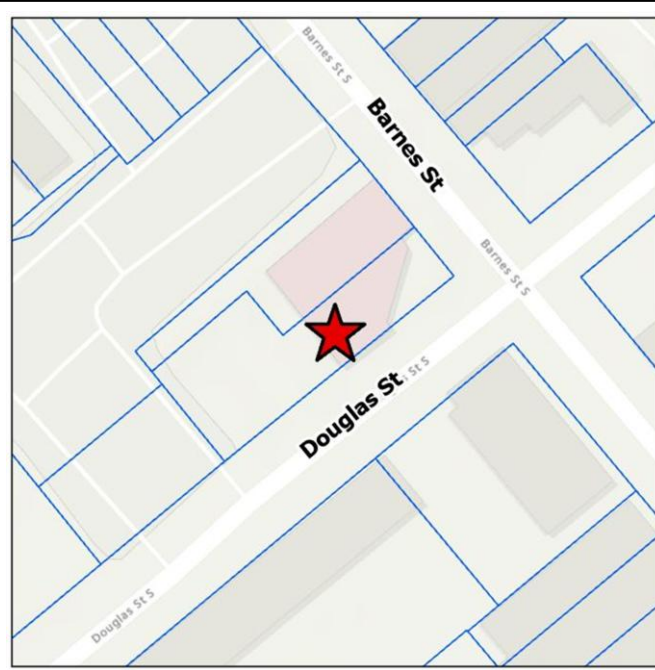




BOARD OF ADJUSTMENT
Development Services
112 Goldsboro Street E, Wilson, NC 27893
PO Box 10, Wilson, NC 27894-0010
(252) 399-2220
www.WilsonNC.org

PROJECT: LD-25-0415
AGENDA ITEM # 3
PIN # 3721-39-1818
DATE: January 20, 2026

DESCRIPTION: A request by Rhyan Breen for a Special Use Permit to allow the applicant to operate a Bar/Tavern at 222 Barnes St, S in a CCMX zone.



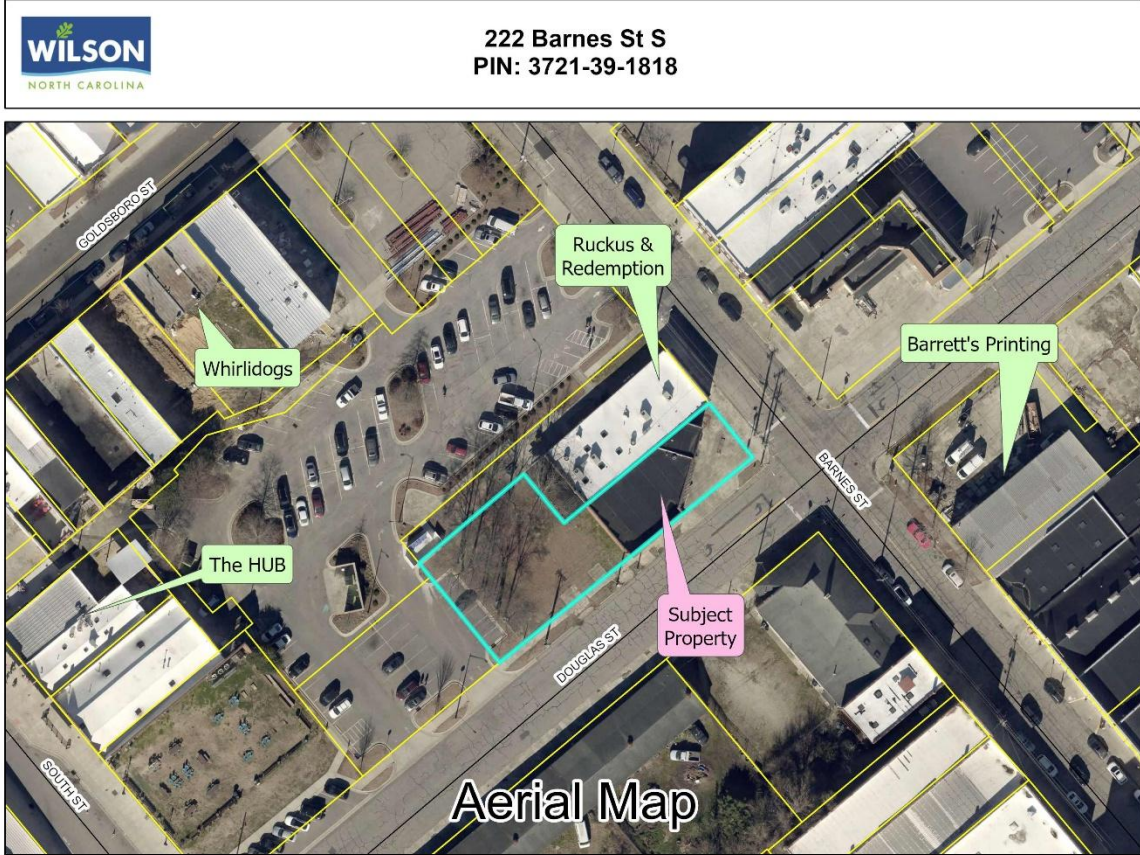
STAFF ANALYSIS:

