



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 3
City Council Meeting: January 21, 2021

TO: Planning & Design Review Board
FROM: Land Development Staff
SUBJECT: ZONING CHANGE REQUEST (Proj # 20-393)
APPLICANT: Ron Sutton for Herring – Sutton & Associates
PROPERTY OWNER(s): DOCREYN, LLC
PROPERTY ADDRESS: Southwest quadrant of Airport Blvd & Raleigh Road Parkway
PROPERTY SIZE: approximately 47.967 acres
GENERAL DESCRIPTION: Located directly behind Hubert Vester Chevrolet & Honda Dealerships
SPECIFIC DESCRIPTION: a portion of 3702-47-9494.000 (PIN)
PRESENT USE OF PROPERTY: Vacant undeveloped
PRESENT ZONE: RMX – CD (Residential Mixed-Use – Conditional District)
REQUESTED ZONE: RMX – CD (Residential Mixed-Use – Conditional District)
(Revising Conditions of Approval)

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: 1.2/1.3/2.1/2.2/2.7/5.1/5.2/6.2/7.1/7.2/7.6/8.1/8.6/15.1/22.1/32.1/47.1/50.2

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 2.5/2.7/5.1/5.2/6.5/7.1/7.2/7.6/8.6/32.1/50.2

ISSUES: On March 21, 2019 the City Council approved a RMX-CD zone for this property. Since that time the developer has received a determination of wetlands on the property, as well as, a Transportation Impact Analysis (TIA) has been conduct for the area. With these findings, the configuration of the 1158 Place development has changed. Allen Drive will not connect to Raleigh Road Pkwy and it will incorporate a roundabout.

Both single-family attached (townhomes) and detached units will be located on both sides of Allen Drive. The attached configuration shows the changes in the housing layout. The vehicular and pedestrian connections to the east to Airport Blvd, the proposed shopping center to the north and east and to Evolve at Heritage apartments to the west will remain.

BACKGROUND: 1) In Primary Growth Area and the Primary Service Area. 2) Outside city limits. Development shall be annexed prior to issuance of building permits. 3) Within the WS4-P watershed/Contentnea Creek Watershed Protected Area. Development shall comply with Watershed regulations. 4) Portions within the 100-year flood zone or the Special Flood Hazard Conservation Area. Development shall adhere to these standards. 5) The property was originally a portion of the +800-acre Heritage Place Subdivision that span the NW, SW and SE quadrants of the Raleigh Road Pkwy – Airport Boulevard intersection. 6) The property is bounded on three sides by existing GC zoning and on the northwesterly side by RMX-CD zoning as Evolve at Heritage apartments currently under construction. 7) The overall conceptual plan for the development includes commercial along Raleigh Road Pkwy and Airport Blvd adjacent to the requested RMX-CD zone. The initial phase of Heritage Corner has been recorded. 8) The developer has revised the initial layout of single-family detached and attached (townhomes) due to discoveries of a wetland survey and the TIA (see Issues). A separate developer is proposing commercial development at the southwest quadrant of the Raleigh Road Pkwy – Airport Blvd intersection as Heritage Corner. This mixed-use development with commercial and residential shall cultivate an environment where residents could easily access shopping, employment, and other daily needs. This would reduce the need to drive, reducing impact on roadways and providing important economic savings in fuel costs. The development would include sidewalks on both sides of the collector streets, one side of local streets and pedestrian connections to the commercial areas. This type of development would support the intent of the Mixed-Use Commercial of the Future Land Use Map. 10) The City’s “Future Land Use Map” in our Comprehensive Plan shows this property and properties to the north and west as “Mixed-Use Commercial” and “Activity Centers” classifications.

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.

Activity Centers – Intended to serve as focused areas for development within a compact, mixed-use, pedestrian-friendly environment. Downtown represents the largest and most established of these activity centers. Other centers are identified at key intersections within the City Center and at Raleigh Road and Airport Boulevard.

The City’s “Future Land Use Map” in our Comprehensive Plan shows the properties to the southwest as “Mixed-Use Office/Employment” classification.

Mixed-Use Office/Employment – Concentrated areas of employment development primarily in the form of offices, but allowing for some light industrial in appropriate

locations. Developments should include commercial and higher density residential that serve the employment uses. 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.

