



CITY OF WILSON

Planning & Design Review Board Agenda Session

Agenda Item #: 1

City Council Meeting: September 17, 2020

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: ZONING CHANGE REQUEST (Project #20-181)

REQUESTED ZONE: GC (General Commercial)

PRESENT ZONE: R/A (Rural/Agricultural)

APPLICANT: Ron Sutton for Herring-Sutton and Associates, PA

PROPERTY OWNER(s): First Wesleyan Church of Wilson

PROPERTY ADDRESS: 4002 Raleigh Road Parkway, W

PROPERTY SIZE: approximately 3.81 acres

GENERAL DESCRIPTION: Property is located along Raleigh Road Pkwy, W, directly beside Storage Central

SPECIFIC DESCRIPTION: 3702-59-4871.000 (PIN)

PRESENT USE OF PROPERTY: Vacant Church

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: 1.1/1.2/2.1/2.2/2.5/2.7/5.1/6.4/7.5/7.6/8.1/8.2/15.1/20.4/28.1/32.1/50.2

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 1.2/2.1/2.5/2.7/5.1/5.2/6.5/7.5/7.6/15.1/20.4/32.1/50.2

BACKGROUND: 1) In Primary Growth Area and the Primary Service Area. 2) Outside city limits. Annexation shall be required for city services. 3) Within the WS4-P

Watershed/Contentnea Creek Watershed Protection Area. Shall meet the watershed requirements for development. 4) Not within the 100-year flood zone or the Special Flood Hazard Conservation Area. 5) The First Wesleyan Church of Wilson has owned the property as per Deed Book 1286 Page 154 on October 23, 1985. This property was not a portion of the adjacent subdivision(s). 6) The property requesting the rezoning was constructed as a church in 1985 and is currently approximately 4,480 sq. ft. of heated space. The utility services for First Wesleyan continued to be active from July 25, 1986 until August 23, 2007. 7) The most recent occupancy of the property was by Wilson Presbyterian Church from January 30, 2020 until August 21, 2020. 8) Proceeding on the north side of Raleigh Road Parkway, the area businesses include a church, funeral home, mini-storage, auto body shop, and several franchise auto dealerships. These properties are also zoned GC, front along Raleigh Road Parkway and adjoin residential developed properties. To the south and across 5-lanes of Raleigh Road Pkwy/US 264, there are properties zoned GC, some operating as commercial businesses and others undeveloped. There are also residentially zoned properties in this area that are existing or under construction. 9) The proposed rezoning property is directly adjacent to 3 residences zoned GR6 (General Residential – Medium Density) to the west along Raven Ridge Drive as a part of Raven Ridge Subdivision. 9) The City’s “Future Land Use Map” in our Comprehensive Plan shows this property as “Institutional” classification.

Institutional – Uses related to community services, such as fire stations, libraries, schools, civic buildings, water treatment plants, and the like.

The properties to the north, east and directly south are shown as “Medium-Density Residential” classification.

Medium-Density Residential – *Single-family detached subdivisions developed at a density between two to four dwelling units per acre. Some high density residential development can be included as part of a master-planned development.*

However, the property to the east and along Ashpark Court was rezoned to commercial in 2010 as Ashbrook West Commercial Park was being developed.

The property adjoining to the west is shown as “Rural Residential” classification.

Rural Residential – *Rural land uses such as very low density single-family homes and farming operations.*

This property is owned by the First Wesleyan and is already zoned GC (General Commercial).

The property south and further east of the site is shown as “Mixed-Use Commercial” classification.

Mixed-Use Commercial – Concentrated areas of commercial, office, and residential development. The intent is to allow for both vertical (multi-story) and horizontal (multiple uses on a site) mixed-use, including high density and multi-family residential.

FISCAL 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 rezoning is “community-based shopping center.” 4) According to the study, “the Community Shopping Center generates the largest net deficits to the City at \$319 per 1,000 square feet of floor area. The magnitude of the net deficit generated by this retail land use is primarily due to the high operating costs for service for police and fire. The police operating expenditures account for 68% of the total costs (operating and capital).”

COORDINATION: 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. 8) Chapter 2 Use Table.