In its review of the request, the City Planning Staff made the following “findings of fact” and suggests that the Board, likewise, include these among any specific “findings of fact” that they make regarding this case. Any such “findings of fact” should be made by separate motion(s) and vote(s) prior to any motion and vote to grant or deny the permit.

Board of Adjustment – Special Use Permit
222 Barnes St, S
January 20, 2026

Photos of Property

Aerial View:
PROPOSED SPECIAL USE PERMIT



Board of Adjustment – Special Use Permit
222 Barnes St, S
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Barnes Street View:



South Street View:





- FACT 1: The property in question is located at 222 Barnes St, S, Wilson County, North Carolina.
- FACT 2: The property is also known as 3721-39-1818.000 and recorded in the Wilson County Register of Deeds in Plat Book 45 Page 207 as WPO Properties, LLC Lot 2(see attached).
- FACT 3: The property is zoned CCMX (Center City Mixed-Use).
The surrounding properties are zoned as follows:
- North – CCMX (Center City Mixed-Use)
 - East – CCMX (Center City Mixed-Use)
 - West – CCMX (Center City Mixed-Use)
 - South – IMX (Industrial Mixed-Use) & CCMX (Center City Mixed-Use)
- FACT 4: The property is located within the Municipal Service District and the Downtown/Tobacco Warehouse Historic District of the City of Wilson.
- FACT 5: Wilson Downtown Development Corporation (WDDC) reviewed this request on January 13, 2025. The WDDC supports this request with the conditions 1 - 12.

- FACT 6: The subject property was most recently occupied by “The Station”, which operated as a nightclub. Prior to this use, the property was occupied by L.S. Kustoms, a vehicle service and repair business.
- FACT 7: On April 16, 2024, the Board of Adjustment granted a Special Use Permit for this property; however, the permit was rescinded by the Board on June 30, 2025, at the request of the property owner, Bill O’Boyle.
- FACT 8: Chapter 17 of the City of Wilson Unified Development Ordinance defines **Bar/Tavern** as:

“A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery and other beverage tasting facilities.”
- FACT 9: Section 2.7.3 of the City of Wilson Unified Development Ordinance includes a “Use Table”. The table lists “Bar, Tavern, or Nightclub subject to a Special Use Permit and subject to the requirements of 3.5.3” as a permitted use in the CCMX district.
- FACT 10: Section 3.5.3 of the City of Wilson Unified Development Ordinance is entitled “Requirements for particular uses and development types – Bar, Tavern” and lists the requirements as follows:

3.5.3 BAR, TAVERN, or NIGHTCLUB

A. Separation Requirement: All new bar, tavern, nightclubs in the GC and HC districts shall be located no closer than 500 feet to any residential district or use, church, school, park or playground, or other existing public or private club.

This property is not in the GC or HC districts, so this requirement does not apply to this request.

B. All bars and taverns shall have a minimum net floor area of 1,200 square feet. Night Clubs shall have a minimum floor area of 1,500 square feet.

The subject property meets the requirement for a proposed bar as follows: Total net floor area of 1,772 square feet as per the occupancy plan (see attached).

