



CITY OF WILSON
Planning Board Agenda Session

Agenda Item #: 1
City Council Meeting: February 16, 2012

TO: Planning Board
FROM: Planning Staff
SUBJECT: ZONING CHANGE REQUEST (Project #12-08)
REQUESTED ZONE: O-3 (CD) (Office – Conditional Use District)
PRESENT ZONES: RA-12S (Single-Family Residential) & O-4 (Professional Office)
APPLICANT: Bartlett Engineering & Surveying, PC
PROPERTY OWNER: Farmington Heights Church of God
PROPERTY ADDRESS: 910 Raleigh Road Parkway, Wilson NC 27893
PROPERTY SIZE: 12.12 acres
GENERAL LOCATION: The northwest corner of the intersection of Ward Boulevard and Raleigh Road Parkway
PRESENT USE OF PROPERTY: Farmington Heights Church and associated accessory uses

NOTE: Approval of a rezoning to a Conditional Use District requires approval of a Conditional Use Permit authorizing a specific use or uses and a specific site development plan, both of which are bound to such conditions as the City Council may attach. The Conditional Use Permit request must be filed within two years of approval of the rezoning request and can be filed concurrently with the rezoning request – which it has been in this case. The applicant requests limiting use of the site to a church and associated accessory uses as the only condition of the zone. All other requirements of the O-3 zone will apply.

STAFF RECOMMENDATION: 1) Approval with conditions. 2) If you move to approve the request, be sure to preface your motion with the “reasonable” statement below:

I MOVE THAT THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED: 2.1

3) If you move to deny the request, be sure to preface that motion with a statement of similar, or otherwise appropriate, construction detailing why the amendment is not reasonable and why it should be denied.

BACKGROUND: 1) In Primary Urban Growth Area. 2) Within city limits. 3) Not in a Watershed. 4) Not in the floodplain. 5) Not in any overlay district. 6) Future Land Use Designation is “Mixed Use Office/Employment.” 7) All of Wilson County Tax Parcels 3712-54-7057.000 and 3712-44-8049.000 (PINs). 8) This is the site of the existing Farmington Heights Church of God. 9) The site is bounded by the Spring Arbor Retirement home and residential uses to the north, and residential uses to the east, south, and west. 10) Surrounding zoning includes RA-12S on all sides

with the exception of Spring Arbor Retirement Home to the north, which is zoned O-3 (CD). **11)** Farmington Heights Church of God is proposing to limit the use of the site to a church and related accessory uses. **12)** The requested rezoning would not change the current use of the site, as a church is allowed in its current zoning district. **13)** The applicant is asking for this rezoning because they would like a larger sign to advertise the new church youth center than is allowed with their current zoning. **14)** The applicant is proposing a conditional use district to provide assurance to surrounding residents that the site will not be developed for a use other than a church. **15)** The following “conditions” are consented to by the property owner and recommended by staff to be added to the site requirements:

- a) the development shall be limited to a church and associated accessory uses; and
- b) a full site plan shall be submitted to and approved by the Technical Review Committee (TRC) in accordance with all federal, state and local requirements and codes within two years of adoption of this ordinance.

16) Because of its location along Raleigh Road Parkway and Ward Boulevard, staff feels that a larger sign is appropriate for this site and recommends this rezoning.

FISCAL IMPACT: **1)** Because the current use of the property is a church and will remain a church given the condition placed on this rezoning, **there will be no fiscal impact** since the property is non-taxable.

TECHNICAL NOTE: A separate “conditional use permit” document will not be issued for this project should it be approved as per condition “b” listed above. The ordinance to accomplish the rezoning includes a section (*Section 3*) that contains the conditional use parameters and stipulations. The applicant will be provided a copy upon its adoption.

COORDINATION: Emily Beddingfield, 252-399-2387, EBeddingfield@wilsonnc.org

ATTACHMENTS: **1)** Application. **2)** List of those receiving notice. **3)** Area zoning map. **4)** Aerial photo. **5)** Future Land Use map. **6)** Comprehensive Plan Analysis. **7)** Ordinance.



CITY OF WILSON
Planning Board Agenda Session

Agenda Item #: 2 _____
City Council Meeting: February 16, 2012

TO: Planning Board Members

FROM: Planning Staff

**SUBJECT: HIGHWAY DEVELOPMENT AND AIRPORT OVERLAY LAND
USE PROTECTION DISTRICTS CONDITIONAL USE PERMIT
(Proj. #11-269)**

NAME: Lee Motor Company – Revision I

APPLICANT: Bartlett Engineering & Surveying, PC

PROPERTY OWNER: Tobacco City Automotive

PROPERTY ADDRESS: 4170 Raleigh Road Parkway, W

PROPERTY SIZE: 7.9 acres

GENERAL LOCATION: north side of Raleigh Road Parkway, W
between Cam Strader Drive and Sweet Williams Lane

PRESENT USE OF PROPERTY: Under construction–Nissan Bldg

PROPOSED USE OF PROPERTY: Automobile/Vehicle Sales,
Service, Rental, Repair

ZONING: B-4 (Intermediate Business)

SUBDIVISION: Surrey Meadows Section V

STAFF RECOMMENDATION: 1) Approval with conditions. However, the staff reviewed the architectural elevations for compliance with our guidelines. They are a substantial change from the original approval in September 2011. 2) If you move to approve the request, be sure to preface your motion with the following statement:

THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED: 2.2/14.8/15.1/28.2/32.1/47.1/49.7

3) If you move to deny the request, be sure to preface your motion with the following statement:

THE PROPOSED PLAN IS NOT REASONABLE AND IN THE PUBLIC INTEREST DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES: 2.4/2.5/2.7

Conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the City Council, a copy of which is filed in the office of the Director of Planning & Development Services, stamped "Approved by TRC," and dated received January 13, 2012.
2. If any of the conditions affixed hereto or any part affixed hereto shall be held invalid or void, then this permit shall be void and of no effect.
3. Execution of a Highway Development District (HDD)/Airport Overlay Land Use Protection District (APD) Conditional Use Permit (CUP) shall be required prior to issuance of any additional building permits issued by the City of Wilson Planning & Development Services.
4. The conditions approved by the City Council on September 15, 2011 shall be adhered throughout the development of the project.

ISSUE(S): Does the proposed plan meet all the requirements of the Highway Development District (HDD), the Airport Overlay Land Use Protection District (APD) and the Technical Review Committee?

BACKGROUND: **1)** The development was approved on September 15, 2011 by the City Council. The packet contains both the approved site and landscape plans and the architectural elevations. **2)** The developer was issued the building permit for the Nissan Building at 4170 Raleigh Road Parkway, W on November 15, 2011. **3)** On December 9, 2011 the developer submitted a revised plan indicating a change in the building footprints, landscaping changes in regards to the building footprint changes and changes to the architectural elevations. **4)** On January 18, 2012 the TRC approved the revised site and landscape plan. However, these changes and the deviation from the architectural elevations would require approval from the City Council. The proposed landscape plan continues to include the additional vegetative buffering along Sweet Williams Lane and the "gravel storage lot" adjacent to Cam Strader Drive as requested by the area residents in September 2011.

FISCAL OR OTHER IMPACT: **1)** The source of the following information is the "Cost of Land Uses Fiscal Impact Analysis" prepared for the City by the consulting firm TischlerBise and dated February 4, 2008. **2)** The study evaluated five nonresidential land use prototypes on an **annual cost-benefit** basis: big box retail, community-based shopping center, office, industrial, and hotel. **3)** The

land use most-closely associated with the subject plan is “office.” **4)** According to the study, the Office prototype produces a **net surplus of \$28 per 1,000 square feet** and “**can be considered fiscally neutral.**” It further states, “the Office prototype has the **highest assessed value** but produces a marginal surplus due to relatively **high costs particularly for police.** Police costs are based on actual calls for service data to specific land uses.”

STORMWATER IMPACT: The property is not located in a water supply watershed district, but the site shall comply with the Neuse Nitrogen Stormwater Regulations. The stormwater control structure must be in full compliance as a requirement of issuance of a certificate of occupancy (CO). The Stormwater Control Structure is designed to reduce the stormwater runoff by 10% for the 10 year and 25 year storm events.

COORDINATION: Janet Holland, AICP, Assistant Director, (252) 399-2215, jholland@wilsonnc.org

ATTACHMENTS: **1)** Zoning Map **2)** Site Plans–Proposed and Currently Approved **3)** Landscape Plan–Proposed and Currently Approved **4)** Architectural Elevations on three proposed buildings–Proposed and Currently Approved **5)** Order Granting HDD CUP on September 15, 2011

SUBJECT: Request by Bartlett Engineering & Surveying, PC as agent for Tobacco City Automotive Investments, LLC, for a Highway Development District/Airport Overlay Land Use Protection District Conditional Use Permit entitled "Lee Motor Company – Revision I". The property is located on 10.97 acres, located at 4170 Raleigh Road Parkway, W in a B-4 zone.

ACREAGE: 10.97 acres

SURROUNDING LAND USES AND ZONING:

NORTH: Surrey Meadows Subdivision (Residential) (RA-6S & RA-8S)
SOUTH: Agricultural lands (A-1)
EAST: Raleigh Road Baptist Church (RA-8)
WEST: Agricultural lands & residence (A-1)

POLICIES PERTAINING TO THIS REQUEST:

SUPPORTING:

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

Policy 14.8: Continue protection of the Wilson Industrial Air Center Airport's approaches and flight paths from encroachment by non-compatible development.

Policy 15.1: Future development occurring along key transportation corridors, such as US-264, NC-42, and NC-58, should be designed in a manner to efficiently use existing road capacity and should mitigate potential traffic impacts.

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.

Policy 32.1: New development should be located within the primary growth area to ensure adequate provision of public safety services. Service to newly developing areas should not result in the reduction of service to existing developed areas.

Policy 47.1: New developments and redeveloped lands should incorporate vegetated landscaping for aesthetic purposes and provide natural buffers between adjacent uses.

Policy 49.7: The City shall use the Wilson Architectural Design Guidelines as a tool to encourage new developments to be designed in a more visually appealing fashion.

OPPOSING:

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. *(See Goal 6.)*

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.)*



CITY OF WILSON
Planning Board Agenda Session

Agenda Item #: 3 _____
City Council Meeting: February 16, 2012 _____

TO: Planning Board

FROM: Planning Staff

SUBJECT: **ZONING ORDINANCE TEXT CHANGE REQUEST (Project #12-012)**

APPLICANT: Planning staff (*with concurrence of Stormwater staff*)

SECTION: 8.35.5.H

PURPOSE: To revise the Special Flood Hazard Conservation Areas (which prohibit new development, fill, or structures) to restore to a certain extent an exemption applying to previously platted and recorded (prior to mid-2004) lots

STAFF RECOMMENDATION: 1) Approval. 2) If you move to approve the request, be sure to preface your motion with the following statement:

I MOVE THAT THE PROPOSED AMENDMENT IS REASONABLE AS A MATTER OF FAIRNESS AND PRESERVATION OF PROPERTY RIGHTS AND THAT IT BE APPROVED.

3) If you move to deny the request, be sure to preface that motion with a statement of similar, or otherwise appropriate, construction detailing why the amendment is not reasonable and why it should be denied.

BACKGROUND: In September, 2010, staff sought to clarify and simplify this section of the ordinance (ref case #10-00000295). The effect of the amendment was to eliminate an exemption applying to previously platted and recorded lots. In retrospect, the exemption would have been better amended (tightened and refined) rather than eliminated. This proposal accomplishes that objective.

COORDINATION: Pat Borelli, Chief Planner, 399-2212, pborelli@wilsonnc.org

ATTACHMENT: Proposed ordinance.

COMPREHENSIVE PLAN POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Staff could find no such policies.

COMPREHENSIVE PLAN POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

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.

Project #12-000012



CITY OF WILSON

Planning Board Agenda Session

Agenda Item #: 4 _____
City Council Meeting: February 16, 2012 _____

TO: Planning Board
FROM: Planning Staff
SUBJECT: **ZONING ORDINANCE TEXT CHANGE REQUEST (Project #12-017)**
APPLICANT: Planning staff
SECTION: 8.2.A.M
PURPOSE: To extend the use "game room, non-profit" (already permitted in the O&R-1 district) to the O&R-2 and O-3 districts

STAFF RECOMMENDATION: 1) Approval. 2) If you move to approve the request, be sure to preface your motion with the following statement:

I MOVE THAT THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED:
34.2/34.3

3) If you move to deny the request, be sure to preface that motion with a statement of similar, or otherwise appropriate, construction detailing why the amendment is not reasonable and why it should be denied.

BACKGROUND: 1) Presently, this use is permitted in the O&R-1 zone. Its purpose is to permit non-profit organizations, such as the Salvation Army Boys & Girls Club and the Spot, to have game rooms with regulation pool tables without being classified as a pool hall. **2)** Extending this use to the O&R-2 and O-3 zones gives similar organizations in those zones the alternative to provide similar recreational opportunities in conformance with Policies 34.2 and 34.3 of the Comprehensive Plan. **3)** Restrictions on the subject use, already in the Zoning Ordinance, are as follows:

- A. Allowed only as an accessory use by tax-exempt organizations registered as an IRC Section 501(c)(3) organization; proof of such status will be required.
- B. The definitions of "billiard parlor/pool hall" and "game center" notwithstanding, such game rooms may include any number and description of pool tables and game machines.

- C. Such game rooms may be used only by members of the sponsoring organization and their bona fide guests and shall not be open to the general public.
 - D. The selling and/or consuming of alcoholic beverages shall be prohibited in and/or within one hundred (100) feet of such game rooms.
 - E. Persons under the age of sixteen (16) are prohibited from such game rooms during regular school hours as defined by the Wilson County Board of Education.
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COORDINATION: Pat Borelli, Chief Planner, 399-2212, pborelli@wilsonnc.org

ATTACHMENT: Proposed ordinance.

Policy 34.2: Programs and recreational offerings will be enhanced to provide new, easily accessible amenities to the City's aging population, with a focus on fitness activities and low-impact sports.

Policy 34.3: The City's youth will be provided with new opportunities to recreate during non-school hours to improve the physical health and well-being of youth. Adequate multi-modal transportation (i.e., driving, taking the bus, cycling, walking) to and from schools, recreational facilities, and neighborhoods is necessary to promote engagement of youth.



CITY OF WILSON

Planning Board Agenda Session

Agenda Item #: 5 _____
City Council Meeting: February 16, 2012 _____

TO: Planning Board

FROM: Planning Staff

SUBJECT: **Barton Area-NorthWest-Old Wilson Neighborhood Plan Approval**

STAFF RECOMMENDATION: Approval

BACKGROUND: This is in reference to the neighborhood plan that was mailed to the Planning Board the week of January 23. The neighborhood plan is a direct implementation of the *2030 Comprehensive Plan*, which calls for a neighborhood planning process that develops strategic plans for individual neighborhoods. This Plan represents the first of these individual plans. The project is overseen by Rodger Lentz and managed by Emily Beddingfield, Planner.

The planning process began last February and has included extensive community participation as its core. The Plan outlines ten neighborhood Goals, which are based on the "Top 10 Characteristics of a Great Neighborhood" as outlined in the *2030 Comprehensive Plan*. The Plan describes existing conditions, and recommendations on actions to achieve the neighborhood's goals, strengthen the neighborhood, and solve identified issues.

The purpose of the Barton Area-NorthWest-Old Wilson Neighborhood Plan is to provide guidance to the City, community organizations, and citizens on how the neighborhood can strengthen and improve.

This is a draft version that is currently available to the public for review and comments. With your approval, we will present the plan to City Council in March for adoption as an amendment to the *2030 Comprehensive Plan*.

COORDINATION: Emily Beddingfield, (252) 399-2387, EBeddingfield@wilsonnc.org
