

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) West Creek Developers, LP

Address of Property Owner P.O. Box 1179

City Wilson State N.C. Zip 27893

Name of Petitioner: Montecristo No. 70, LLC

Address of Petitioner 3434 Kildaire Farm Road, Ste. 135

City Cary State N.C. Zip 25718

Phone 919-872-0048 Email rvick@windjamdevelopment.com

CONTACT PERSON: Rex Vick Jr.

Phone Number (Day) 919-872-0048 Mobile 919-868-4924

Email: rvick@windjamdevelopment.com

PROPERTY INFORMATION:

Address/Location S. Side of Walker Drive, between Baybrooke Drive & Trace Drive

City: Wilson State: N.C. Zip: 27893

Property Identification Number (PIN) 3701-69-7632

Current Zoning District(s) SR6

Proposed Zoning District(s) RMX

Total Acreage Included in Rezoning: 11.8

Other Description Minor Zoning Map "clean-up" for small triangular piece created by Baybrooke Drive re-alignment with Millbrook Drive to the south.

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:

This request is to properly "fix" a small portion of the southeast corner of this parcel
to match the remainder of the parcel (SR6 to RMX). This small portion of SR6 was
created by the land-swap to re-align Baybrooke Drive with Millbrook Drive.

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:

N/A

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

N/A

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

N/A

5. Any other facts, arguments, reasons, and/or considerations you may wish to present are welcomed. Please attach them to this application.

APPLICATION FOR ZONING AMENDMENT

Conditional District

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Condition(s): In considering an application for a conditional zoning district, the Commissioners shall consider conditions or restrictions associated with the petition, where any limitation to the conditions or standards in the corresponding standard zoning district are proposed. All other requirements of the corresponding district shall be met. List all proposed conditions, including site specific standards, which are proposed in the conditional zoning district request (attach additional sheets if necessary).

N/A

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Permitted Uses(s): A petition for a conditional zoning district shall specify the permitted use(s) allowable, where any limitation to the uses allowed in the corresponding standard zoning district is proposed. A conditional zoning district does not provide for additional use permissions; only permitted uses authorized in the corresponding standard zoning district are allowable. All other requirements of the corresponding district shall be met. List such permitted uses below. (attach additional sheets if necessary).

N/A

3400 Block of Baybrooke Drive, W – COMP PLAN ANALYSIS

Current land use classification: SR6 Suburban Residential – Medium Density

Requested land use classification: RMX Residential Mixed-Use

Future Land Use Map land use classification: Cluster Residential

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

Policy 6.1: A diversity of development, including a variety of residential unit types and densities, mixed-use developments, and employment centers should occur within the City.

Policy 6.3: Infill developments are encouraged as these types of developments have been shown, through study, to maximize existing services and have a lower impact on public infrastructure and service costs in comparison to new developments.

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.

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy 1.3: New development, particularly those projects located on undeveloped land, should be designed using a master planning effort that takes a holistic and tailored approach to designing the development.

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 20.7: Market-based approaches to neighborhood planning are encouraged and preferred.

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.

POLICIES THAT COULD BE INTERPRETED TO SUPPORT OR OPPOSE THE REQUEST:

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 6.2: Residential development should be balanced with non-residential development in a manner that does not result in Wilson becoming a “bedroom community” to surrounding regional centers, such as Raleigh, and provides needed employment, shopping, and recreational opportunities for Wilson’s residents.

Policy 7.3: Environmentally sensitive areas should be adequately protected during the construction of new developments to ensure the integrity of these resources.

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 7.7: Land development should promote the protection of air quality in Wilson through a compact development form that reduces the need for vehicular trips resulting in less air emissions from vehicles. (See Policy 1.1.)

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 22.1: Through land development standards and zoning, facilitate the development of a mix of housing types at different price points to meet the needs of households with different incomes.