C. Hours of Operation: In issuing a Special Use Permit for this use, the board shall consider the surroundings and restrict the hours of operation of the business if they deem it warranted.

The Board may restrict the hours of operation if they deem it warranted.

FACT 11: The Fire Department recommends approval subject to the following:

The property is located within the Primary Fire District within the City and shall meet the district standards, any NC Fire Prevention Code requirements and have an approved inspection in accordance with the NC Fire Code schedule.

FACT 12: Neighborhood Improvement recommends approval subject to the following:

Must follow all applicable local, state, and federal laws, rules, and ordinances.

FACT 13: Construction Standards recommends approval subject to the following:

Must comply with the current edition of the NC Building Code and have an approved Certificate of Occupancy prior to commencing operations.

FACT 14: Section 15.10.2E of the Unified Development Ordinance: pertaining to the issuance of Special Use Permits, reads as follows:

1. That the proposed special use conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site;

This request conforms to the character of the neighborhood and with the direction of the Wilson Downtown Development Corporation.

2. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

This request should not impact negatively on traffic congestion on the public roads. There is public parking in the rear adjacent to the 210 Barnes St S parking lot (Lot #11), and across Barnes to the west at the 209 Barnes St S (Lot #12) and 114 Douglas St, S (Lot #17).

3. That adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use;

Adequate utilities are available for the proposed use.

4. That the proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas;

This request should not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. Any creation of such items would require meeting state and federal standards or requirements.

5. That the establishment of the proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the land development district; and

This request will not impede the orderly development and improvement of surrounding property for uses permitted within the CCMX (Center City Mixed-Use) by allowing this use within Historic Downtown Wilson.

6. That the establishment, maintenance and/or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare.

This request, if operated as described, should not be detrimental to or endanger the public health, safety or general welfare of the property owners, residents and visitors to the City of Wilson.

7. That the establishment will be operated in compliance with all local, state and federal laws and will not become a nuisance by creating criminal activity or public disturbance.

The request, if operated as described, should be compliant with all laws and not become a nuisance to the downtown area. Conditions in the Recommendations Section should assist in monitoring the operation of this proposed business.

PROCEDURE: The Board must proceed in accordance with Section 15.10 as quoted in Fact 14 (motion-second-and vote).

RECOMMENDATION: Staff recommends the Board proceed as follows:

- **Move that Facts 1-14 in the staff findings be adopted as “findings of fact” of the Board (motion-second-and vote).**
- **Move to Conclude:**
 1. that the requested permit is within the jurisdiction of the Board to issue;
 2. that the application is complete; and

Board of Adjustment – Special Use Permit

222 Barnes St, S

January 20, 2026

3. that, if completed as proposed in the application and in compliance with the recommended conditions, the development will comply with the requirements of the Unified Development Ordinance.
- **Move to grant the Special Use Permit subject to the following conditions: (motion-second-and vote).**
1. The applicant and operator of the establishment shall fully comply with all of the requirements of the Order together with any other applicable state or local rules, ordinances, laws and regulations of whatever nature.
 2. If any of the conditions affixed to the permit or any part thereof shall be held invalid or void, then the permit shall become void and of no effect.
 3. The Special Use Permit is granted for **Bar/Tavern, ONLY**.
 4. A site plan shall be submitted and approved by the City of Wilson’s Technical Review Committee prior to issuance of any Certificate of Occupancy for the open space that was formally Lot 3 (206 Douglas St, S)
 5. All required building permits, inspections, and a fire inspection will be maintained throughout the duration of the business operation.
 6. Must comply with the current edition of the NC Building Code and have an approved Certificate of Occupancy prior to commencing operations.
 7. Any pattern of recurring incidents of violence, illegal, or nuisance activity, which results in at least two incidents over 3 days, or more than 9 events over 90 days, reported to the City of Wilson Police Department or the City of Wilson Nuisance Department, shall be grounds to schedule a hearing with the Board of Adjustment for a warning to revoke or revocation of the Special Use Permit. In addition, if there is a serious violent crime such as rape, homicide, or serious assault, shall be potential grounds to schedule a hearing with the Board of Adjustment for a warning to revoke or revocation of the Special Use Permit. The Special Use Permit hearing shall be for revocation of the Special Use Permit or placing additional amendments to the Conditions of Approval. Upon Revocation, the business shall immediately be closed.
 8. After closing each night, the on-site manager shall pick-up, dispose of properly, and clean-up outside areas within 50 feet of the building. This includes the trash, refuse, or other evidence of public drunkenness.
 9. A City of Wilson privilege license as related to the alcohol permits will be maintained at all times.

