



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 1
City Council Meeting: December 12, 2024

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: **ZONING CHANGE REQUEST (Project #24-395)**
REQUESTED ZONE: OS – (Open Space)
PRESENT ZONE: NMX (Neighborhood Mixed Use)
APPLICANT: Bartlett Engineering & Surveying, PC
PROPERTY OWNER(s): City of Wilson
PROPERTY ADDRESS: 500 Barnes Street S
PROPERTY SIZE: 2 acres
SPECIFIC DESCRIPTION: 3721-48-0857.000 (PIN)
PRESENT USE OF PROPERTY: Vacant

STAFF RECOMMENDATION: 1) Approval. 2) If you move to approve the request, be sure to preface your motion with the “reasonable” statement below. **3)** If you move to deny the request, be sure to preface that motion with the “not reasonable” statement below.

Choose one:

I MOVE THAT THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED: GI-3, GI-5, CGP-3, CATC-1, CATC-2, and CATC-3

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: GI-2

BACKGROUND: 1) In Primary Growth Area and Core Service Area. **2)** Inside city limits. **3)** Is not located within a Watershed Protected Area. **4)** The property is not within the floodway, 100-year, nor the 500-year flood zones. **5)** The property was deeded to the City of Wilson in April 2023 in DB 3012 PGs 299-305. **6)** The property was previously owned by Wilson Chapel Free

Will Baptist Church located at 305 Barnes St S, just north of the property. **7)** The proposed OS (Open Space) zoning designation is for the relocated Pender Street Park. Pender Street Park was previously located in the 300 Block of Pender St S. **8)** As per Section 2.3 of the Unified Development Ordinance, the OS zoning district is established to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and properties that are already under public ownership and/or otherwise restricted for use for passive or active recreation. **9)** The City's "Future Land Use Map" in our 2043 Comprehensive Plan is shown as Downtown and defined as follows:

Downtown Development District – This classification allows for a higher density mix of uses including: residential, retail, office, restaurant, civic, lodging and hospitality uses. This classification allows the highest-density of development in Wilson with limited setback requirements and reduced/flexible parking requirements.

10) The proposed OS designation with the 2043 Comprehensive Plan is an Overlay classification as defined as:

Parks and Open Space Overlay – The Open Space and Parks Overlay depicts natural areas, parks, greenways, and recreational areas that may be defined by topography, waterways, and natural features more than street networks. These categories also include significant natural features where development is restricted due to environmental protection, or hazard mitigation reasons.

11) Staff recommends approval of the request.

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. **3)** List of those receiving notice. **4)** Area Zoning Map. **5)** Future Land Use Map. **6)** Aerial. **7)** Aerial – Flood Areas. **8)** Survey of Property.

PROJECT # 24-395

500 Barnes St S - Pender Street Park Relocation – COMP PLAN ANALYSIS

Current land use classification:	Vacant
Requested land use classification:	Parks/Open Space
Future Land Use Map land use classification:	Downtown with Parks Overlay

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy GI-3

Facilitate placemaking through the design and preservation of quality places and enhancing the visual and functional experience of the City.

Policy GI-5

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

Policy CGP-3

Enhance beautification efforts and increase green and natural elements.

Policy CATC-1

Improve and expand the parks and recreation system to create equitable opportunities for all Wilsonians (regardless of age, ability level, geographic location, and cultural background).

Policy CATC-2

Create opportunities for community engagement, culture and arts, and entertainment for all ages and backgrounds.

Policy CATC-3

Support the health and well-being of the community through the built and natural environment.

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy GI-2

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

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) City of Wilson

Address of Property Owner P.O. Box 10

City Wilson State NC Zip 27894

Name of Petitioner: City of Wilson

Address of Petitioner P.O. Box 10

City Wilson State NC Zip 27894

Phone 252-399-2467 Email bbass@wilsonnc.org

CONTACT PERSON: Steve Oliverio

Phone Number (Day) 252-399-0704 Mobile 520-850-4665

Email: steve@bartletteng.com

PROPERTY INFORMATION:

Address/Location 500 Barnes Street S.

