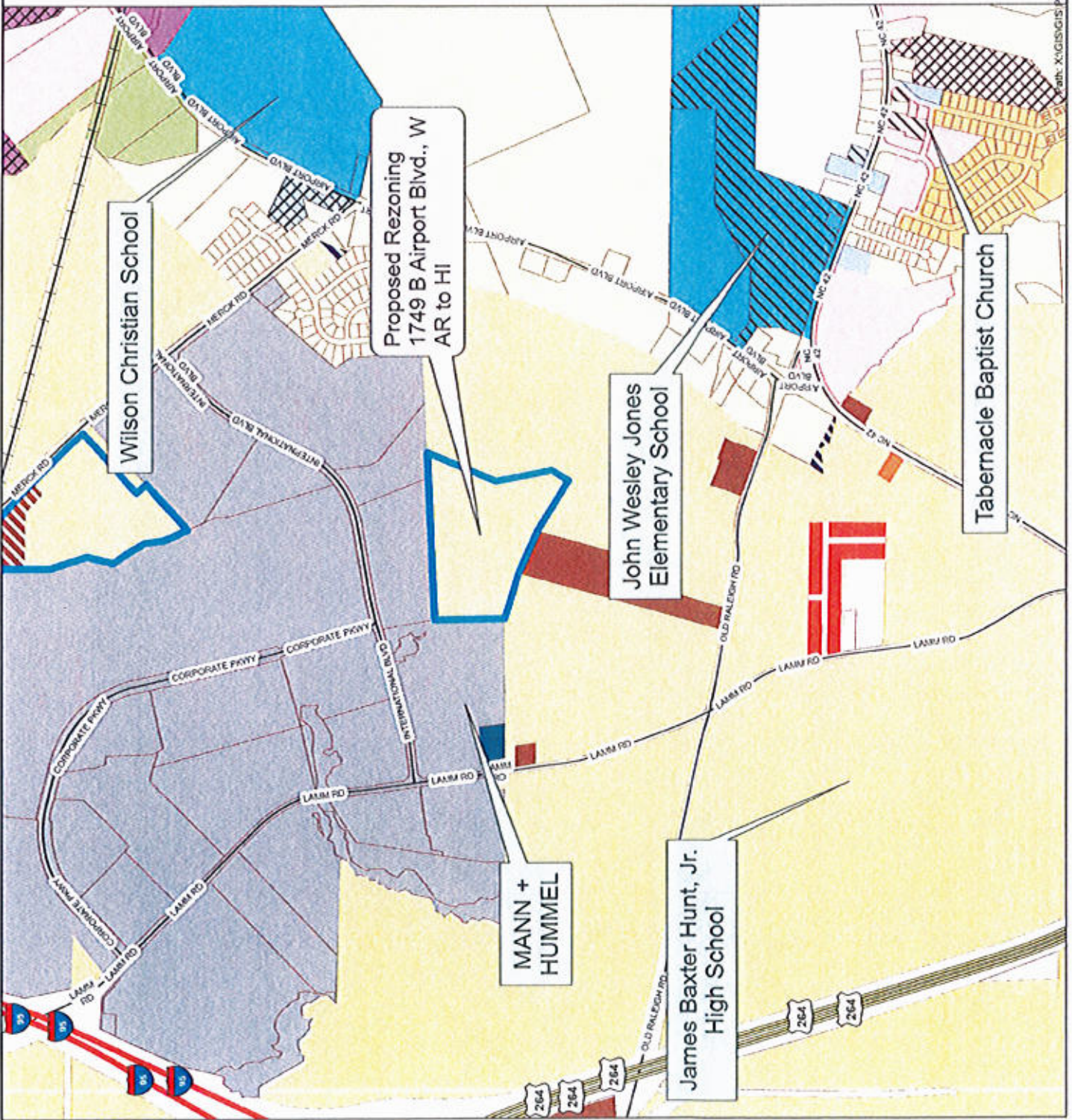
Date: 3/27/2024

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.