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222 Barnes St, S

January 20, 2026

10. All exterior lighting shall be directed downward to prohibit fugitive light from leaving the area/building. All lighting shall be extinguished, (except for the light necessary for security lights) within 30 minutes of the close of business.
11. The Special Use Permit will expire on the third Tuesday of January 2028. The applicant should submit an application to renew the Special Use Permit by the third Tuesday of December 2027.
12. The business will close no later than is allowed in accordance with NC ABC laws.

ATTACHMENTS: 1) Application. 2) Occupancy Plan 3) Recombination Plat (WPO Properties)



Application for
Special Use Permit

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

A pre-application meeting with City Staff is required prior to filing this application.

The following must be submitted with one [1] copy of this application:

- 1. A filing fee - In accordance to current City of Wilson fee sheet.
2. A copy of the deed or lease to the property, or a letter from the property owner, on the owner's letterhead, authorizing the applicant to use the property for the requested use.
3. A map drawn to an engineer's scale on an 8 1/2 x 11 sheet, or larger, showing the following:
a. The property, with distances of property lines shown.
b. The nearest intersection of two public streets.
c. All existing and proposed structures on the property and their setbacks.
d. Applicant's name [if different from owner].
e. Other features necessary to describe the request.

Applicant/Agent Name: Rhyan Breen for Neset, LLC dba The Neighbor's

Address: PO Box 1328, Wilson, NC 27894

Phone: (252) 668-3744 Email: rhyan@brewmastersnc.com

Owner Name: WPO Properties, LLC

Address: 4508 Chippenham Ct. N, Wilson, NC 27896

Phone: (252) 292-0807 Email: "Bill O'Boyle" <bill@northstateconsultingllc.com>

Property Address: 222 Barnes Street, Wilson, NC 27893

Property Identification Number [PIN]: 3721-39-1818.000 Zoning District: CCMX

Current [or most recent] Use: Bar

Proposed Use: Bar

Description of the proposed use of the property:

Operate a bar/lounge

CERTIFICATION

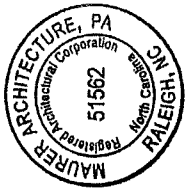
I [We], certify that all of the information presented in this application and in its accompanying attachments is accurate to the best of my [our] knowledge, information, and belief.

Signature [Handwritten Signature]