City: Wilson State: NC Zip: 27893

Property Identification Number (PIN) 3721-48-1843 (Portion) *X as shown on plat map*

3721.48.0857

Current Zoning District(s) NMX

Proposed Zoning District(s) OS

Total Acreage Included in Rezoning: 2

Other Description _____

future "Pender" street Park.

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:

In support of redevelopment in and around the downtown, it is crucial to provide open space and recreation areas.

2. Explain how this rezoning will conform to the comprehensive plan, or, if it won't, explain why the comprehensive plan should be changed to allow the rezoning:

The current comprehensive plan did not anticipate the type of redevelopment in the downtown area as proposed
However, providing open/green space for its citizens has always been a priority. This rezoning will enhance
growth in the near and long term redevelopment efforts for downtown.

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

Creating Open Space will generate opportunities for community involvement, providing opportunities for youth
and adults to have a safe space to utilize.

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

Given the overall downtown development changes already in place and future redevelopment, rezoning from
NMX to OS will improve the quality of life for both residents and visitors.

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):

W. T. Bass IV Digitally signed by W. T. Bass IV
DN: cn=W. T. Bass IV, o=City of Wilson, ou=City of Wilson, email=W. T. Bass IV@wilsonnc.gov 9/11/2024
Signature Date

William T. Bass IV, City of Wilson Public Works Director
Print Name

Signature Date

Print Name

Property Owner(s):

W. T. Bass IV Digitally signed by W. T. Bass IV
DN: cn=W. T. Bass IV, o=City of Wilson, ou=City of Wilson, email=W. T. Bass IV@wilsonnc.gov 9/11/2024
Signature Date

William T. Bass IV, City of Wilson Public Works Director
Print Name

Signature Date

Print Name

WTBC LLC
29 NATALIE DR
WEST CALDWELL NJ 7006

WILSON IRON WORKS INC
PO BOX 552
ROCKY MOUNT NC 27802

DUNSTON GROUP LLC
PO BOX 842
WILSON NC 27894-0842

WALL REAL PROPERTY LLC
160 MINE LAKE COURT STE#200
RALEIGH NC 27615

WILSON CHAPEL FREE WILL
BAPTIST CHURCH
PO 2871
WILSON NC 27893

CITY OF WILSON
PO BOX 10
WILSON NC 27894-0010

Rezoning Request

PIN: 3721-48-0857.000

From NMX to OS

Proposed Rezoning
[Blue outline] Parcels

Zoning

- OS (Green)
- CCMX (Red)
- NMX (Orange)
- IMX (Light Blue)
- GR6 (Yellow)
- UR (Dark Yellow)