PROJECT # 20-0000181

20-181

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) First Wesleyan Church of Wilson

Address of Property Owner 4002 Raleigh Rd. PKWY W

City Wilson State NC Zip 27894

Name of Petitioner: RON SUTTON, PE -HERRING-SUTTON & ASSOCIATES, P.A.

Address of Petitioner 2201 NASH STREET, NW

City WILSON State NORTH CAROLINA Zip 27896

Phone 252-291-8887 Email rsutton@herring-sutton.com

CONTACT PERSON: Ronnie L. Sutton

Phone Number (Day) 252-291-8887 Mobile 252-230-0709

Email: rsutton@herring-sutton.com

PROPERTY INFORMATION:

Address/Location 4002 Raleigh Rd. PKWY W

City: Wilson State: NC Zip: 27894

Property Identification Number (PIN) 3702-59-4871

Current Zoning District(s) R-A

Proposed Zoning District(s) G-C

Total Acreage Included in Rezoning: 3.8 acres

Other Description DB 1291 P 37

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:

Property is located on the North side of Raleigh Rd. PKWY adjacent to Storage Central Self Storage. The track consists of 3.8 acres and is currently zoned R-A. This site has been the place of worship for the First Wesleyan Church of Wilson for the past 35 years. Rezoning to G C is compatible with the surrounding land use in that it is near other businesses such as Storage Central, Alpha Omega Auto Works and Joyner's Funeral Home.

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:

This request conforms with the commercial projections as outlined in the Comprehensive Plan

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

Commercial development along this highway is occurring now and will sustain into the future. The area, especially along the road frontage, will continue its transition for Agriculture/Residential to commercial. This request follows that trend and conforms with the goals as outlined in the Comprehensive Plan.

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

APPLICATION FOR ZONING AMENDMENT

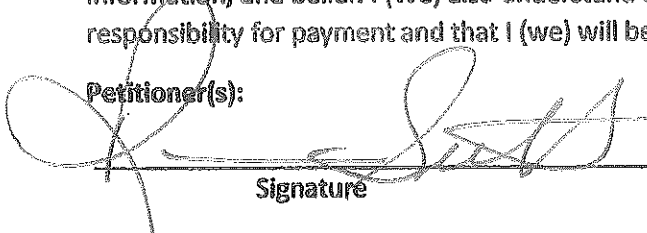
No major impact to the City is expected if this rezoning request is granted.

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):



Signature



Date

Ron Sutton, PE Herring-Sutton & Associates, P.A.

Print Name

Signature

Date

Print Name

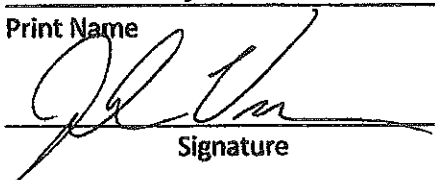
Property Owner(s):