The City's "Future Land Use Map" in our Comprehensive Plan shows the properties to the east as "Commercial" classification.

Commercial – Includes both large and small commercial and retail uses, with some small office development along major thoroughfares.

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 six residential land use prototypes on an **annual cost-benefit** basis: single-family low land value, single-family medium land value, single-family high land value, single-family infill, duplex, and multi-family. 3) The land use most-closely associated with the subject request is single-family high land value. 4) According to the study, single-family high land value developments produce a net **surplus** of \$1,094 per unit.

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) Preliminary Plan – November 2020.

PROJECT # 20-00000393



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]: DOCREYN LLC

Mailing Address: 248 W Evans St, Florence SC 29501

Phone: (252) 237-9411 Email: Reynolds Williams <Reynolds@willcoxlaw.com>

Name of Petitioner: Herring-Sutton & Associates - Ron Sutton

Mailing Address: 2201 Nash St W, Wilson

Phone: (252) 291-8887 Email: rsutton@herringsutton.com

Contact Person: RON SUTTON, PE

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

Property Address: 2030 Airport Blvd W

Current Zoning District: RMX-CD Proposed Zoning District: RMX-CD

PIN: 3702-47-9494 Total Acreage Included in Rezoning: 56.7

Other Description:
This application is to revise the previous rezoning per O-013-91.

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:

The purpose of this rezoning request is to modify the conditions related to where the single family units are to be located and the townhome units. The modification is minor in nature and does not change the overall concept of the development plan.

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 request for modification to the CD rezoning request conforms with the comprehensive plan.

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

The requested modification will not have an affect on the immediate neighborhood.

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

The proposed modification to the RMX-CD zoning will not have a significant affect on the City either positive or negative.

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].


There are no changes in the conditions of the original rezoning that have an affect on types of land uses that are allowed. It is more a matter of defining where they are being located on the property.

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

12/31/2020

Date

Ronnie L. Sutton, P.E. Agent for Owner

Print Name

Signature

Date

Print Name

Property Owner[s]:

Doreyn LLC
by Allen G Thomas, Member/Mgr.

Signature

12/31/2020

Date

Allen Thomas

Print Name

Signature

Date

Print Name

1158 Place Revised RMX-CD – COMP PLAN ANALYSIS

Current land use classification: High-Density Residential

Requested land use classification: High-Density Residential

Future Land Use Map land use classification: Cluster Residential

POLICIES THAT COULD BE INTERPRETED TO SUPPORT 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 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 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 2.7: 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 7.1: Environmentally sensitive areas, including forested lands, riparian buffers and stream corridors, wetlands, floodplains, and areas of steep slope, are recognized as valuable environmental resources and should be set-aside as natural areas within new developments.

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.

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 8.6: To better address the high retail vacancy rate condition in Wilson, approval of new retail developments should include consideration of market conditions and effects on the market if the project is approved.

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 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 development and redeveloped lands should incorporate vegetated landscaping for aesthetic purposes and provide natural buffers between adjacent uses.

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 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 7.1: Environmentally sensitive areas, including forested lands, riparian buffers and stream corridors, wetlands, floodplains, and areas of steep slope, are recognized as valuable environmental resources and should be set-aside as natural areas within new developments.