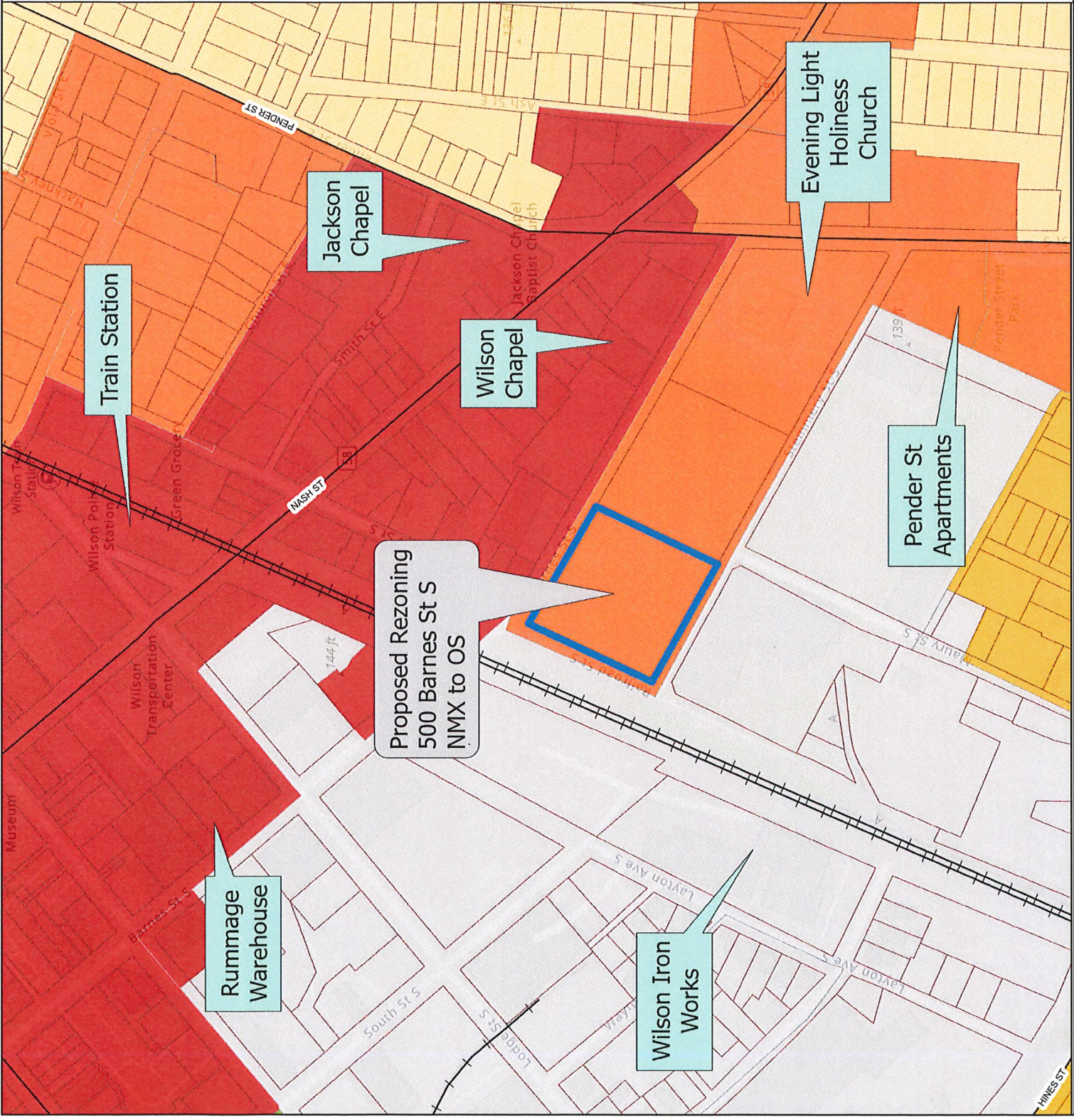
Date: 10/2/2024

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.