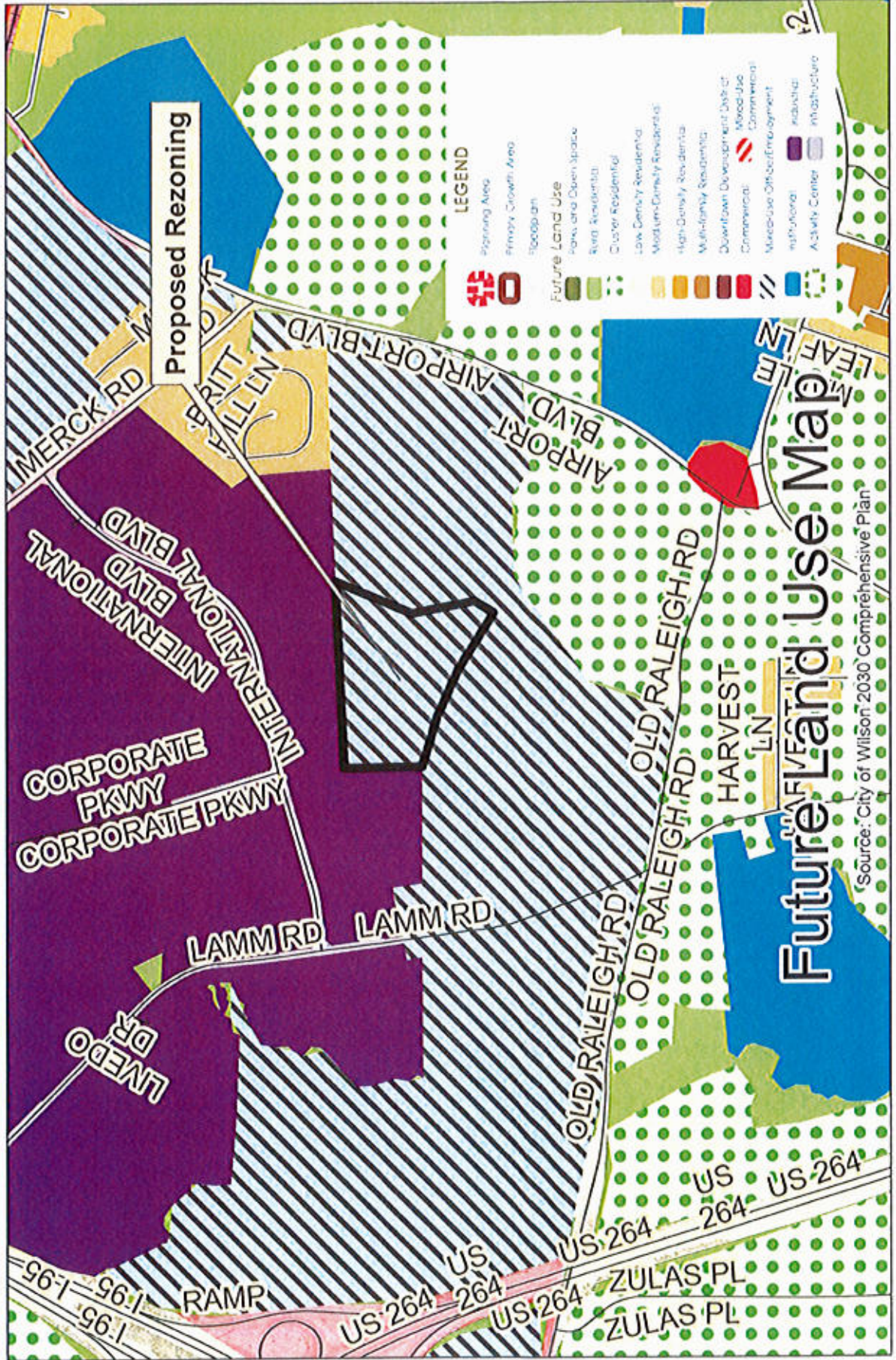


REZONING: Wilson Co. Tax Parcels:

1749 B Airport Blvd., W

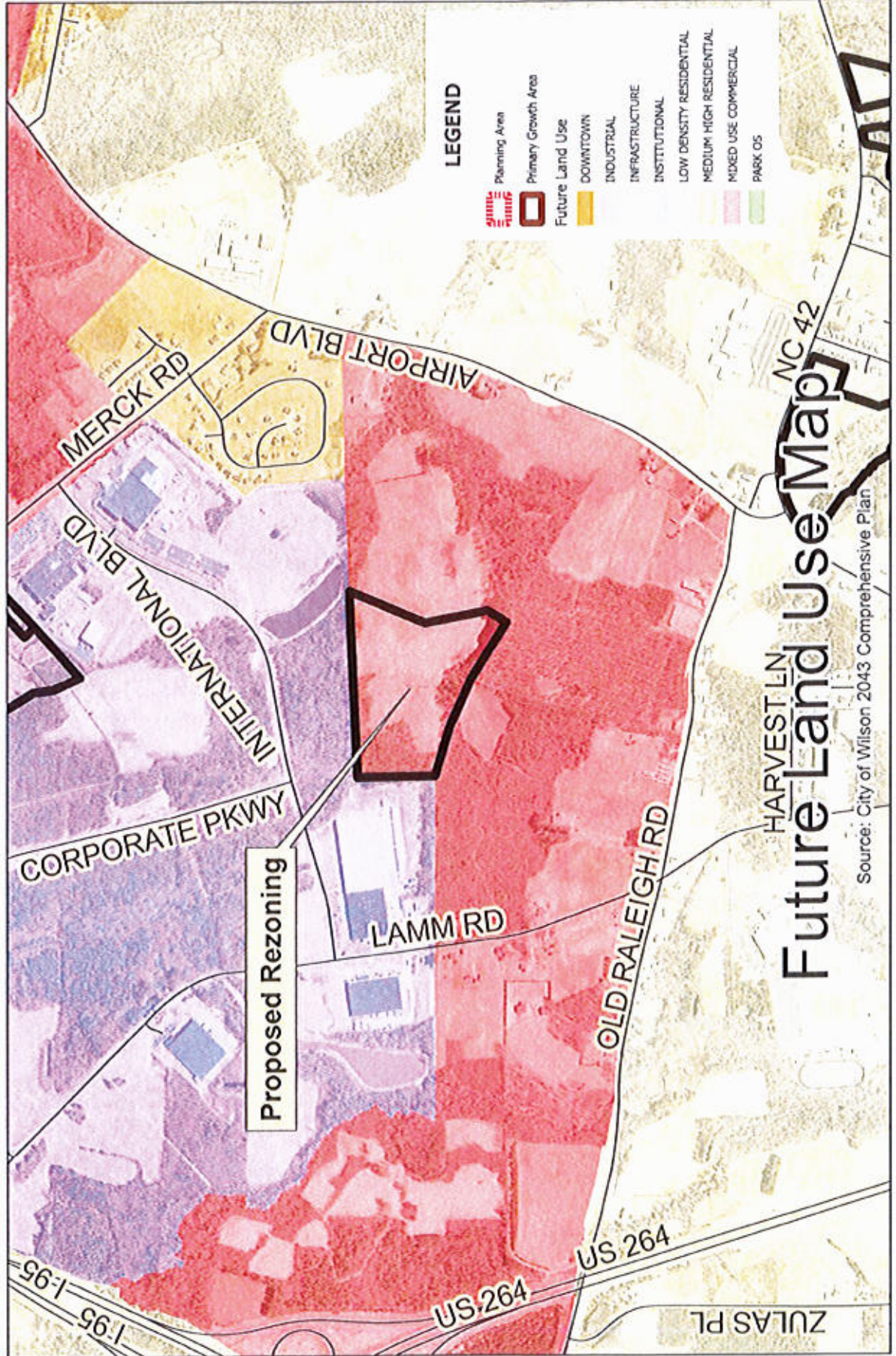
PIN: 3702-12-1673.000

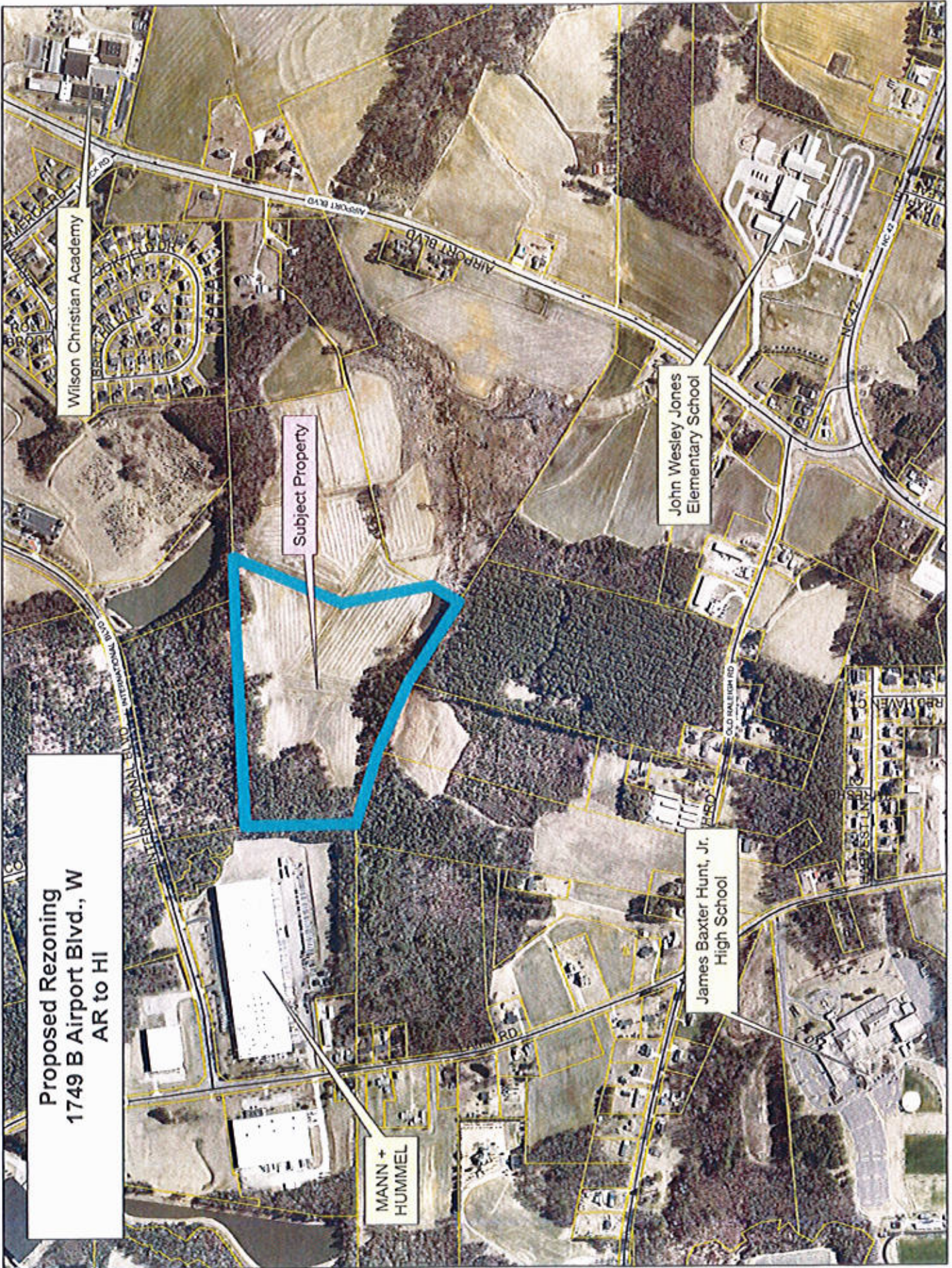
AR (Agricultural/Rural) to HI (Heavy Industrial)





REZONING: Wilson Co. Tax Parcels:
1749 B Airport Blvd., W
PIN: 3702-12-1673.000
AR (Agricultural/Rural) to HI (Heavy Industrial)





Proposed Rezoning
1749 B Airport Blvd., W
AR to HI

Wilson Christian Academy

Subject Property

John Wesley Jones
Elementary School

James Baxter Hunt, Jr.
High School

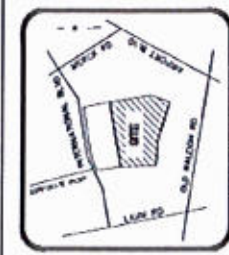
MANN +
HUMMEL

Airport Blvd

International Blvd

Old Raleigh Rd

NC 42



VICINITY MAP N.T.S.

DE 2830, PG. 322
 DE 1312, PG. 435
 PL 11, PG. 45
 PL 21, PG. 154
 PL 31, PG. 279
 DE 78, PG. 279
 SEE ALSO ADJOINER
 INFORMATION/REFERENCES

SUBJECT NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT CONSTITUTE A TITLE SEARCH BY UNDERLYING, ASSUREMENT, AND NOTIFICATION-WAY OF RECORD.

NO ADJACENT OWNERS, NEIGHBORS, OR OTHER INTERESTED PARTIES WERE NOTIFIED OF THIS SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS, ENCUMBRANCES, OR EASEMENTS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS, ENCUMBRANCES, OR EASEMENTS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS, ENCUMBRANCES, OR EASEMENTS.