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

ALMERINO JONAS A LIM SUSILOWATI
3500 BAYBROOKE DR W
WILSON, NC 27893-6629

ANDERSON JOSHUA M ANDERSON
SARAH B
3402 BAYBROOKE DR W
WILSON, NC 27893-8154

BALWI MOSTAFA A ALSHOABI SUAD M
3502 WALKER DR W
WILSON, NC 27893-8423

CAPITOL CITY HOMES LLC
5711 SIX FORKS RD STE 200
RALEIGH, NC 27609-3888

FORBES BURNELL
3410 WALKER DR W
WILSON, NC 27893-8345

GREENFIELD ACADEMY INC
PO BOX 3525
WILSON, NC 27893

HODELL STEPHEN B HODELL MEGAN E
17210 HINDSIGHT DR
CARY, NC 27519-7470

MCDANIELS JEFFREY G MCDANIELS
GLENDA H
3501 BAYBROOKE DR W
WILSON, NC 27893-6660

MEKCHAND KAMLAWATTIE
3406 WALKER DR W
WILSON, NC 278933845

MITCHELL MICHAEL J & MITCHELL
WANDA N
3408 WALKER DR W
WILSON, NC 27893

MORALES GIOVANNY J MORALES
KATIE A
3404 BAYBROOKE DR W
WILSON, NC 27893

NASH MB PROPERTIES LLC
470 BASS RD
NASHVILLE, NC 27856

RAPER RANDALL L RAPER LORRAINE H