1 inch equals 0.05 miles

0 62.5 125 250 375 Feet

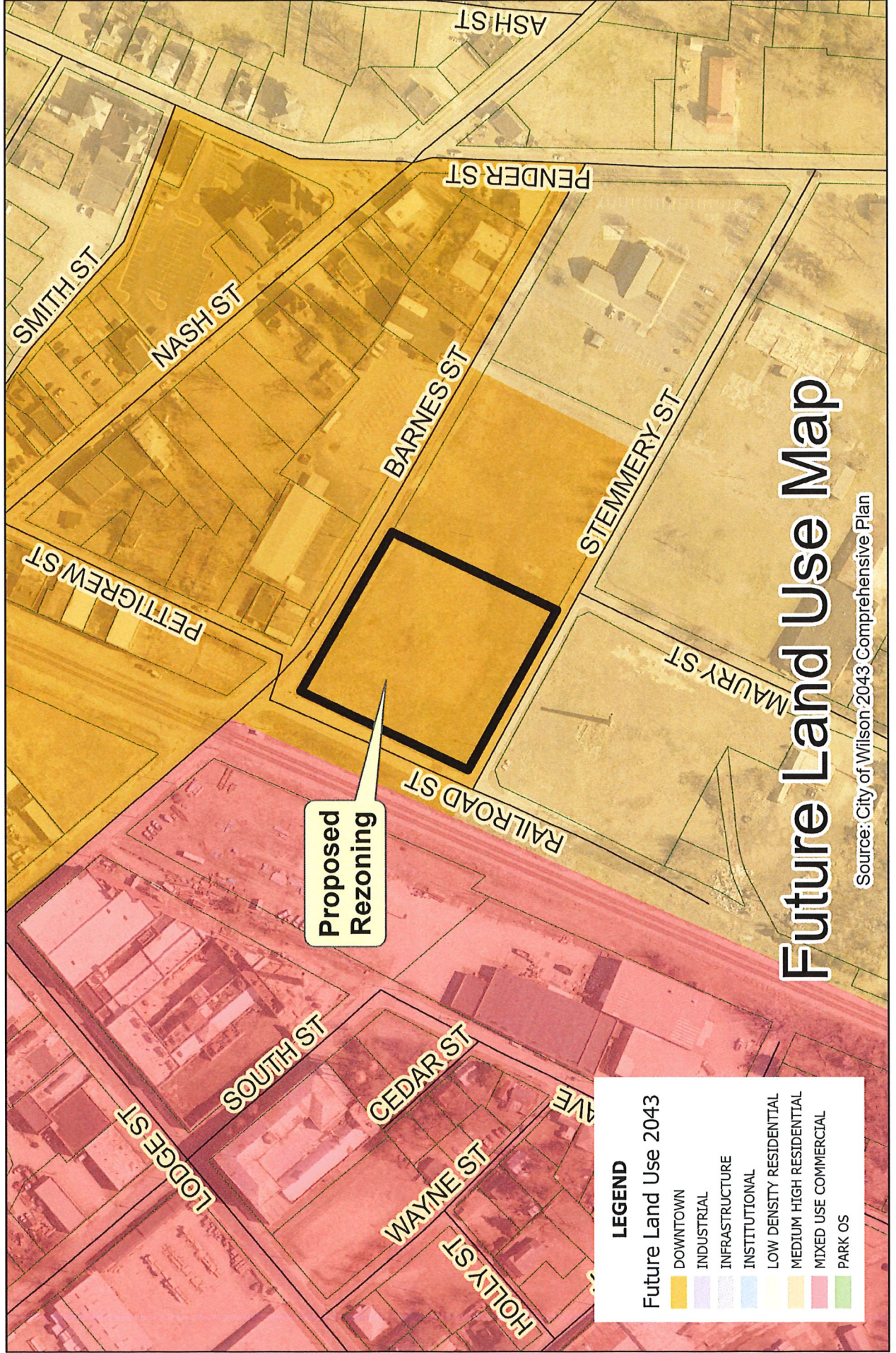


REZONING: Wilson Co. Tax Parcels:

500 Barnes St S

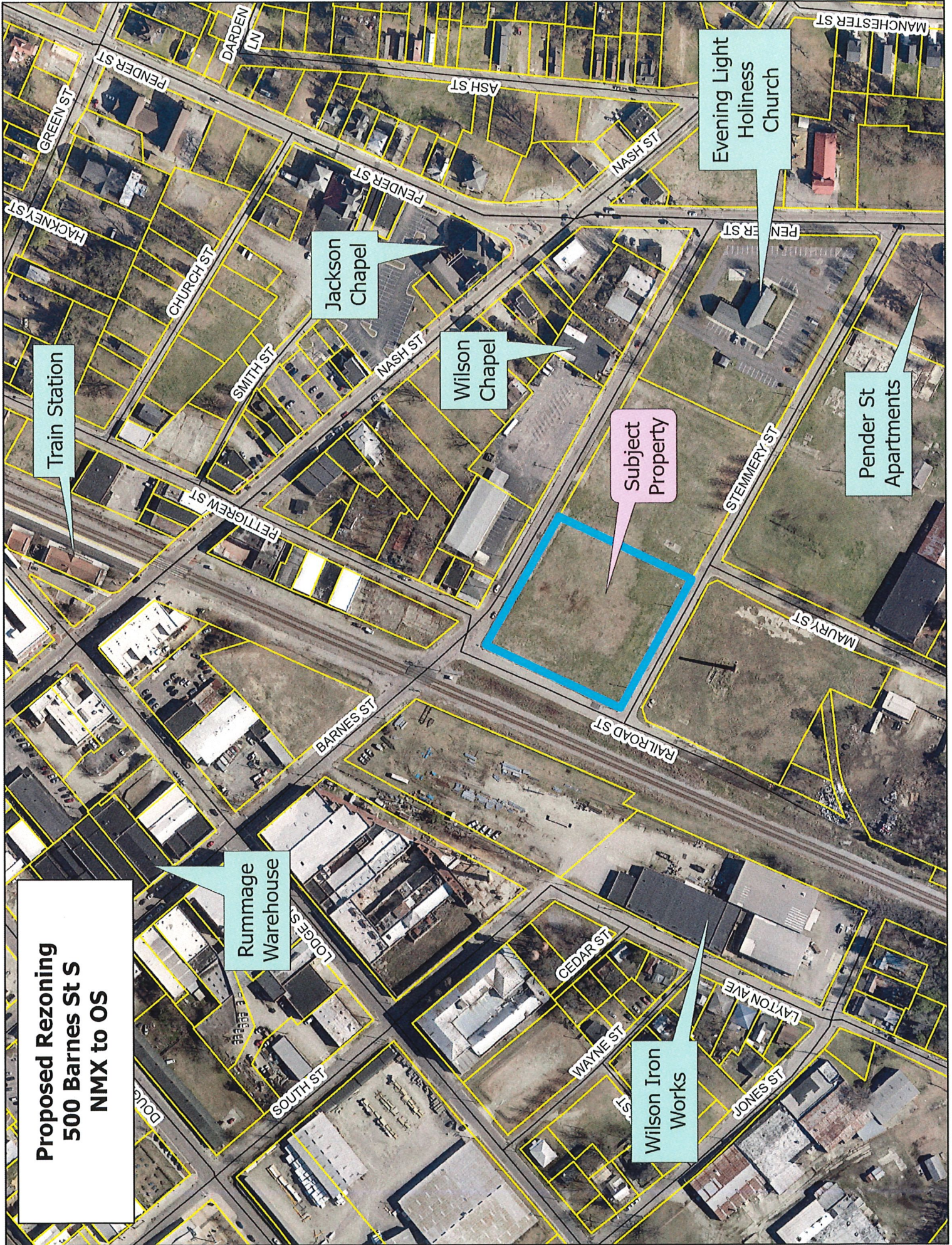
PIN: 3721-48-0857.000

NMX (Neighborhood Mixed Use) to OS (Open Space)