Date 12/1/25

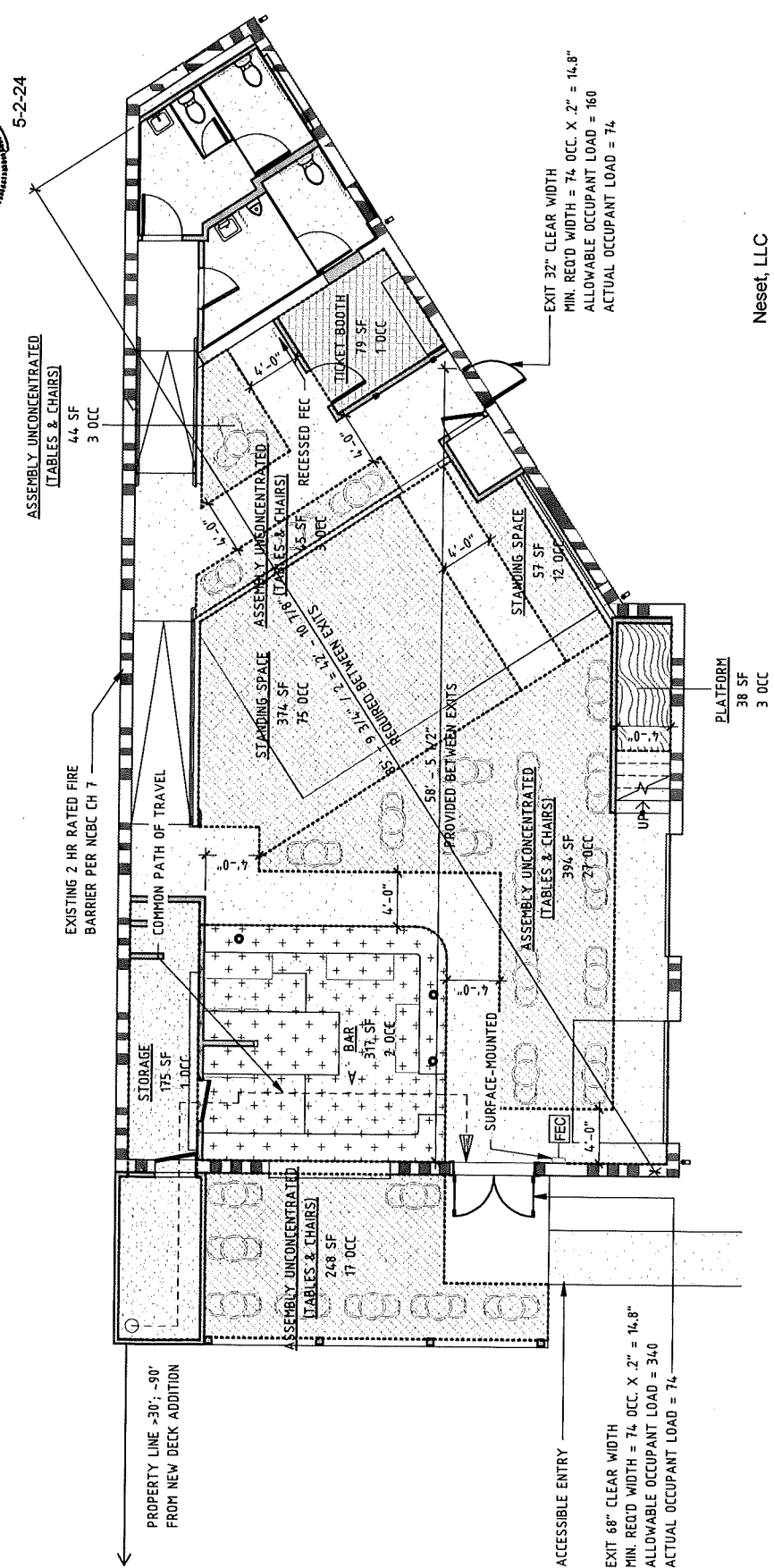
EGRESS TRAVEL DISTANCES

PATH ID	ACTUAL TRAVEL DISTANCE	ALLOWABLE TRAVEL DISTANCE	ACTUAL COMMON PATH OF TRAVEL	ALLOWABLE COMMON PATH
A	46' - 11"	250' - 0"	41' - 11"	75' - 0"



LIFE SAFETY OCCUPANCY SCHEDULE

FUNCTION OF SPACE	AREA	SF PER PERSON	SF TYPE	OCCUPANT LOAD
ASSEMBLY UNCONCENTRATED (TABLES & CHAIRS)	731 SF	15 SF	NET	50
BAR	317 SF	200 SF	GROSS	2
PLATFORM	38 SF	15 SF	NET	3
STANDING SPACE	432 SF	5 SF	NET	87
STORAGE	175 SF	300 SF	GROSS	1
TICKET BOOTH	79 SF	100 SF	GROSS	1
FIRST FLOOR	1772 SF			144
BUILDING TOTAL	1772 SF			144



Neset, LLC

NOTES

AREAS COMPUTED BY COORDINATE CALCULATIONS
NO GRID MONUMENT FOUND WITHIN 2000'
ALL DISTANCES SHOWN ARE HORIZONTAL UNLESS NOTED OTHERWISE
ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE
NO CEMETERIES WERE VISIBLE ON THIS SITE
NO WETLANDS WERE DELINEATED ON THIS PROPERTY
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED DISTRICT
THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
A TITLE REPORT HAS ___ HAS NOT ___X___ BEEN SUPPLIED FOR THIS PROPERTY.
REFERENCES: DEED BOOK 2193 PAGE 617 DEED BOOK 2773 PAGE 854
DEED BOOK 125 PAGE 75 DEED BOOK 2797 PAGE 945
DEED BOOK 2500 PAGE 356 DEED BOOK 2950 PAGE 548
DEED BOOK 2614 PAGE 110 PLAT BOOK 41 PAGE 271
PLAT BOOK 43 PAGE 275