SITE DATA:

OWNER: MARK EDWARD TOMLINSON
 300 GOLFWOOD ST. EAST, P.O. BOX 809 WILSON, NC 27894
 TEL: (252) 277-5385 FAX: (252) 245-1949

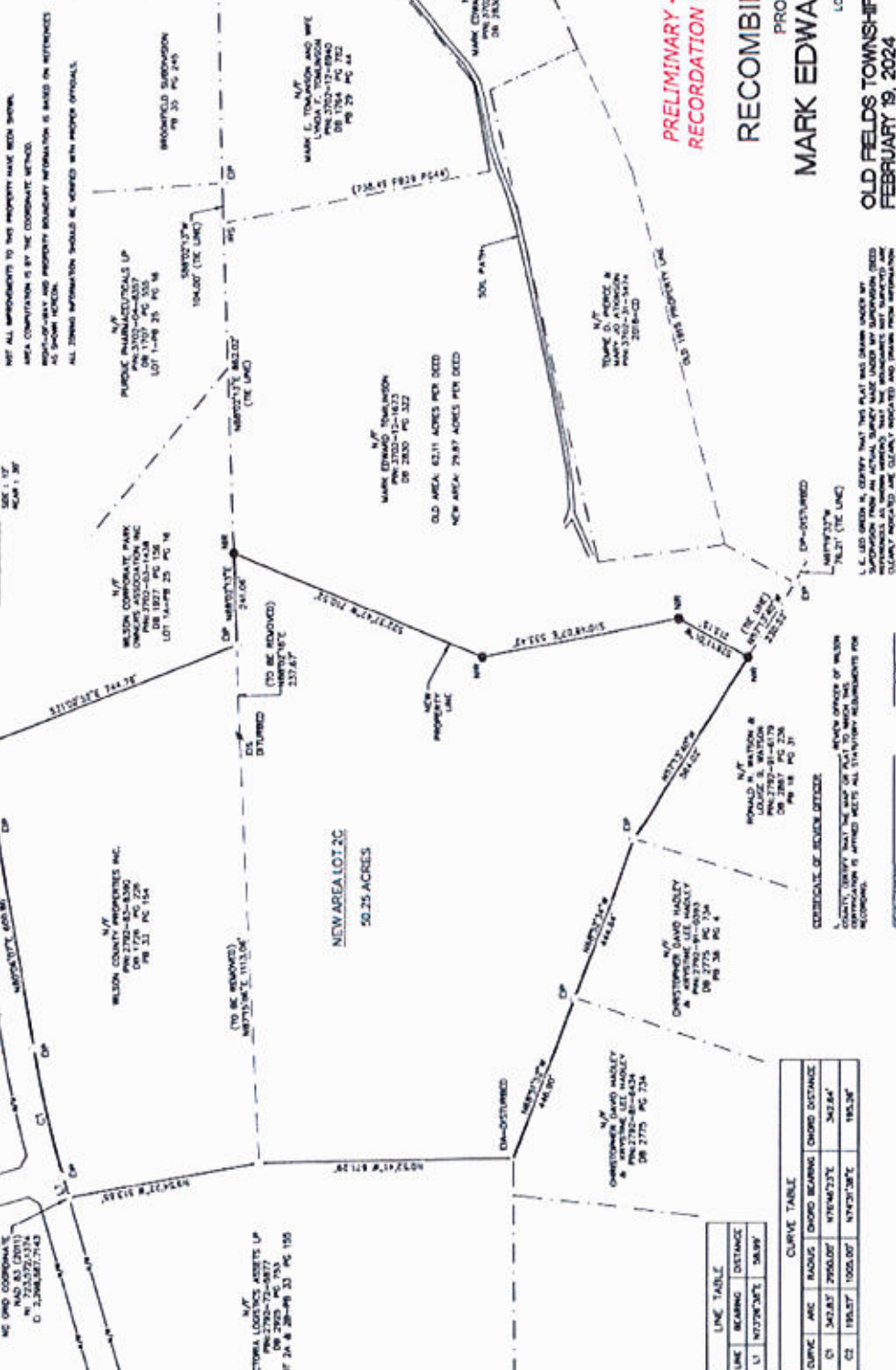
PROJECT: RECOMBINATION PLAT
 DATE: FEBRUARY 19, 2024

LEGEND:

- PROPERTY LINE (SUPPORTED)
- PROPERTY LINE (NOT SUPPORTED)
- RIGHT-OF-WAY LINE
- MARKING BOUNDARY LINE
- NON-IRON BEARING W/ CAP OR
- EXISTING IRON PILE/NEEDLE DP OR PROP. PROPERTY

CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	ARC	RADIUS	CHORD	BEARING	CHORD DISTANCE
C1	S42.82° E	290.00'	HYPERBOLIC	342.84'				
C2	T84.57° E	1000.00'	HYPERBOLIC	1053.98'				195.38'



DEED BOOK
 DE 2830, PG. 322
 DE 1312, PG. 435
 PL 11, PG. 45
 PL 21, PG. 154
 PL 31, PG. 279
 DE 78, PG. 279
 SEE ALSO ADJOINER
 INFORMATION/REFERENCES

PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES

RECOMBINATION PLAT
 PROPERTY OF
MARK EDWARD TOMLINSON
 LOCATED IN
OLD FIELDS TOWNSHIP
WILSON COUNTY, NC
FEBRUARY 19, 2024
 SCALE: 1" = 200'

GREEN ENGINEERING
 NC FIRM LICENSE # 0113
 WATER, WASTEWATER, SURVEYING, PLANNING, PROJECT MANAGEMENT
 300 GOLFWOOD ST. EAST, P.O. BOX 809 WILSON, NC 27894
 TEL: (252) 277-5385 FAX: (252) 245-1949 www.greenengineering.com

LEGEND:

- PROPERTY LINE (SUPPORTED)
- PROPERTY LINE (NOT SUPPORTED)
- RIGHT-OF-WAY LINE
- MARKING BOUNDARY LINE
- NON-IRON BEARING W/ CAP OR
- EXISTING IRON PILE/NEEDLE DP OR PROP. PROPERTY

DEED BOOK
 DE 2830, PG. 322
 DE 1312, PG. 435
 PL 11, PG. 45
 PL 21, PG. 154
 PL 31, PG. 279
 DE 78, PG. 279
 SEE ALSO ADJOINER
 INFORMATION/REFERENCES

LEGEND:

- PROPERTY LINE (SUPPORTED)
- PROPERTY LINE (NOT SUPPORTED)
- RIGHT-OF-WAY LINE
- MARKING BOUNDARY LINE
- NON-IRON BEARING W/ CAP OR
- EXISTING IRON PILE/NEEDLE DP OR PROP. PROPERTY

DEED BOOK
 DE 2830, PG. 322
 DE 1312, PG. 435
 PL 11, PG. 45
 PL 21, PG. 154
 PL 31, PG. 279
 DE 78, PG. 279
 SEE ALSO ADJOINER
 INFORMATION/REFERENCES

LEGEND:

- PROPERTY LINE (SUPPORTED)
- PROPERTY LINE (NOT SUPPORTED)
- RIGHT-OF-WAY LINE
- MARKING BOUNDARY LINE
- NON-IRON BEARING W/ CAP OR
- EXISTING IRON PILE/NEEDLE DP OR PROP. PROPERTY

DEED BOOK
 DE 2830, PG. 322
 DE 1312, PG. 435
 PL 11, PG. 45
 PL 21, PG. 154
 PL 31, PG. 279
 DE 78, PG. 279
 SEE ALSO ADJOINER
 INFORMATION/REFERENCES

DEED BOOK
 DE 2830, PG. 322
 DE 1312, PG. 435
 PL 11, PG. 45
 PL 21, PG. 154
 PL 31, PG. 279
 DE 78, PG. 279
 SEE ALSO ADJOINER
 INFORMATION/REFERENCES

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) MARK EDWARD AND LYNDA F. TOMLINSON

Address of Property Owner 1749 B AIRPORT BLVD. W.

City WILSON State NC Zip 27893

Name of Petitioner: WILSON COUNTR PROPERTIES, INC.

Address of Petitioner PO BOX 728

City WILSON State NC Zip 27894-0728

Phone 252-237-1115 Email jlantz@wilsonedc.com

CONTACT PERSON: JENNIFER T LAUTZ

Phone Number (Day) 252-237-1113 Mobile 252-315-4726

Email: jlantz@wilsonedc.com

PROPERTY INFORMATION:

Address/Location ADJACENT TO 1749 B AIRPORT BLVD W.