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

BELK INC
ATTN: REAL EST DEPT
2801 W TYVOLA RD
CHARLOTTE, NC 28217

BETHANY & BRENDON
INVESTMENT INC
2901 CHATELAINE PL
RALEIGH, NC 27614

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

EVOLVE AT HERITAGE LLC
2918 MARTINSVILLE RD STE A
GREENSBORO, NC 27408-2785

HERITAGE CROSSING LLC
C/O COLLETT & ASSOCIATES INC
PO BOX 36799
CHARLOTTE, NC 28236-6799

HERITAGE PLACE OF WILSON LLC
PO BOX 5
WILSON, NC 27894

HERITAGE PLACE SOUTHWEST PROPERTY
OWNERS ASSOCIATION
PO BOX 3299
WILSON, NC 27895

IREIT WILSON MARKETPLACE LLC
ATTN: PROPERTY TAX DEPT
PO BOX 3666
OAK BROOK, IL 60522-3666

SXCW PROPERTIES II LLC
ATTN: RYAN LLC
PO BOX 56607
ATLANTA, GA 30343

TABERNACLE BAPTIST CHURCH
1815 AIRPORT BLVD W
WILSON, NC 27893

TOMLINSON PAUL WADE
TOMLINSON CAROL E
4401 MERCK RD W
WILSON, NC 27893-9609

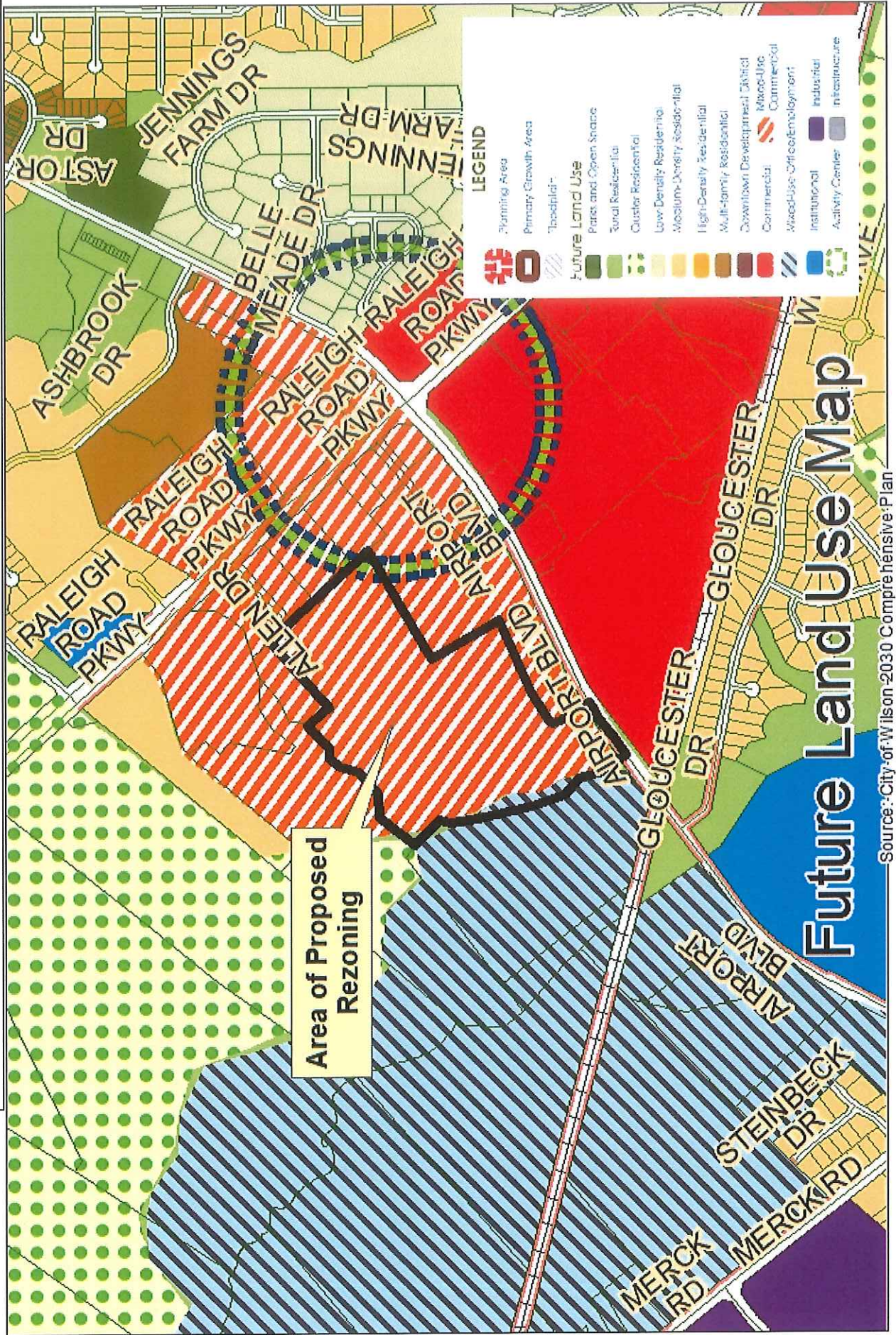
VESTER FAMILY LLC THE
PO BOX 3932
WILSON, NC 27895