Future Land Use Map

Source: City of Wilson 2043 Comprehensive Plan



**Proposed Rezoning
500 Barnes St S
NMX to OS**

Train Station

Jackson Chapel

Wilson Chapel

Evening Light
Holiness
Church

Pender St
Apartments

Subject
Property

Rummage
Warehouse

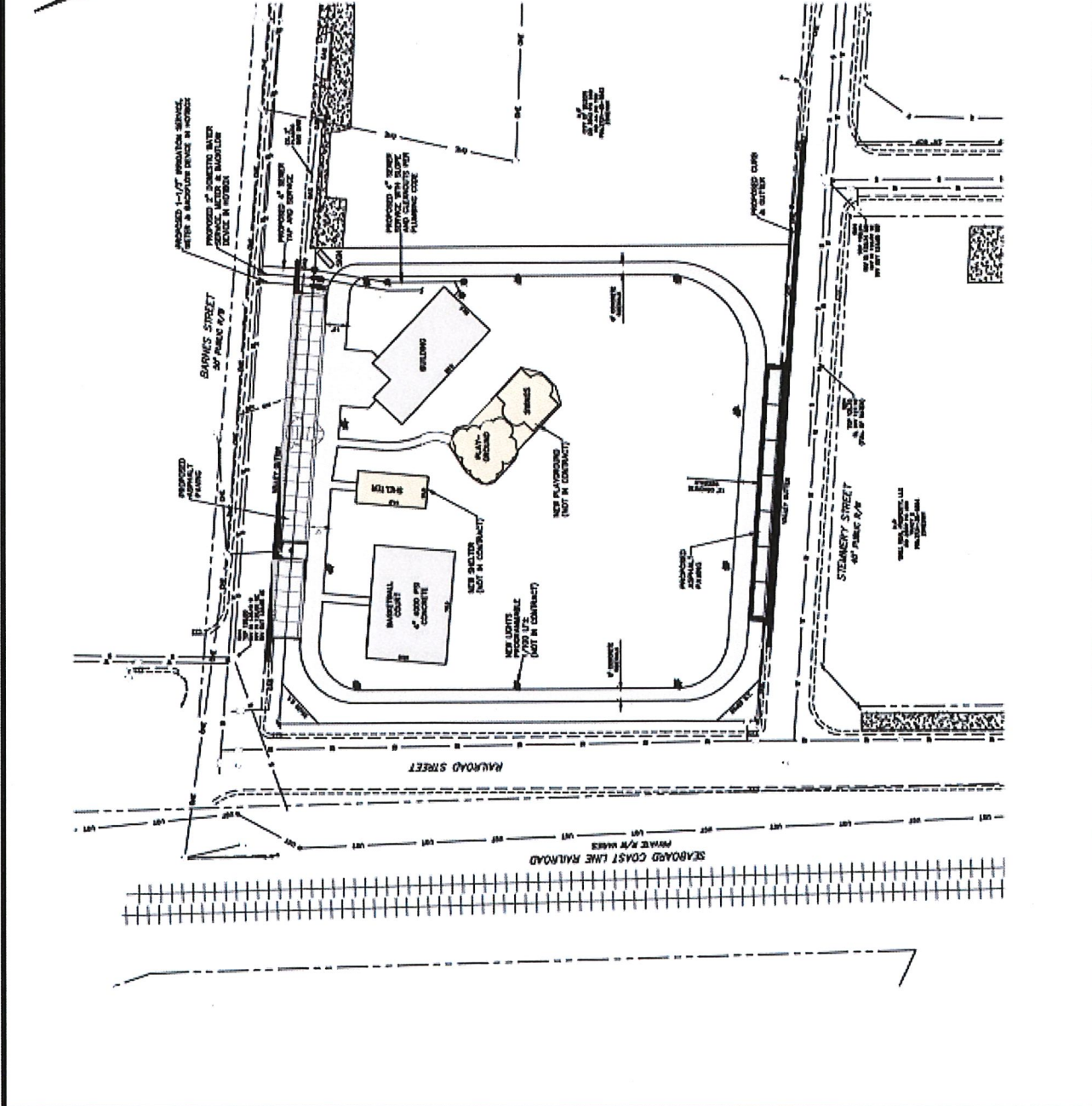
Wilson Iron
Works

MANCHESTER ST
ASH ST
NASH ST
PENDER ST
GREEN ST
HACKNEY ST
CHURCH ST
SMITH ST
PETTIGREW ST
STEMMERY ST
MAURY ST
RAILROAD ST
BARNES ST
LOGE ST
SOUTH ST
CEDAR ST
WAYNE ST
LAYTON AVE
JONES ST
DARDEN LN

LOCATION MAP
TO BE SET

BARTLETT
ENGINEERING & SURVEYING, P.C.

1000 ...
 1000 ...
 1000 ...
 1000 ...



THE FOLLOWING ARE FUTURE WORK AND NOT A PART OF THIS CONTRACT:
 - LANDSCAPING INCLUDING TREES
 - PAVED SIDEWALKS INCLUDING BOLLARDS
 - FENCE, ETC.
 - EXISTING INCLUDING CONCRETE AND
 - FUTURE INCLUDING BRICKS, TRUSS CEMENT, ETC.
 - LANDSCAPE ARCHITECTURE
 - BRICKWORK, CONCRETE AND TERRAZZO

