



CITY OF WILSON

Planning & Design Review Board Agenda Session

Agenda Item #: 2

City Council Meeting: January 21, 2021

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: ZONING CHANGE REQUEST (Proj. # 20-380)

APPLICANT: Wilson Economic Development Council

PROPERTY OWNER(s): Sleepy Hollow Development Co./ Ralph Hodge

PROPERTY ADDRESS: 2101 – 2201 Miller Road S and 2301 Wilco Blvd S

PROPERTY SIZE: approximately 36.5 acres

GENERAL DESCRIPTION: Property is bordered to the south by Wilco Blvd, to the west by Miller Road, directly south of Purina Circle and to the east by the CSX railroad

SPECIFIC DESCRIPTION: 3721-01-2671.000 (PIN)

PRESENT USE OF PROPERTY: Multi-tenant for warehousing, light manufacturing and Wilson County Administrative Offices

PRESENT ZONE: LI (Light Industrial)

REQUESTED ZONE: HI (Heavy Industrial)

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:

1.1/2.1/2.2/2.4/2.5/2.7/3.4/5.2/6.4/8.1/8.2/8.3/28.1/28.2/32.1

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 2.1/2.4/2.7/5.2/7.7

ISSUES: The Wilson Economic Development Council is working to recruit an industry for a site within the Sleepy Hollow Development Company property. The proposed use is classified within the Heavy Industrial (HI) zone in accordance with the Unified Development Ordinance. Being adjacent to the HI zone and the CSX railroad to the east, staff feels the rezoning request would be a typical continuation of the HI zone. The

existing warehouse, light industrial and governmental uses within the approximately 40 acre property will continue without interruption.

BACKGROUND: 1) In Primary Growth Area and the Primary Service Area. 2) Inside city limits. 3) Not within a Watershed. 4) Not within a flood zone. 5) This area is one of the oldest industrial areas in Wilson. 6) The facility has served as an industrial building since its construction in 1982. 7) The property is adjacent to an active rail line of CXS and is just off US Hwy 301, a main transportation route connecting to I-95, US 264 and I-795. 8) The City's "Future Land Use Map" in our Comprehensive Plan shows this property and the surrounding properties as "Industrial" classification.

Industrial – Development of industrial, flex space, and office uses in locations that are compatible with adjacent uses. Industrial employment centers are designed to function as "campuses" with integrated pedestrian facilities and transitions to adjacent, less intensive uses.

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 park, and hotel. 3) The land use most-closely associated with the subject rezoning is "industrial park." 4) According to the study, "the Industrial Park prototype produces the highest net **surplus** because of revenue generated from property taxes, sales taxes, and transfers from the Electric Fund. Also, this prototype has the second lowest operating costs and lowest capital expenditures."

COORDINATION: Janet Holland, AICP, 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. 7) Chapter 2 Use Table.

PROJECT # 20-00000380



Application for Zoning Map
Amendment

Development Services
112 Goldsboro Street E., Wilson, NC 27893
PO Box 10, Wilson, NC 27894
252-399-2220
www.wilsonnc.org

The following must be submitted with one [1] copy of a Zoning Map Amendment Application:

1. A filing fee in accordance with the City of Wilson fee schedule
2. A metes and bounds legal description of the property to be rezoned.
3. A map, drawn to an engineer's scale, on 8 1/2 x 11 sheet or larger, showing the following:
 - a. The property, with bearings and distances of property lines as shown.
 - b. A location map drawn to a scale of 1"=400' [if the main map is not drawn to that scale]
 - c. A point of beginning at the nearest intersection of two public streets. Show all street names.
 - d. Date, north arrow, graphic scale.
 - e. Any boundaries of the floodplain or floodway that cross the property.

Property Owner[s]: Sleepy Hollow Development Co./Ralph Hodge

Mailing Address: P.O. Box 1179, Wilson, NC 27894-1179

Phone: _____ Email: _____

Name of Petitioner: Wilson Economic Development Council

Mailing Address: P.O. Box 728, Wilson, NC 27894-0728

Phone: (252) 237-1115 Email: jlantz@wilsonedc.com

Contact Person: Jennifer Lantz

Phone: (252) 237-1115 Email: jlantz@wilsonedc.com

Property Address: 2201 Miller Road, Wilson, NC 27893

Current Zoning District: Business - Industrial Light Proposed Zoning District: Business - Industrial Heavy

PIN: 3721-01-2671.000 Total Acreage Included in Rezoning: 36.5

Other Description:

Since the current Zoning Map is the product of careful investigation and analysis, it is presumed to be sound in its present state, 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].

Explain why this property should be rezoned:

This facility has served as an industrial building since its construction in 1982. Currently, the building is subdivided into areas where different companies can utilize the space for warehouse or light manufacturing. The potential for heavy industrial is high and there is much interest in the space for such use.

Explain how this rezoning will conform to the comprehensive plan, or, if it will not, explain why the comprehensive plan should be changed to allow the zoning:

This area is one of the oldest industrial areas in Wilson. This rezoning will fit with the landscape of the area.

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

It should have no negative impact on the area as manufacturing (heavy) already exists nearby.

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

Making valuable industrial space available to more manufacturing sectors will provide more jobs, higher wages and increased tax value to the City of Wilson.

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

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].

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].

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

12-14-20

Date

Jennifer J. Lantz

Print Name

Signature

Date

Print Name

Property Owner[s]:

Ralph Hodge Sleepy Hollow Development

Signature

12-11-20

Date

Ralph Hodge - Resident

Print Name

Brandie Walser Sleepy Hollow Development

Signature

12-11-20

Date

Brandie Walser - Vice President

Print Name

2101 - 2201 Miller Road, S and 2301 Wilco Blvd, S – COMP PLAN ANALYSIS

Current land use classification: Light Industrial

Requested land use classification: Heavy Industrial

Future Land Use Map land use classification: Industrial

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 2.1: 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 2.4: “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.

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 3.4: Partner with other organizations (public, private, and non-profit) to accomplish development and revitalization goals.

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

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 8.3: The City of Wilson supports local partnerships and efforts to capitalize on Wilson's strengths and opportunities to provide new employment opportunities in Wilson.

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

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.

POLICIES THAT COULD BE INTERPRETED TO 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 2.4: "Leap frog" development that bypasses primary growth areas and occurs in isolation or in small clusters should be avoided.

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 5.2: 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 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.)

1817 WILSON LLC
111 EAST JERICO TURNPIKE
MINEOLA, NY 11501

BARNETTE MELVIN
4517 RIVERBIRCH RD N
WILSON, NC 27896

BIG ORANGE HOLDINGS LLC
1125 WOODLAND DR NW
WILSON, NC 27893-2123

BOSEMAN JOEL M
PO BOX 550
BATTLEBORO, NC 27809-0550

EDWARDS LLOYD MARVIN JR
4107 STRATFORD DR N
WILSON, NC 27896-9532

GRAHAM W SMITH III IRREVOCABLE
INTER VIVOS TRUST
2012 ROANOKE DR
GREENSBORO, NC 27408

JOHN ROSS FAMILY LLC
1125 WOODLAND DR NW
WILSON, NC 27893-2123

PROGRESSIVE DEVELOPMENT PARTNERS
WILSON/NASH LLC
8507 BAILEY RD
SIMS, NC 27880

ROSS WILLIAM FAMILY LLC
C/O SUN RIVER SERVICE CORP
2018 BEELER RD
WILSON, NC 27893

SLEEPY HOLLOW DEVELOPMENT CO
PO BOX 1179
WILSON, NC 27894-1179




















SMITHFIELD PACKAGED MEATS CORP
200 COMMERCE ST
SMITHFIELD, VA 23430-1204

SOUTHEASTERN GRAIN COMPANY LLC
PO BOX 1529
WILMINGTON, NC 28402

TENANT SUCCESS LLC
7151 OKELLY CHAPEL RD #177
CARY, NC 27519

WILVEN LLC
232 CRAVEN ST
NEW BERN, NC 28560

Rezoning Request
PIN: 3721-01-2671.000
LI to HI

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

Date: 12/28/2020

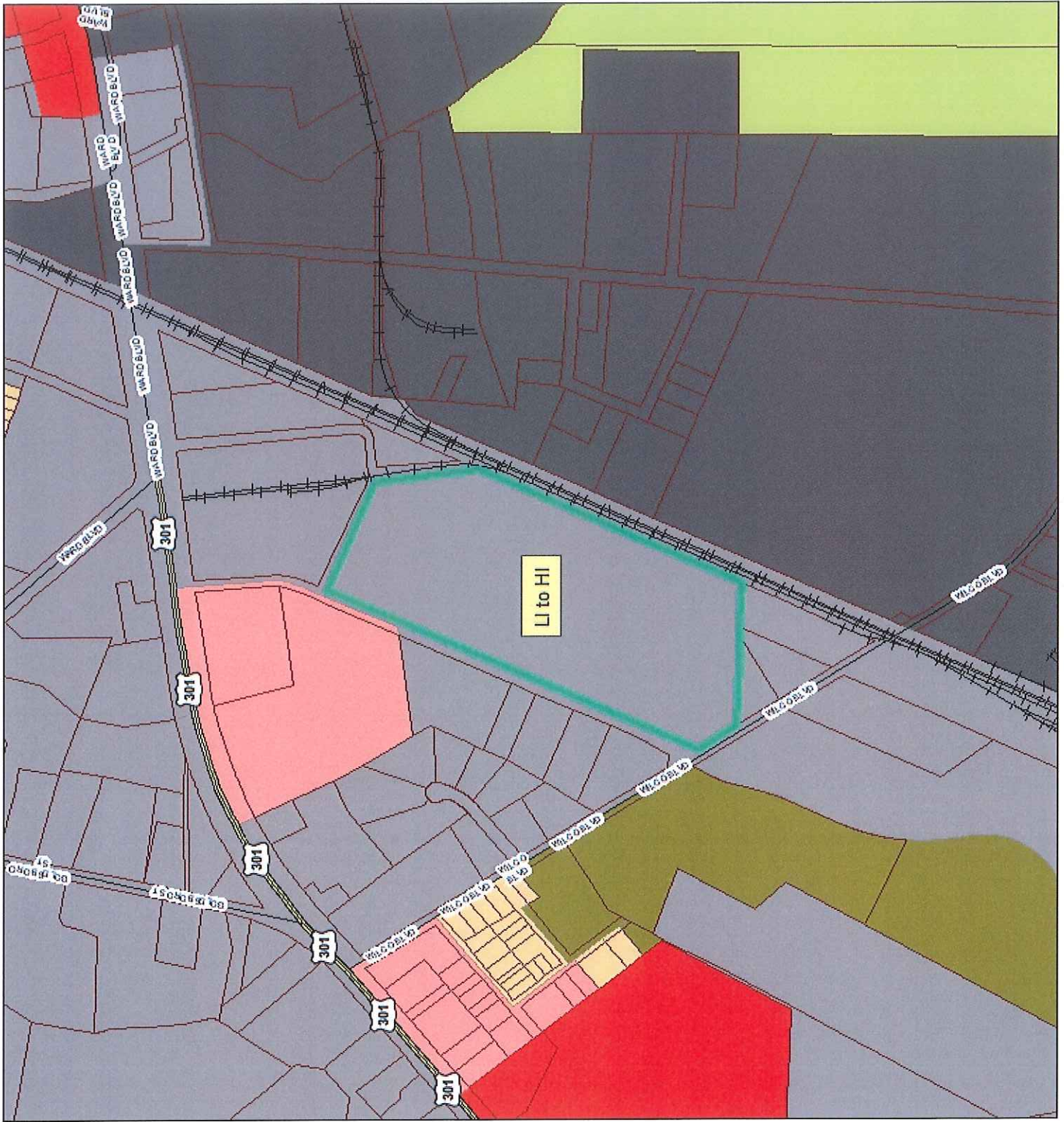
Map Disclaimer:

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 this map.

Prepared by:

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

1 in = 0.13 miles





Legend

Parcels

Proposed Rezoning

USE TYPES	SUBURBAN											URBAN						
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCMX	References
Public Safety Station	SUP	-	SUP	SUP	SUP	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	PS	-	PS	PS	PS	PS	PS	PS	3.6.7
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	SUP	-	-	-	-	-	SUP	-	3.6.8

F. EDUCATIONAL/INSTITUTIONAL	SUBURBAN											URBAN						
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCMX	References
Child/Adult Day Care Home (8 or less persons)	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	-	-	SUP	SUP	PS	PS	PS	PS	3.7.2
College/University	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	-
Community Support Facility	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	SUP	3.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	SUP	3.7.4
Day Treatment Center	-	-	-	-	-	-	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	3.7.6
Schools – Vocational/Technical	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	P	-
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-

G. AUTOMOTIVE	SUBURBAN											URBAN						
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCMX	References
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	PS	SUP	SUP	SUP	3.8.1
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	SUP	-	P	P	-	-	-	-	-	-	3.8.2
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	SUP	3.8.3
Theater, Drive-In	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.8.4
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	PS	PS	PS	PS	3.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	-	P	P	-	-	-	PS	PS	SUP	3.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	-	P	P	-	-	-	-	-	-	3.8.7

H. INDUSTRY/WHOLESALE/STORAGE	SUBURBAN											URBAN						
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCMX	References
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	3.9.1
Industry, Light	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.2
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.3
Research and Development Facilities	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	P	-
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	3.9.4

LI HI
 Does Not Meet Requirements

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

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

I. AGRICULTURE	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12

LI
 HI
 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