3314 NC 42 W
WILSON, NC 27893

ROGERS JEFFREY JOHN
2209 VILLAGE DR W APT 7 E
WILSON, NC 27893-2758

TIPPS JEFFREY D & TIPPS SANDRA N
3364 NC HWY 42 W
WILSON, NC 27893-8084

WELLS DONALD
3500 WALKER DR W
WILSON, NC 27893-8423

WEST CREEK DEVELOPERS L P
PO BOX 1179
WILSON, NC 27894-1179

WEST WILSON CHURCH OF GOD
3322 W NC 42
WILSON, NC 27893

WHITAKER TERRELL W WHITAKER
TERRI F
3404 WALKER DR W
WILSON, NC 27893-8345


















WILLIAMS RAYMOND G WILLIAMS
DEBORAH H
3400 WALKER DR W
WILSON, NC 27893-8345

WILLIAMSON WILEY T JR
3604 VINTAGE CT NW UNIT A
WILSON, NC 27896-7396

YATES DOLORES H
3402 WALKER DR W
WILSON, NC 27893-8345

Rezoning Request 3400 Block of Baybrooke Drive, W SR6 to RMX

 Proposed Rezoning
 Parcels

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

Date: 11/20/2020

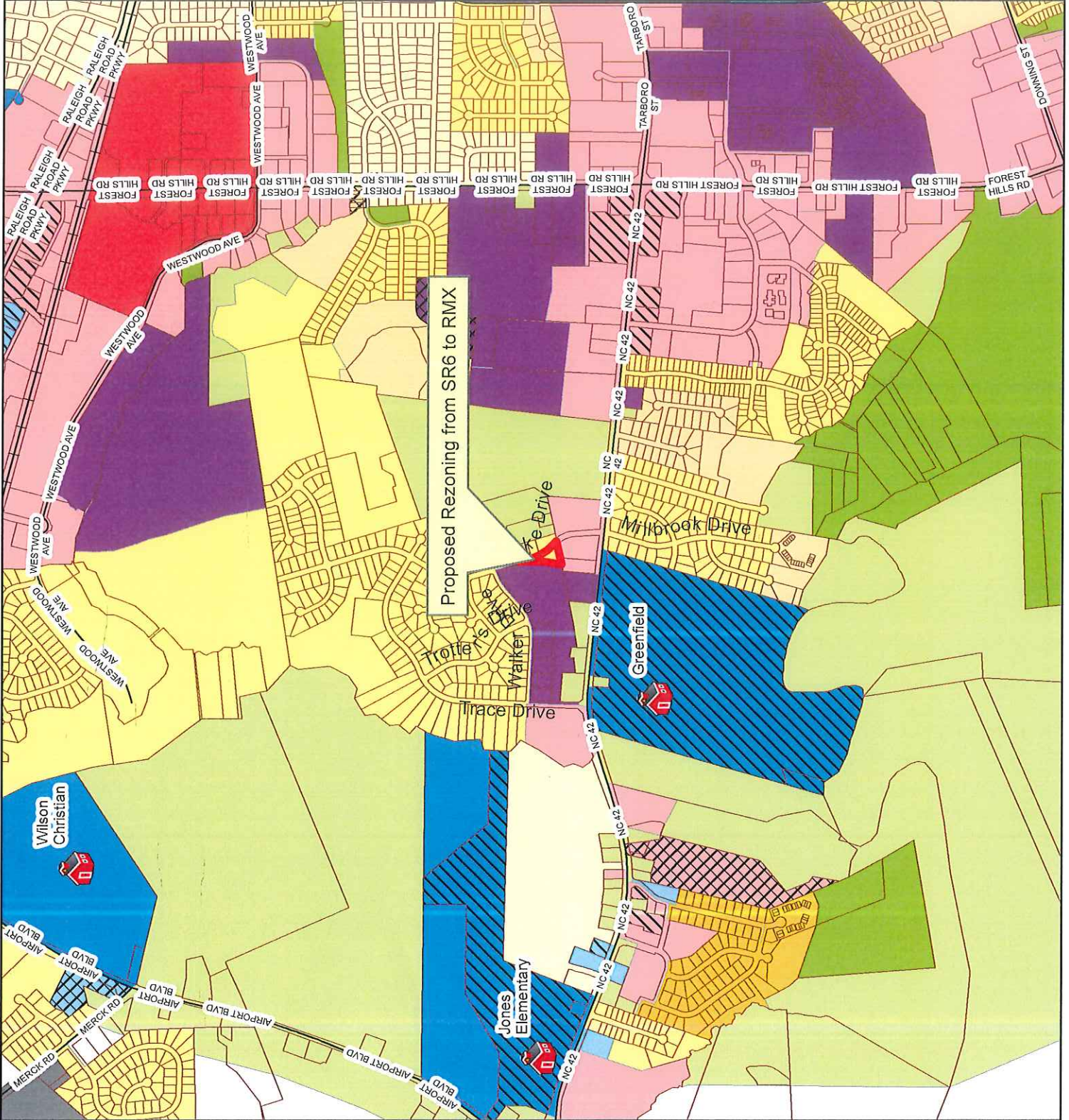
Map Disclaimer:

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.