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



**REZONING: Wilson Co. Tax Parcel:
 PIN: 3702-47-9494.000
 Revised RMX-CD**

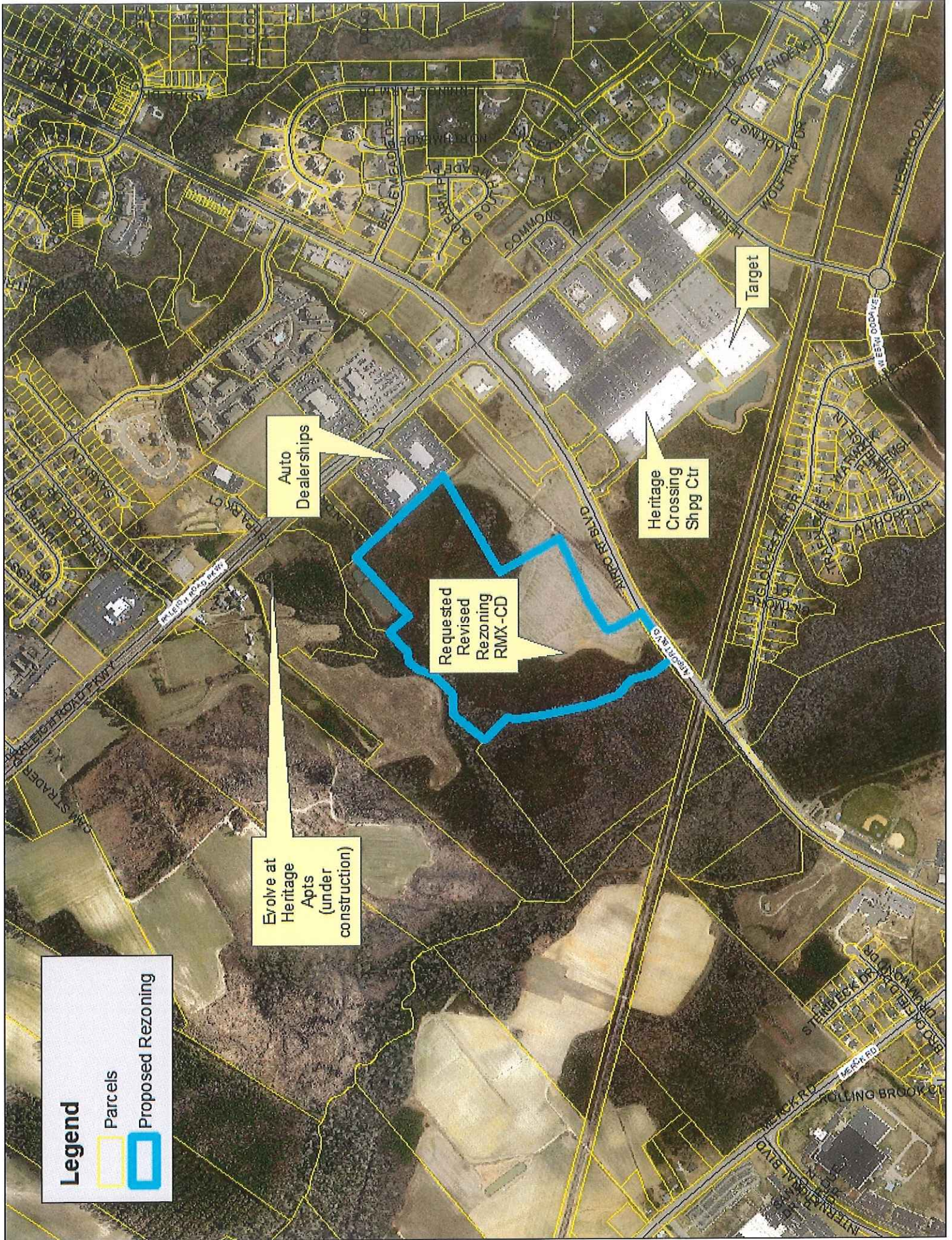
0 0.075 0.15 Miles



Area of Proposed Rezoning

Future Land Use Map

Source: City of Wilson 2030 Comprehensive Plan



Legend

Parcels

Proposed Rezoning

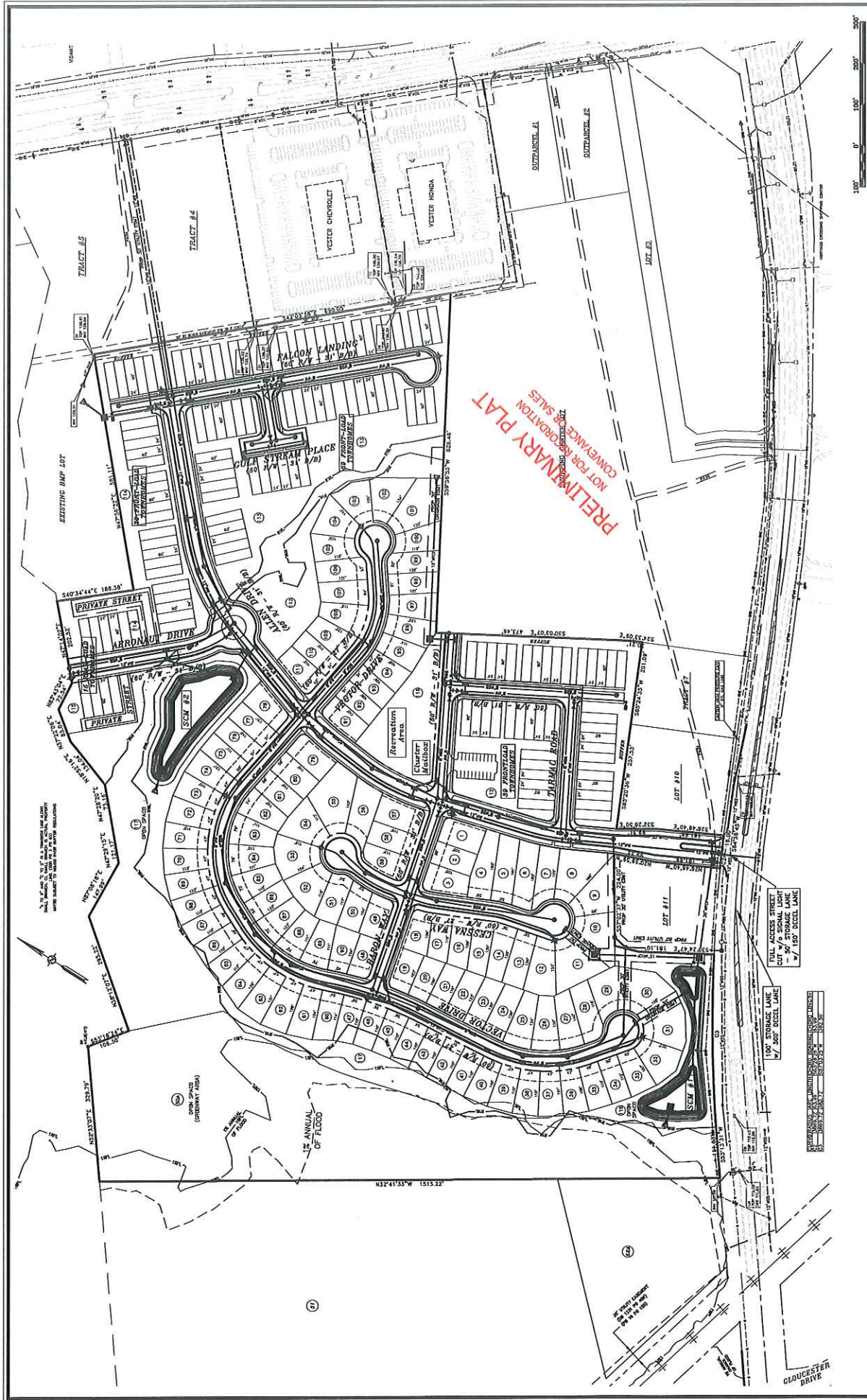
Auto Dealerships

Heritage Crossing Shpg Ctr

Target

Requested Revised Rezoning RMX-CD

Evolve at Heritage Apts (under construction)



Date: November 2020
 Scale: 1" = 100'
 Map No. 2020-1571T
 Drawn By: JWS/AS
 Sheet No. PF-1

Preliminary Plat



1158 Place
 City of Wilson, N.C.



Herring-Sutton & Associates, P.A.
 Engineers - Surveyors - Planners / Firm License #C-2810
 2201 Nash Street, NE • Wilson, North Carolina 27606 • (252) 291-8887

THE PLAT:	BY:	DATE:	REVISION: