

**TO: Planning Board**

**FROM: Planning Staff**

**SUBJECT: ZONING ORDINANCE TEXT CHANGE REQUEST**

**APPLICANT: Planning staff**

**SECTIONS: 3.1, 3.31, 5.8, 8.2.A, 8.2.B, 8.2.B (26.10), 8.2.B (26.30), 8.2.B (26.55), 8.2.B (26.70), 8.3.B, 8.3.C, 8.5, 8.34, 9.4, 10.E, 12.F**

**PURPOSE: To recognize that “condominium” is a form of ownership, not a building type, and to facilitate condominium conversions**

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**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.**

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**Choose one:**

**I MOVE THAT THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED: 1.5/3.4/6.1/6.2/6.6/6.7/6.8/12.1/12.2/12.6**

**I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 9.4/12.4**

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**BACKGROUND: 1) The Director and Historic Preservation Planner are looking for ways to encourage the rehabilitation and reuse of older residential buildings that have been slow to sell to new owners in their current state. Their feeling was that allowing the conversion of these buildings to condominium ownership might provide the impetus to promote restoration. At the present time, condo conversions are permitted, but such conversions would have to meet all requirements of the Zoning Ordinance the same as any new condo construction. The interest in amending the ordinance comes from the position that the buildings in question are already in place, and that a conversion to condos (which is just a change in how the units are owned) does nothing to worsen any existing nonconforming situations, in fact, by virtue of rehabilitation, eyesores and unused structures would be refurbished and become viable again. 2) NC General Statutes 47A and 47C regulate condominium development and conversion, and certain plans and documents are required by the State in conjunction therewith. 3) Since our ordinance has been flawed for years in treating condominiums as a building type rather than a form of ownership, changing the ordinance relative to the aforementioned areas presents an opportunity to correct those deficiencies as well. 4) We also propose eliminating the needless and**

unused “high-rise apartment development” use at this time. **5)** The proposed ordinance will permit relatively-easy conversion of virtually any multi-unit dwelling structure to condominium ownership. **Conversions of *nonconforming uses* and properties with *nonconforming features* would require a Special Use Permit.** The conversion of ***nonresidential structures*** to residential condos would require compliance with state law, all zoning requirements, the building code, the housing code, and fire code requirements. **6) A parking requirement waiver, as well as a similar waiver for existing nonconforming features,** is made available to provide that existing characteristics can be sufficient for conversions (**without the need for obtaining variances**). For ***nonconforming uses*** and properties with ***nonconforming features***, the Board of Adjustment would pay particular attention to **parking, setbacks, buffering, surrounding uses, trash receptacles, and other nonconforming features** and **grant the conversion only when they deemed the conversion, and all its attendant characteristics, to be in harmony with its surroundings.** **7)** The **highlighted** sections of the proposed ordinance contain the major changes – the rest are mostly “housekeeping” amendments.

**COORDINATION:** Pat Borelli, Chief Planner, (252) 399-2212, [pborelli@wilsonnc.org](mailto:pborelli@wilsonnc.org)

**ATTACHMENTS:** **1)** Proposed ordinance. **2)** State law references.

**TO: Planning Board Members**  
**FROM: Rodger Lentz, Planning Director**  
**SUBJECT: 2030 Comprehensive Plan**

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**STAFF RECOMMENDATION: 1) Approval.**

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**I MOVE THAT THE PROPOSED WILSON 2030 COMPREHENSIVE PLAN IS CONSISTENT WITH THE VISION FOR THE FUTURE DEVELOPMENT OF OUR COMMUNITY AS LAID OUT IN THE WILSON 20/20 VISION PLAN AND THE PUBLIC INPUT RECEIVED DURING THE 18-MONTH PLAN DEVELOPMENT PROCESS AND THAT IT BE APPROVED.**

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**BACKGROUND:** This Plan is needed to ensure that Wilson develops in a way that enhances our quality of life by emphasizing neighborhood preservation and revitalization, economic opportunity across the City, a transportation system that serves everyone's needs, development of parks and recreation facilities for people of all ages, and the protection of our natural resources and environmental quality.

The Plan will serve as the official policy on growth and revitalization for the City of Wilson and its planning jurisdiction.

**COORDINATION:** Denise Boswell, Senior Planner, 399-2214

**ATTACHMENTS:** Proposed 2030 Comprehensive Plan

RESOLUTION NO - - 2010  
A RESOLUTION TO ADOPT  
THE 2030 WILSON COMPREHENSIVE PLAN:  
WILSON ~ GROWING TOGETHER

**WHEREAS**, the Wilson 2030 Comprehensive Plan contains the general policy of the City Council to be used as a guide for development and revitalization, the scheduling of capital improvements, preparation of budgets and ordinances, and operating procedures to implement the Plan; and,

**WHEREAS**, the purpose of the Comprehensive Plan is also to provide general guidance to City agencies, other public agencies, private individuals, and organizations as they prepare detailed plans, programs, and ordinances; and,

**WHEREAS**, it is the intent of the City Council to maintain and amend this Comprehensive Plan as the official statement of City Council policy concerning the future development and revitalization of the City of Wilson; and,

**WHEREAS**, there has been considerable public participation throughout the process, including public workshops, a public survey, outreach and focus group meetings, and review of background documents and drafts of the Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan Steering Committee and City Council consulted with various boards including the Planning Board, Plan Forum, committees and other representatives, County departments/agencies and officials, non-profit agencies, business groups, neighborhood associations, as well as various State and regional organizations; and

**WHEREAS**, a public hearing on the Comprehensive Plan was held with the City Council on April 15, 2010.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council hereby adopts the Wilson 2030 Comprehensive Plan, replacing the policies of the 1990 Wilson Growth Plan and subsequent 1999 Growth Plan Update.

**BE IT FURTHER RESOLVED**, that the Wilson 2030 Comprehensive Plan includes, by reference, the 2005 Housing Improvement Plan, the 2006 Pedestrian Plan, and the 2008 Comprehensive Bicycle Plan and the 2008 Cost of Land Use Fiscal Impact Study.

Duly adopted this 15th day of April, 2010.

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C. Bruce Rose, Mayor

ATTEST:

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Rebecca D. Rose, City Clerk