City: WILSON State: NC Zip: 27893

Property Identification Number (PIN) 3702-12-1673.000

Current Zoning District(s) AR

Proposed Zoning District(s) HI

Total Acreage Included in Rezoning: 32.24 ACRES

Other Description _____

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 PROPERTY IS ADJACENT TO THE
WILSON CORPORATE PARK. THE PROPERTY IS
BEING PURCHASED TO ADD TO THE CORPORATE
PARK AND WILL BE RECOMBINED WITH LOT 2A.

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 COMPREHENSIVE PLAN SHOWS THIS AREA
AS A POTENTIAL DEVELOPMENT AREA. THIS
REZONING FURTHERS BOTH COMPACT AND
IN-FILL DEVELOPMENT.

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

THIS REZONING WILL CONTINUE AN ESTABLISHED
INDUSTRIAL PARK THAT WAS DEVELOPED IN 1994
AND WILL HAVE MINIMAL IMPACT ON THE
IMMEDIATE NEIGHBORHOOD.

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

THIS REZONING WILL ASSIST THE CITY IN
ATTRACTING ADDITIONAL JOBS AND
INVESTMENT IN THE WILSON CORPORATE PARK.
IT WILL UTILIZE EXISTING CITY INFRASTRUCTURE.

5. Any other facts, arguments, reasons, and/or considerations you may wish to present are welcomed. Please attach them to this application.

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 _____
Signature Date

JENNIFER J LANTZ FOR WILSON COUNTY PROPERTIES, INC.
Print Name

Signature Date

Print Name

Property Owner(s):

Mark Edward Tomlinson _____ 2-28-2024
Signature Date

MARK EDWARD TOMLINSON
Print Name

Lynda F. Tomlinson _____ 2-28-2024
Signature Date

LYNDA F. TOMLINSON
Print Name

Mark & Linda Tomlinson – PIN: 3702-12-1673 – 2030 COMP PLAN ANALYSIS

Current land use classification:	Agricultural
Requested land use classification:	Industrial
Future Land Use Map land use classification:	Industrial

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 1.3: 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 2.2: Encourage the development and redevelopment of areas defined on the Future Land Use map as primary growth areas.

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

Policy 7.4: New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

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 8.3: The City of Wilson supports local partnerships and efforts to capitalize on Wilson's strengths and opportunities to provide new employment opportunities in Wilson.

Policy 8.4: Employment center development is encouraged within the primary growth area and especially as infill development within the Center City and Downtown areas.

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.

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

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 2.3: Discourage development from occurring outside primary growth areas and where the City does not intend to provide future public services by 2030. In addition, the fiscal and economic benefits of employment developments (i.e., business parks, industrial operations, etc.) proposing to locate outside of the primary growth area should be considered along with land use and infrastructure impacts when determining their appropriateness.

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 2.6: For areas outside the primary growth area that have a high productive potential for crop growth or other agricultural purposes, promote the conservation of land for appropriate agriculture and related low-intensity uses.

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 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 7.4: New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

Policy 7.5: To the furthest extent possible, existing mature tree canopies should be protected and maintained throughout the community, with a focus on new developments and along major thoroughfares.

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.)

Mark & Linda Tomlinson Property - PIN: 3702-12-1673 – 2043 COMP PLAN ANALYSIS

Current land use classification: Agricultural

Requested land use classification: Industrial

Future Land Use Map land use classification: Industrial

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy GI-1

Target growth and redevelopment through the 2043 Framework

Policy GI-2

Continue to support community reinvestment efforts in established neighborhoods, commercial centers and corridors, and employment locations

Policy GI-4

Support development of sustainable and resilient designs

Policy GI-5

Manage public infrastructure, facilities, and services to achieve levels of service and support development and redevelopment in targeted areas

Policy PEP-1

Expand Wilson's economic base

Policy PEP-2

Continue to foster economic-focused partnerships with community agencies and organizations

Policy PEP-3

Support the development of new employment-centered sites and reinvestment in existing areas

Policy PEP-5

Support strategic economic development catalyst projects

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy PEP-4

Continue to foster development of small businesses and support local entrepreneurs

Policy CGP-1

Serve as responsible stewards of environmental resources, protect environmentally sensitive areas, and conserve farmland and agricultural working lands

Proj#24-102 – Mark & Linda Tomlinson Property

VICTORIA LOGISTICS ASSETS LP
5 BRYANT PARK 28TH FLOOR
NEW YORK NY 10018

WATSON RONALD R
WATSON LOUISE B
1639 AIRPORT BLVD
WILSON NC 27893-9281

WILSON COUNTY PROPERTIES INC
PO BOX 728
WILSON NC 27894-0728

PIERCE TEMPIE & MARY JO ATKINSON
C/O DAVID R ELLIS
1715 AIRPORT BLVD W
WILSON NC 27893

TOMLINSON MARK EDWARD
1749 B AIRPORT BLVD W
WILSON NC 27893-9287

WILSON CORPORATE PARK OWNERS
ASSOCIATION INC
PO BOX 728
WILSON NC 27894-0728

HADLEY CHRISTOPHER DAVID
HADLEY KRYSTINE LEE
4604 QUAKER RD
WILSON NC 27893-8373

USE TYPES	RURAL											SUBURBAN											URBAN														
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IIMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IIMX	CCIMX	References	
Distillery	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.1	
Industry, Light	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
I. AGRICULTURE																																					
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.10.1
Crop Production	P	P	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.10.2
Farmer's Markets	P	P	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nurseries and Garden Centers	P	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gardens (Community and Private)	P	P	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
J. INFRASTRUCTURE																																					
Airstrip/Airport	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K. OTHER																																					
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

HI
 Does not meet requirements

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

O-035-24

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
AND ZONING MAP
OF THE CITY OF WILSON, NORTH CAROLINA**

WHEREAS, a petition has been filed with the City Council of the City of Wilson requesting an amendment to the Zoning Ordinance and Zoning Map of the City of Wilson to include in the HI (Heavy Industrial) Zone for the property described below, said property formerly being zoned AR (Agricultural Residential - Wilson County); and

WHEREAS, said property is owned by of Mark E. Tomlinson & Linda F. Tomlinson; and

WHEREAS, the Planning & Design Review Board of the City of Wilson has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS, a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 15.3.3 of the Unified Development Ordinance of the City of Wilson and by Section 160D-602 of the NC General Statutes; and

WHEREAS, the said public hearing was actually conducted at 7:00 p.m. on June 20, 2024, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

THEREFORE, after duly considering the matter, **THE CITY COUNCIL OF THE CITY OF WILSON DOES HEREBY ORDAIN:**

SECTION 1. That the Zoning Ordinance of the City of Wilson is hereby amended to include in the HI (Heavy Industrial) Zone the following described property:

General Description: The property is approximately 32.24 acres and is located adjacent to 1749 B Airport Blvd, W, currently adjacent to the Wilson Corporate Park.

Specific Description: Wilson County Tax Parcel (PIN): a portion of 3702-12-1673.000 as described below:

Commencing at an existing iron pipe, said iron pipe being the common corner of parcels owned by now or formerly Tempie Pierce (Deed Book 2413, Page 482 of the Wilson County Register of Deeds) and Ronald Watson (Deed Book 2867, Page 236 of the Wilson County Register of Deeds, said point also having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 721,643.4664 feet and Easting: 2,300,186.0816 feet, thence with

said common boundary line North 57°13'40" West, 230.52 feet to a new iron rebar set, The True Place of Beginning; thence along and with common boundary line of Tempie Pierce and Ronald Watson, North 57°13'40" West, 564.02 feet to an existing iron pipe; thence North 68°52'34" West, 444.64 feet to an existing iron pipe, said iron pipe having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 722,233.7910 feet and Easting: 2,299,103.2477 feet; thence North 68°51'52" West, 446.90 feet to an disturbed existing iron axle, cornering; thence North 00°52'41" West, 671.29 feet to an existing iron pipe, said iron pipe having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 723,066.1737 feet and Easting: 2,298,676.1225 feet, cornering; thence North 87°15'06" East, 1,113.06 feet to a disturbed iron stake; thence North 88°02'18" East, 237.67 feet to an existing iron pipe, said pipe having a North Carolina Grid Coordinate NAD 83 (2011) of Northing: 723,127.6490 and Easting: 2,300,025.4283 feet ; thence North 88°02'13" East, 241.06 feet to a new iron rebar set, cornering; thence South 22°37'47" West, 710.52 feet to a new iron rebar set, cornering; thence South 10°48'07" East, 533.42 feet to a new iron rebar set , cornering; thence South 28°11'01" West, 213.15 feet to the true place of beginning, containing 32.24 acres more or less.

SECTION 2. That the official City of Wilson Zoning Map is hereby amended to include in the HI Zone the above-described property and will be so marked.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED this 20th day of June, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

Project # 24-102