I hereby certify that I (we) am (are) the owner(s) of the property shown and described hereon and that I (we) do adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all streets, alleys, walks and other sites to public or private use as noted. I (we) further understand that such public dedication may any other public use authorized by the City Charter or any general, local, or special law pertaining to the City of Wilson when such use is approved the City Council in the public interest. Further, I (we) certify that the land as shown hereon is within the platting jurisdiction of the City of Wilson, North Carolina.
WPH/Boyle 7-18-25
Owner Date

I certify that I (we) am (are) the owner(s) of the property shown and described hereon and that I (we) do dedicate unto the City of Wilson, Wilson County, North Carolina, its successors and assigns the right, privilege, and easement to enter upon the property shown and described hereon, and from time to time, to erect, repair, remove and reconstruct upon, along, across, over and under said property, a line or lines for the distribution of electrical power, telephone, and signal lines including without limitation, all necessary and convenient wires, cables, transformers, ground connections, service lines, underground conduit and cable, support pads, secondary pedestals, and any other items deemed necessary to the construction, operation, and maintenance of the underground power system together with all rights and privileges necessary or convenient for the full enjoyment or use of said lines including, without limitation of the right to trim, cut, and keep clear all trees, limbs, bushes, flora, fauna and undergrowth within five feet of any transformer, and along and on the property shown hereon that may, in any way, endanger the proper operation of the same, or obstruct the maintenance or repair of underground lines located on this easement.
WPH/Boyle 7-18-25
Owner Date

I do hereby certify that the plat/development plan shown hereon is exempt from the Neuse River regulations as there is no additional impervious area being added at this time.
Bluhm 7-21-25
Public Services/Stormwater Date

I do hereby certify that the plat/development plan shown hereon is exempt from the Peak Flow Policy as there is no additional impervious area being added at this time.
Bluhm 7-21-25
Public Services/Stormwater Date

I, William A. Bartlett, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(1) Class of survey: Class A
(2) Positional accuracy: 0.09' HORIZ.
(3) Type of GPS field procedure: Real Time Kinematic Networks
(4) Dates of survey: JANUARY 24, 2019
(5) Datum/Epoch: NAD 1983 (CONUS) 2011
(6) Published/Fixed-control use: NCGS Bridge & NCGS Memorial
(7) Geoid model: Geoid 12B
(8) Combined grid factor(s): 0.99990663 & 0.99990294
(9) Units: US Survey Feet

William A. Bartlett
Professional Land Surveyor L-3788

I, William A. Bartlett, certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

I, William A. Bartlett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2950, Page 548); that the boundaries not surveyed are clearly indicated as dashed lines, and drawn from information found in Book As Shown, Page On Plat; that the ratio of precision or positional accuracy as calculated is 1/10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 15 day of July, A.D., 2025.

William A. Bartlett
Professional Land Surveyor L-3788

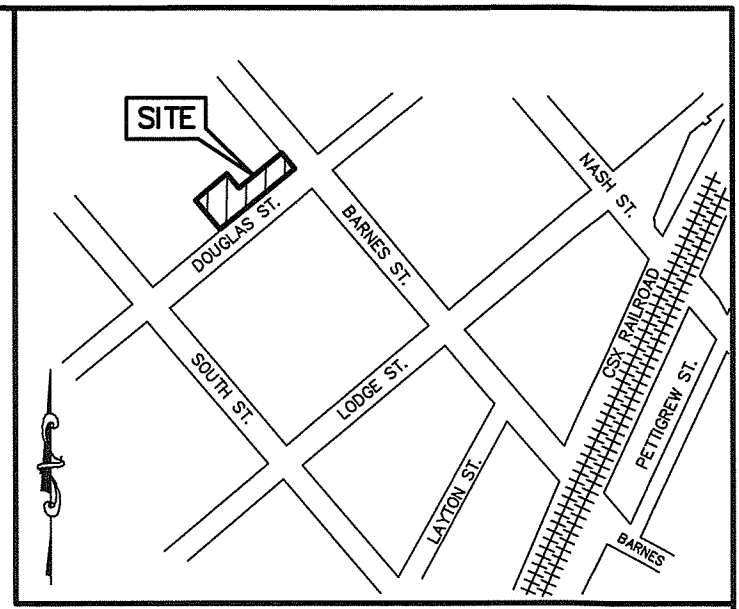
North Carolina
Wilson County
Janet B. Holland
Review Officer of
Wilson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recordation.
Janet B. Holland 7-24-2025
Review Officer Date