Signature

Date

First Wesleyan Church of Wilson/ John Vernon

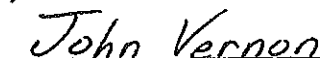
Print Name



Signature



Date



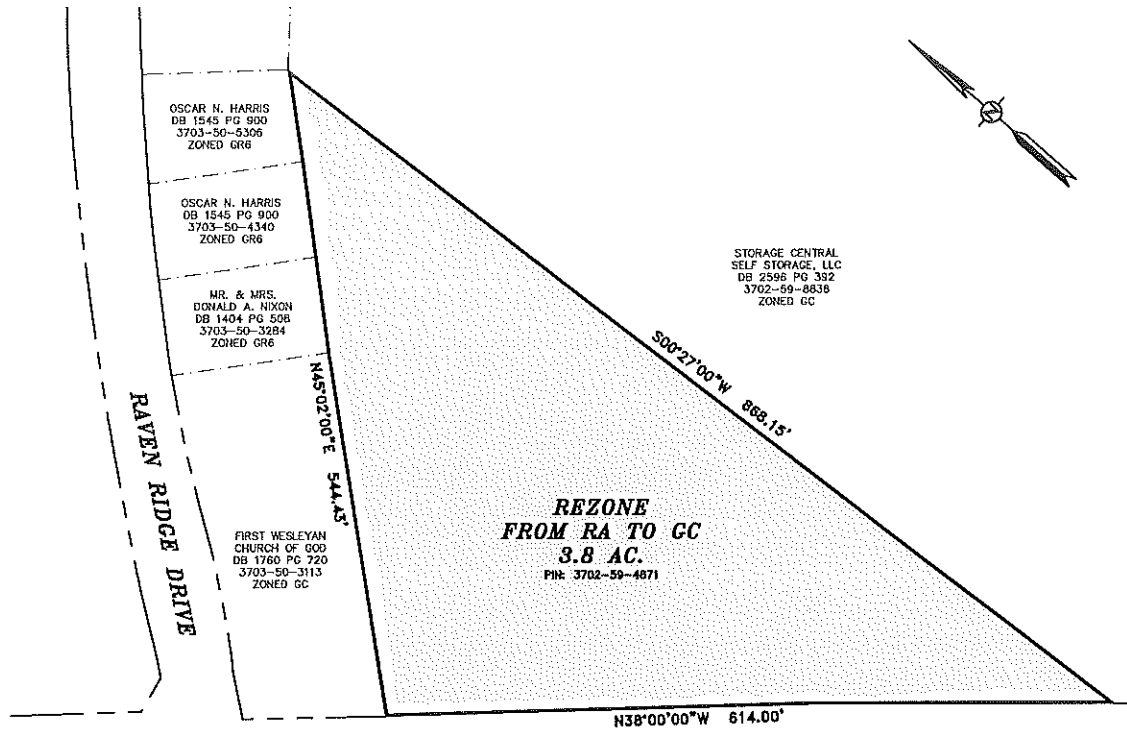
Print Name

Print Name

Legal Description

Property of First Wesleyan Church of Wilson

Beginning at a point on the easterly right-of-way of U.S. Highway 264 [Raleigh Road Parkway U.S. 264 ALT], the southwestern corner of lot number 116-C as shown on a plat entitled "Ashbrook West Commercial Park" [PB 38 P 102, thence N 38 degrees 00minutes 00 seconds W 614 feet to the southwestly corner of lot number 68, Raven Ridge Subdivision, Section I, [PB 19 P 210] cornering thence N 45 degrees 02 minutes, 43 seconds 544.43 feet to a point, said point being the northeastern corner of lot number 3, Raven Ridge Subdivision, Section I, cornering thence S 00 degrees 27 minutes 00 seconds 868.15 feet to the point of Beginning consisting of 3.8 acres



RALEIGH ROAD PARKWAY - US HWY 264 ALT



**Rezoning Request for
First Wesleyan Church Of Wilson**

Scale: 1"=100'

Date: August 2020

Herring-Sutton & Associates, P.A.

Engineers - Surveyors - Planners

Firm License #C-2310

2201 Nash Street NW
Wilson, NC 27896

Tel. (252) 291-8887
Fax (252) 291-5900

4002 RALEIGH ROAD PKWY, W – COMP PLAN ANALYSIS

Current land use classification: Rural Agricultural

Requested land use classification: General Commercial

Future Land Use Map land use classification: Institutional

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy 1.1: New development and redevelopment should be designed to create a compact land use pattern that efficiently uses public services and facilities, reinforces the use of multiple modes of transportation, creates greater mobility within the City, and provides better connections between adjacent developments. (See Policy 7.7.)

Policy 1.2: As indicated on the Future Land Use map, new developments and redevelopment along major thoroughfares, within activity centers, and in the Downtown area should incorporate a mix of land uses (both vertical and horizontal) to efficiently use land, reduce commuting and vehicle trip times, and create better connections between uses.

Policy 2.1: The Future Land Use map should be used to guide decision-makers as they take action on rezoning decisions and future capital improvement investments.

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

Policy 2.5: Development should create a neutral or, preferably, positive fiscal impact on the City.

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.)

Policy 5.1: New development should take into consideration the existing conditions of surrounding properties and neighborhoods and create a development program that includes land uses, a site plan, and design treatments that accomplish the goals of the Comprehensive Plan and complement adjacent land uses.

Policy 6.4: Employment based development, such as office parks, industrial parks, higher educational institutions, and healthcare complexes, are strongly encouraged and promoted in Wilson.

Policy 7.5: To the furthest extent possible, existing mature tree canopies should be protected and maintained throughout the community, with a focus on new developments and along major thoroughfares.