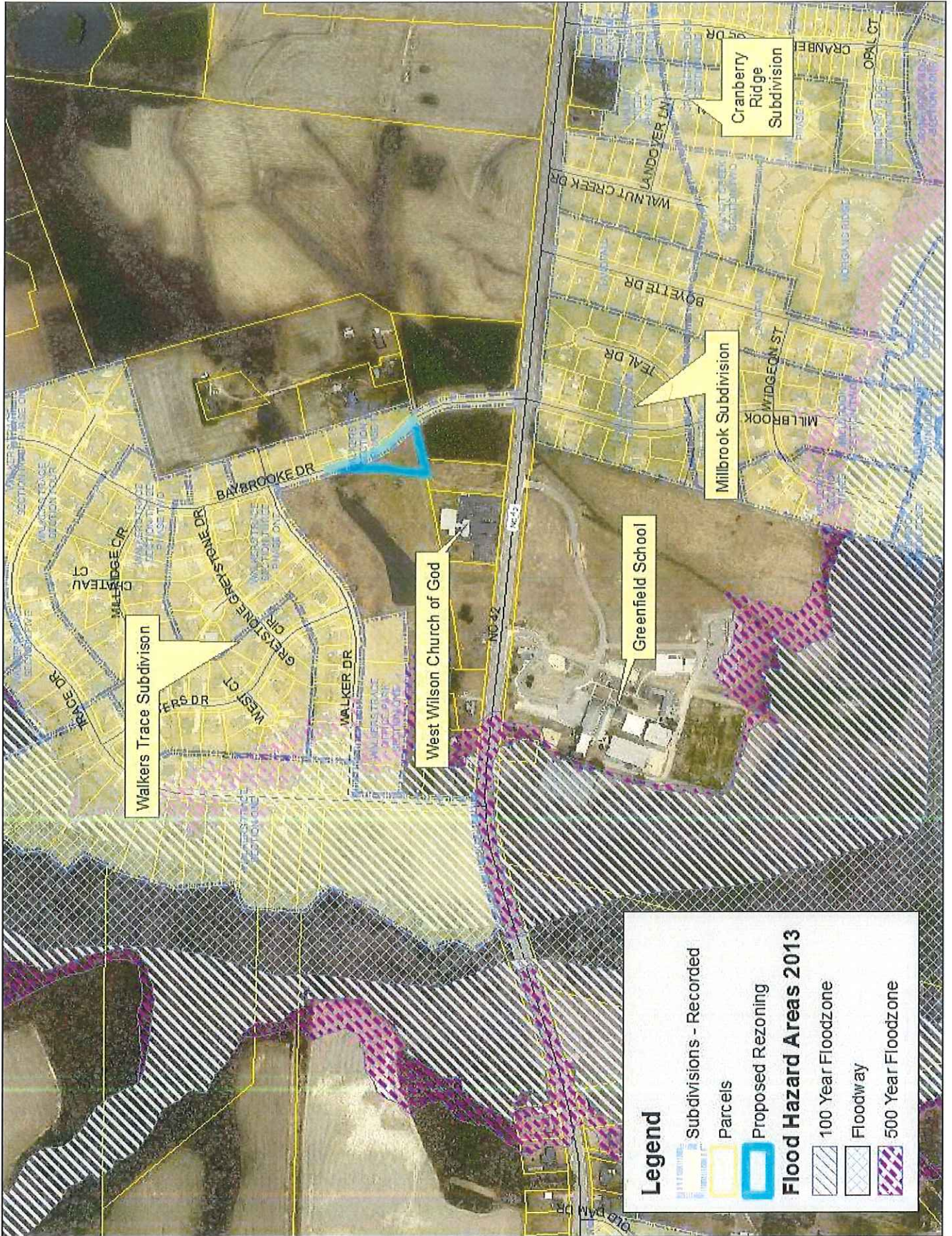
Prepared by:

City of Wilson GIS Services
a division of Wilson Planning
and Development Services.

1 in = 0.27 miles
0 500 1,000 2,000 Feet



Proposed Rezoning from SR6 to RMX



USE TYPES	RURAL											SUBURBAN											URBAN														
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References	
Public Safety Station	SUP	-	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6	
Religious Institution	P	P	PS	PS	PS	P	P	P	P	P	P	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.7	
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.6.8		
F. EDUCATIONAL/INSTITUTIONAL																																					
Child/Adult Day Care Home (8 or less persons)	PS	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.7.1	
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	-	PS	PS	PS	PS	PS	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.7.2	
College/University	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Community Support Facility	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.7.3	
Correctional Institution	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.7.4	
Day Treatment Center	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.7.5	
Hospital	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Schools – Elementary & Secondary	PS	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.7.6	
Schools – Vocational/Technical	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
G. AUTOMOTIVE																																					
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	-	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.8.1	
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	SUP	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.2	
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	P	P	P	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.8.3		
Theater, Drive-In	-	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.4	
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.5	
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.6	
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.7	
H. INDUSTRY/WHOLESALE/STORAGE																																					
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.9.7	
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.1	
Industry, Light	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.2	
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.3	
Research and Development Facilities	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.4	

SR6
 RMX - CD
 Does Not Meet Requirements

P – Permitted by Right
PS – Permitted with Special Conditions
SUP – Special Use Permit Required
ND – Permitted in New Development Only

CD – Permitted as part of an Approved Conditional District Only

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

I. AGRICULTURE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References																
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.10.1
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	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	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Nurseries & Garden Centers	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	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	NIMX	IMX	CCIMX	References																	
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	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	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	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	NIMX	IMX	CCIMX	References																	
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	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
 SR6 – Special Use Permit Required
 SUP – Permitted in New Development Only
 ND – Permitted as part of an Approved Conditional District Only
 RMX - CD
 Does Not Meet Requirements