

**AGENDA  
PLANNING AND ZONING BOARD  
AUGUST 3, 2010  
7:00 P.M.**

**NOTE: ALL ITEMS WILL BE HEARD BY CITY COUNCIL ON  
AUGUST 19, 2010 UNLESS OTHERWISE NOTED.**

**RULES FOR PERSONS ADDRESSING PLANNING 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.

**APPROVAL OF MINUTES:** June 1, 2010

**#1: ZONING CHANGE REQUEST (Project #10-244)**

REQUESTED ZONE: O-3 (CD) (Office - Conditional Use)

PRESENT ZONE: O-4 (Professional Office)

APPLICANT: H.H. Hunt Assisted Living, Inc.

PROPERTY OWNERS: H.H. Hunt Assisted Living, Inc. and Spring Arbor - Wilson

PROPERTY ADDRESS: 2045 Ward Boulevard

PROPERTY SIZE: 0.46 acre

GENERAL LOCATION: West side of Ward Boulevard, some 400 feet north of its intersection with Raleigh Road Parkway

PRESENT USE OF PROPERTY: Spring Arbor Assisted Living Center (nursing home)

**By unanimous vote, the Board recommended approval of this request.**

**#2: ZONING CHANGE REQUEST (Project #10-259)**

REQUESTED ZONE: RA-6I (Inner-City Residential)

PRESENT ZONE: B-4 (Intermediate Business)

APPLICANTS: Washington-Carver Heights Neighborhood Association and the Highway 301 Advisory Committee

PROPERTY OWNERS: Various

PROPERTY ADDRESSES: 1604, 1606, 1608, 1610, 1612 and 1614 Atlantic Street; 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1701, 1705, 1707, 1709, 1723 and 1725 Martin Luther King, Jr. Parkway; 104, 105 and 106 Tacoma Street; and four unaddressed lots.

GENERAL LOCATION: Block A: The smaller parcels in the block formed by Martin Luther King, Jr. Parkway, Tacoma Street, Atlantic Street and its unopened right-of-way, and an unopened, unnamed right-of-way to the east. Block B: The block formed by Martin Luther King, Jr. Parkway, Tacoma Street, Atlantic Street and Tuskegee Street, less and except the five westernmost parcels.

PRESENT USE OF PROPERTY: 22 single-family houses, 1 duplex, 5 vacant parcels

**By unanimous vote, the Board recommended approval of this request.**

**#3: ZONING CHANGE REQUEST (Project #10-200)**

REQUESTED ZONE: B-1 (Central Business)

PRESENT ZONE: B-2 (Peripheral Central Business)

APPLICANT: City of Wilson

PROPERTY OWNER: City of Wilson

PROPERTY ADDRESSES: 207-209 Douglas St E and 211-213 Green St E

PROPERTY SIZE: 0.94 acre

GENERAL LOCATION: The former fire station at 209 Douglas Street and the adjoining parking lot on the northern quadrant of the intersection of Douglas and Green Streets

PRESENT USE OF PROPERTY: Vacant building and parking lot

**By unanimous vote, the Board recommended approval of this request.**

**#4: HIGHWAY DEVELOPMENT DISTRICT/CONDITIONAL USE PERMIT**

NAME: NC Icehouse, LLC

APPLICANT: Herring – Sutton & Associates, P.A.

PROPERTY OWNER: David Steven Odom

PROPERTY DEVELOPER: Mark Cunningham

PROPERTY ADDRESS: 3721 Airport Boulevard, NW

PROPERTY SIZE: 0.44 acres

GENERAL LOCATION: on the north side of Airport Blvd, between Nash Street (NC 58 N) and Bell Street

PRESENT USE OF PROPERTY: Vacant Portion of Home Place Restaurant Lot

PROPOSED USE OF PROPERTY: Self-Service Structure & Kiosks (Self-Service Icehouse)

ZONING: B-4A

SUBDIVISION: Home Place Lot 2

**By a vote of 4 to 3, the Board recommended approval of this request.**

**#5: ZONING ORDINANCE TEXT CHANGE REQUEST (Project #10-255)**

APPLICANT: Planning staff

SECTION: 8.2.B (43.10)

PURPOSE: To add massage and massage therapy businesses, internet cafes, sheet metal shops, tinsmith shops, welding shops, and tattoo parlors to the list of uses prohibited as home occupations

**By unanimous vote, the Board recommended approval of this request.**

**OTHER BUSINESS**

**ADJOURNMENT**