Policy 7.6: Lands located within water supply watersheds should be developed in a manner that protects water resources through cluster development patterns that set-aside open space as a buffer to water sources. (See Policy 2.7.)

Policy 8.1: A variety of employment opportunities and new businesses are encouraged to develop in Wilson.

Policy 8.2: A diversified job market that provides employment opportunities for persons with varying educational levels and skill sets is needed and encouraged.

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 20.4: Non-residential development within existing neighborhoods should provide neighborhood services and should not negatively impact the neighborhood with noise, traffic, or other impacts. Examples could include small corner bakeries or coffee shops with limited parking, architectural designs that are patterned after area housing, discreet signage, and limited hours of operation.

Policy 28.1: Encourage the development of land to its highest and best use where public infrastructure currently exists.

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 50.2: Special consideration should be given when approving development within gateway areas to ensure a high quality of development at City entrances. Explore corporate and/or civic club partnerships to enhance gateways.

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy 1.2: As indicated on the Future Land Use map, new developments and redevelopment along major thoroughfares, within activity centers, and in the Downtown area should incorporate a mix of land uses (both vertical and horizontal) to efficiently use land, reduce commuting and vehicle trip times, and create better connections between uses.

Policy 2.1: The Future Land Use map should be used to guide decision-makers as they take action on rezoning decisions and future capital improvement investments.

Policy 2.5: Development should create a neutral or, preferably, positive fiscal impact on the City.

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.)

Policy 5.1: New development should take into consideration the existing conditions of surrounding properties and neighborhoods and create a development program that includes land uses, a site plan, and design treatments that accomplish the goals of the Comprehensive Plan and complement adjacent land uses.

Policy 5.2: During the development review process, proposals of new developments or redevelopments should identify any potential impacts to surrounding properties and neighborhoods and identify mitigation strategies to reduce these impacts. Additionally, current and future land use type and intensity should be accounted for during review of proposed projects in order to ensure appropriate transitions are provided.

Policy 6.5: Review of development proposals within Wilson should consider potential impacts on the community's real estate market, particularly the possible impact of trading development in one area of the City to another and potentially leaving a vacant property that impacts adjacent property values.

Policy 7.5: To the furthest extent possible, existing mature tree canopies should be protected and maintained throughout the community, with a focus on new developments and along major thoroughfares.

Policy 7.6: Lands located within water supply watersheds should be developed in a manner that protects water resources through cluster development patterns that set-aside open space as a buffer to water sources. (See Policy 2.7.)

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AJ & AG LP C/O HARRY ABBITT
GOODWIN JR
2308 BEECHRIDGE RD
RALEIGH, NC 27608