SITE DATA

TOTAL NO. OF LOTS 1
TOTAL AREA: 11,772 S.F. (0.27 AC.)
FORMER LOT 2 4,939 S.F. (0.11 AC.)
FORMER LOT 3 8,833 S.F. (0.16 AC.)
ZONING CCMX
MIN. BUILDING SETBACKS
FRONT = 0' (6'MAX)
SIDE = 0'
STREET SIDE = 0' (6'MAX)
REAR = 0'
ADDRESS: 222 BARNES ST. S (LOT 2)
206 DOUGLAS ST. S (LOT 3)
PIN NO. 3721-39-1818 (LOT 2)
3721-39-1828 (LOT 3)

THE PROPERTY IS LOCATED WITHIN THE MUNICIPAL BOUNDARIES OR THE ETJ THAT HAS AN ORDINANCE THAT REGULATED PARCELS OF LAND, REQUIRES LOCAL AGENCY APPROVAL IF CERTIFIED AS 47-30(f)(1) a, d, or e. Certification for Approval No approval Required

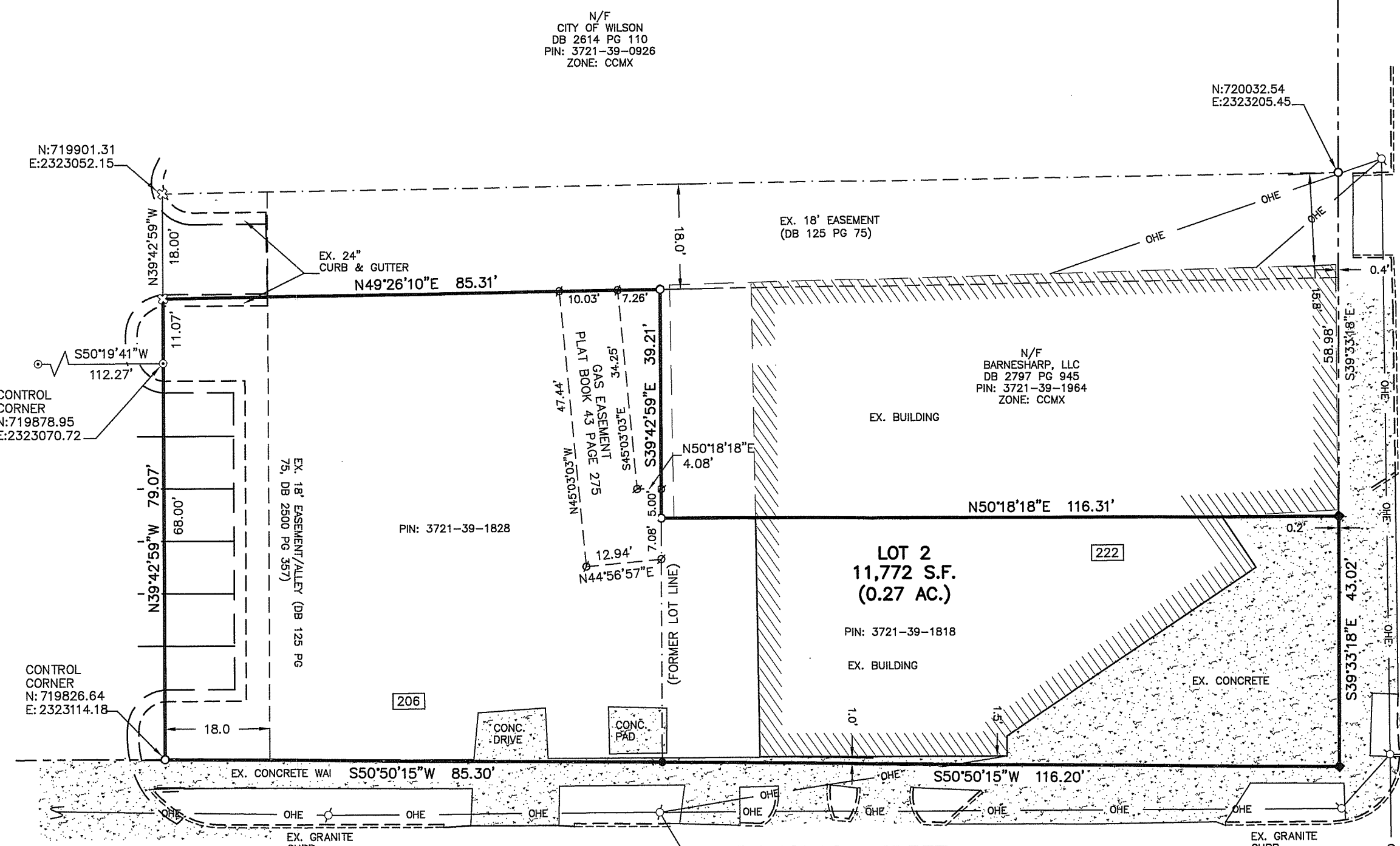
Janet B. Holland 7-24-2024
City of Wilson Subdivision Administrator Date



