



**AGENDA  
PLANNING AND DESIGN REVIEW BOARD  
October 1, 2024  
6:00 P.M.**

**City Hall  
112 Goldsboro Street, E  
Wilson, NC 27894**

**NOTE: ALL ITEMS, EXCEPT DESIGN REVIEW WILL BE HEARD BY CITY COUNCIL ON  
November 21, 2024 UNLESS OTHERWISE NOTED.**

**RULES FOR PERSONS ADDRESSING PLANNING & DESIGN REVIEW BOARD**

1. Each speaker will identify him/herself by giving his or her **name and place of residence**.
2. 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.
3. Each speaker will be limited to **five (5) minutes** and each group's representative will be limited to a **maximum of ten (10) total minutes**. Each group is encouraged to designate a single spokesperson for their group.
4. Each speaker will confine him/herself to the general question before the Board and avoid irrelevant comments

**CALL TO ORDER:**

**ORGANIZATIONAL MEETING :**

**APPROVAL OF MINUTES:** September 3, 2024

**NEW BUSINESS:**

**#1 ZONING CHANGE REQUEST (Project #24-352)**

REQUESTED ZONE: GR6 – (General Residential)

PRESENT ZONE: R/A – (Rural/Agricultural)

APPLICANT: Bartlett Engineering & Surveying

PROPERTY OWNER(s): Canshell Inc.

PROPERTY ADDRESS: 3033 US Hwy 301 S

PROPERTY SIZE: 121.38 acres

SPECIFIC DESCRIPTION: 3710-35-1614.000 (PIN)

PRESENT USE OF PROPERTY: Golf Course

**#2 ZONING CHANGE REQUEST (Project #24-355)**  
REQUESTED ZONE: SR6 (Single Family Residential)  
PRESENT ZONE: R/A (Rural Agricultural)  
APPLICANT: O’Kane and Associates, PLLC, Brian O’Kane  
PROPERTY OWNER(s): Scott Family Farms  
PROPERTY ADDRESS: 2048 London Church Road, NE  
PROPERTY SIZE: 121.92 acres  
SPECIFIC DESCRIPTION: 3722-68-9978.000 (PIN)  
PRESENT USE OF PROPERTY: Vacant

**#3 ZONING ORDINANCE TEXT CHANGE REQUEST (Proj# 24-358) (Will be heard by City Council on October 17, 2024)**  
APPLICANT: City of Wilson  
SECTIONS: Chapters 2, 3, 13 and 15 of the UDO  
Purpose: Technical amendments to update the UDO with regards to Uses, Supplemental Standards, Non-conformities, Administration and best practices.

**OLD BUSINESS:**

**ADJOURNMENT:**

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Next Scheduled Meeting – November 5, 2024