ALPHA OMEGA AUTO WORKS OF
WILSON LLC
4012 ASHPARK CT NW
WILSON, NC 27896-7631

ARTIS COREY
4117 RAVEN RIDGE DR NW
WILSON, NC 27896

BARNES JOSEPH SAMUEL & BARNES
PEGGY WILLIAMS
3818 BRIDGERS ST NW
WILSON, NC 27896-1106

BRC WILSON LLC
5826 SAMET RD, SUITE 105
HIGH POINT, NC 27265

BREWER ERVIN WAINWRIGHT &
BREWER LINDA R
7407 BATTS RD
MACCLESFIELD, NC 27852-9510

BRYANT JOHN HOBART JR
4113 RAVEN RIDGE DR
WILSON, NC 27896-9656

CARROLL THUY THU
4021 SAXBY LN
WILSON, NC 27896

COX ANTHONY PHILLIP & GERNESE
MARIA
4109 RAVEN RIDGE DR
WILSON, NC 27896-9656

COX WILLIAM D JR
4118 RAVEN RIDGE DR
WILSON, NC 27896-9600

DEBRO LAMONT L DEBRO ESEDEMAR
4010 SAXBY LN NW
WILSON, NC 27896-9200

DOCREYN LLC ATTN: REYNOLDS
WILLIAMS
248 W EVANS ST
FLORENCE, SC 29501-3428

DRAWHORN GEORGE DRAWHORN
SANDRA
4111 RAVEN RIDGE DR NW
WILSON, NC 27896-9656

FIRST WESLEYAN CHURCH OF WILSON
THE
PO BOX 3334
WILSON, NC 27894

GOFF KINCHEN MARION GOFF NOLA N
4851 NASH ST W
WILSON, NC 27896

HARRIS JEFFREY A HARRIS LAURA
RAPER
PO BOX 1343
WILSON, NC 27894-1343

HARRIS OSCAR NATHAN
PO BOX 578
DUNN, NC 28335-0578

JONES JASPER EARL & JONES BRENDA
RUFFIN
4110 RAVEN RIDGE DR NW
WILSON, NC 27896-9600

JOYNER JOSEPH IREDELL JR
2410 RUNNYMEADE RD NW
WILSON, NC 27896-1356

JUMEN USA INC
1804 LAKESIDE DR NW
WILSON, NC 27896-1802

KGN PROPERTIES LLC
4851 NASH ST W
WILSON, NC 27893

M & G WINSTEAD PROPERTIES LLC
3303B CROCKERS NUB RD
KENLY, NC 27542-8290

MCLAUGHLIN DONALD L TRUSTEE
MCLAUGHLIN CARRIE A TRUSTEE
3713 SKYLINE DR
DES MOINES, IA 50310

MEGAN LANGLEY GOFF IRREV TRUST
4851 NASH ST W
WILSON, NC 27896

MENDOZA DANIEL
4008 SAXBY LANE NW
WILSON, NC 27896-9200