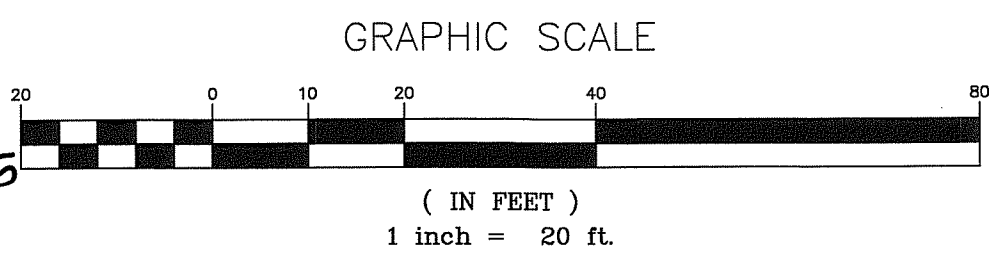
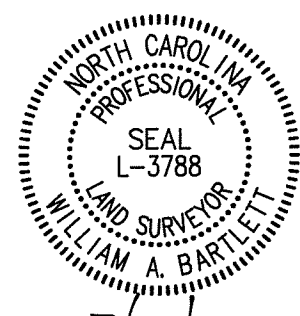
LOCATION MAP NO SCALE

LEGEND

- IRON REBAR FOUND
RAILROAD SPIKE (RRS) FOUND
IRON PIPE SET
MAGNETIC NAIL
CHISELED "X" IN CONCRETE
EXISTING UTILITY POLE
EXISTING IRON PIPE



DOUGLAS STREET 60'(+/-) PUBLIC R/W



OWNER/DEVELOPER: WPO PROPERTIES LLC 4508 CHIPPENHAM CT WILSON, NC 27896



Table with survey details: DATE: MAY 2025, SURVEY BY: DB, JB, PROJECT: 25-0140, SCALE: 1"=20', DRAWN BY: [blank], REVISIONS: 5/27/2025 COW TRC COMMENTS ADDRESSED, 7/15/2025 COW TRC COMMENTS ADDRESSED, CODE: WPOPRO, DWG FILE: 250140RP.dwg

Table with property information: PROPERTY OF WPO PROPERTIES LLC, LOT 2 (FORMERLY LOTS 2 AND 3), WILSON TOWNSHIP WILSON COUNTY, NORTH CAROLINA ZONE: CCMX

Barcode and registration information: Doc ID: 007302390001 Type: CRP, Recorded: 07/24/2025 at 02:46:45 PM, Fee Amt: \$21.00 Page 1 of 1, Lisa J. Stith Register of Deeds, BK 45 PG 207

RECOMBINATION PLAT