MURRILL BRENDA JOYCE
4108 RAVEN RIDGE DR NW
WILSON, NC 27896-9600

NEAL CYNTHIA ABIGAIL
4211 THISTLE DR NW APT B
WILSON, NC 27896-7617

NIXON DONALD ALAN & NIXON
VELVET JOHNSON
4103 RAVEN RIDGE DR
WILSON, NC 27896-9656

NORRIS MITCHELL R
4015 SAXBY LN NW
WILSON, NC 27896-9201

PENA KATY
12100 METRIC BLVD APT 1711
AUSTIN, TX 78758-8637

PERRY TONY MAURICE PERRY BRANDY
WILLIAMS
4112 RAVEN RIDGE DR NW
WILSON, NC 27896-9600

RAVENSWOOD OF WILSON LLC
PO BOX 15025
WILMINGTON, NC 28408-5025

STORAGE CENTRAL SELF STORAGE LLC
3301 NASH ST NW STE E
WILSON, NC 27896

TALMADGE CRYSTAL HOWARD
4114 RAVEN RIDGE DR NW
WILSON, NC 27896-9600

TIFFANY ERIC M
4404 DAVIS FARMS DR
WILSON, NC 27896

WATSON WILLIAM WATSON AMY L
4119 RAVEN RIDGE DR NW
WILSON, NC 27896-9656


















WEB PROPERTIES INC
PO BOX 3469
WILSON, NC 27895-3469

WILLIS CAROLYN
4012 SAXBY LN NW
WILSON, NC 27896

WILSON MEDICAL PROPERTIES LLC C/O
MB REAL ESTATE SERVICES
181 W MADISON ST STE 4700
CHICAGO, IL 60602-4584

Rezoning Request 4002 Raleigh Road Pkwy, W RA to GC

 Proposed Rezonings
 Parcels

Zoning	
	OS
	NC
	ICD
	GC
	HC
	CCMX
	NMX
	RMX
	IMX
	LI
	HI
	RA
	SR4
	SR6
	GR6
	UR
	MHR

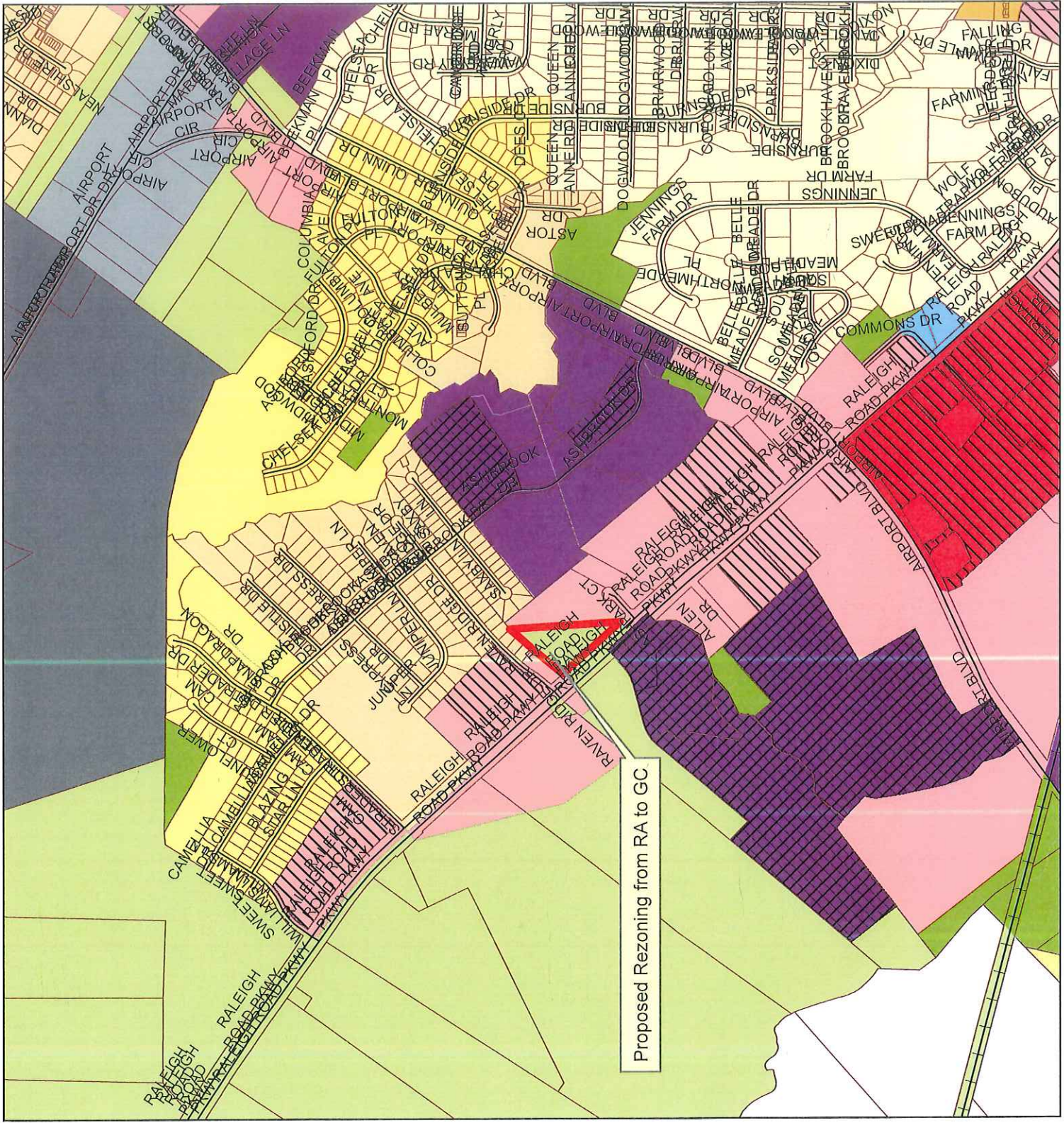
Date: 8/27/2020

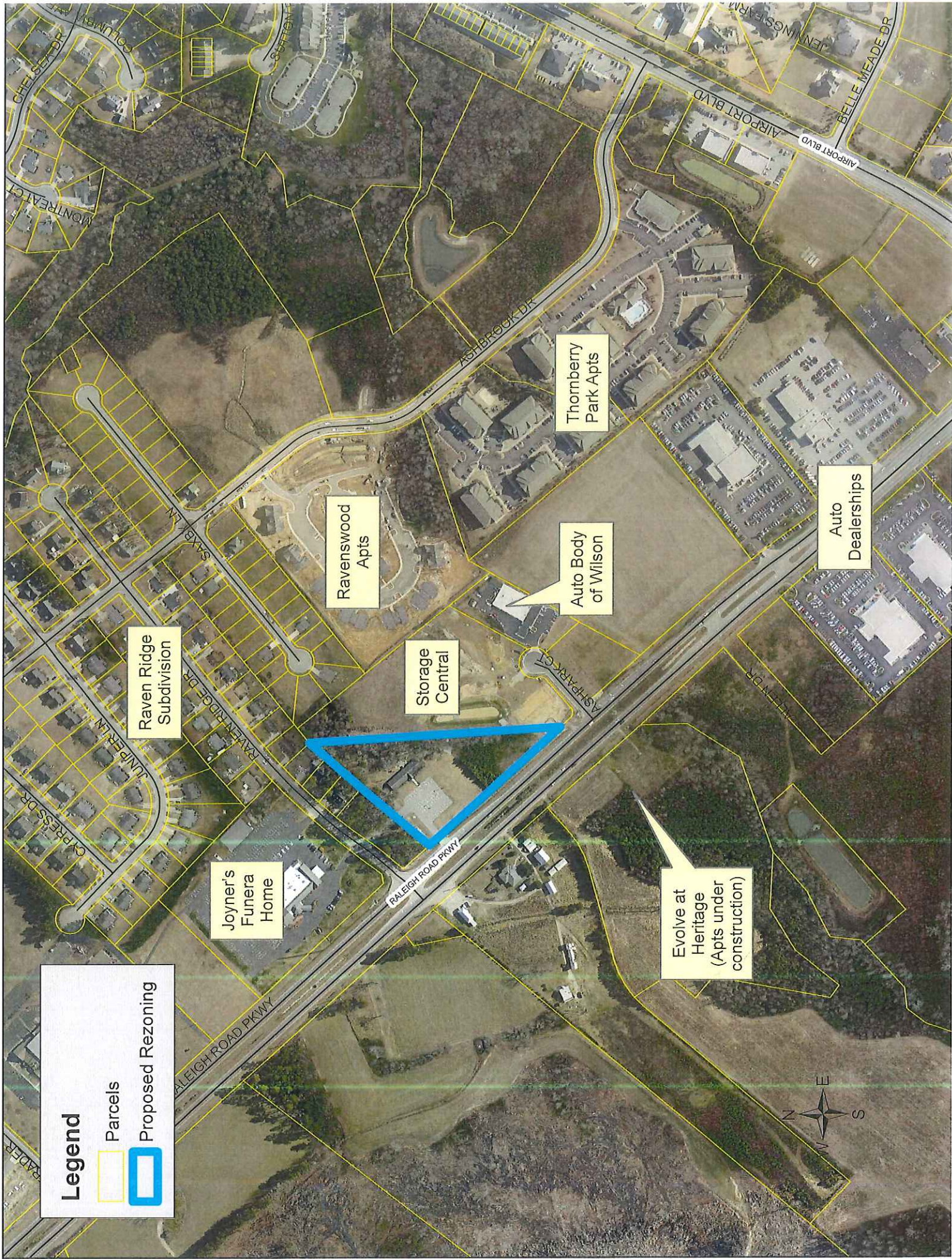
Map Disclaimer:

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.





Legend

- Parcels
- Proposed Rezoning



Raven Ridge Subdivision

Joyner's Funera Home

Ravenswood Apts

Storage Central

Thornberry Park Apts

Auto Body of Wilson

Auto Dealerships

Evolve at Heritage (Apts under construction)

Map labels include: CHELSEA DR, MONTREAT CT, COLUMBIA, SUTTON, AIRPORT BLVD, BELLE MEADE DR, ASHBROOK DR, RAVEN RIDGE DR, SKY LN, JUNPER LN, CYPRESS DR, RALEIGH ROAD PKWY, ASPHARCK CT, and RADER.

USE TYPES	RURAL					SUBURBAN										URBAN				
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CC/IMX	References		
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.9.4		
Storage – Self-Service	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	-	-	-	3.9.5		
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	PS	-	3.9.6		
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-		

I. AGRICULTURE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CC/IMX	References
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	3.10.1
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	3.10.2
Crop Production	P	P	-	-	-	-	-	P	-	P	P	-	-	-	-	-	-	-
Farmer's Markets	P	P	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-
Nurseries & Garden Centers	P	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	P	-
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-

J. INFRASTRUCTURE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CC/IMX	References
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.11.1
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Utilities – Class 3	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-

K. OTHER	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CC/IMX	References
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12

P – Permitted by Right
 PS – Permitted with Special Conditions
 SUP – Special Use Permit Required
 CD – Permitted as part of an Approved Conditional District Only
 ND – Permitted in New Development Only
 R/A
 GC
 Does Not Meet Requirements