

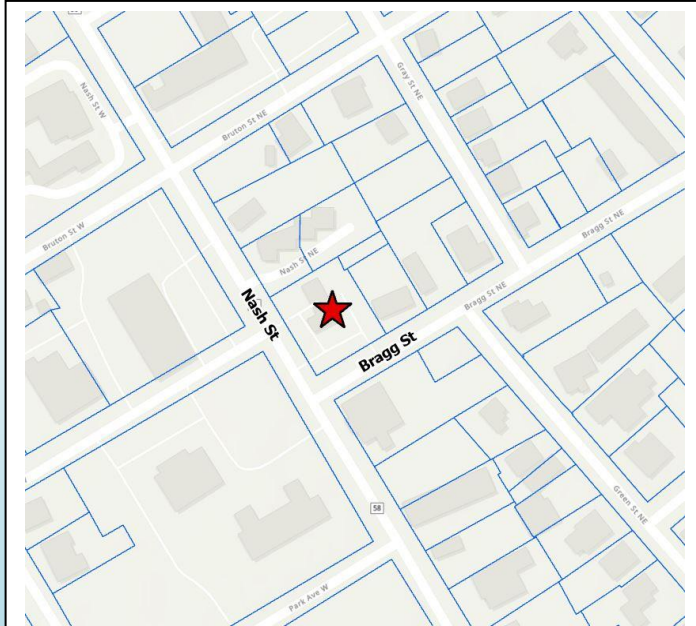


BOARD OF ADJUSTMENT
Development Services
112 Goldsboro Street E, Wilson, NC 27893
PO Box 10, Wilson, NC 27894-0010
(252) 399-2220
www.WilsonNC.org

PROJECT: LD-25-0366
AGENDA ITEM # 2
PIN # 3722-22-0681.000
DATE: January 20, 2026

DESCRIPTION:

A request by Jerry Johnson for a Special Use Permit to allow the applicant to operate an Automotive Repair Shop (Vehicle Services - Minor Maintenance/Repair) at 400 Nash St, NE in a NMX zone.



STAFF ANALYSIS:

In its review of the request, the City Land Development 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.

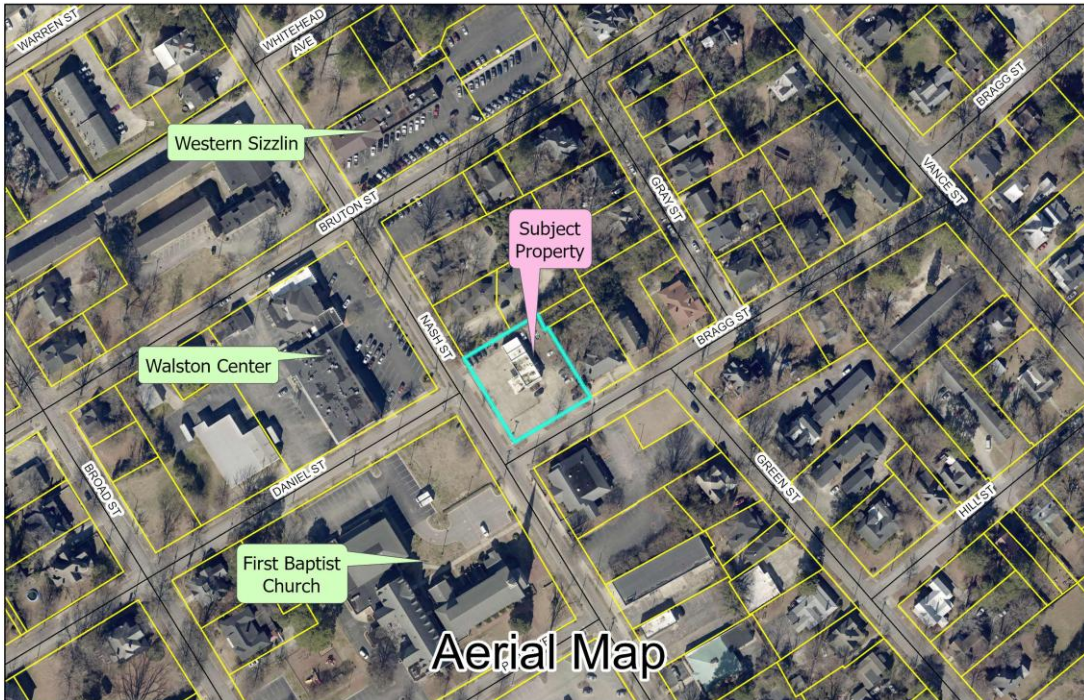
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January 20, 2026

Photos of Property

Aerial View:

PROPOSED SPECIAL USE PERMIT

	<p>400 Nash St NE PIN: 3722-22-0681</p>
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Nash Street View:



Bragg Street View:



FACT 1: The property in question is located at 400 Nash St, NE, Wilson County, North Carolina.

FACT 2: The property is also known as 3722-22-0681.000 (PIN)

FACT 3: The property is zoned NMX (Neighborhood Mixed Use).

The surrounding properties are zoned:

North: NMX (Neighborhood Mixed Use).

South: NMX (Neighborhood Mixed Use)

East: NMX (Neighborhood Mixed Use)

West: UR (Urban Residential)

FACT 4: This parcel is situated outside of any established historic district boundaries. It should be noted that the Old Wilson Historic District is immediately adjacent to the east side of the site along Bragg Street.

FACT 5: The applicant is proposing to operate a repair shop for automotive preventative maintenance.

FACT 6: According to Wilson County tax records, the structure was constructed in 1959 and was originally utilized as a service station with gas pumps. A site plan entitled Integrity Tire Auto Service Center was approved on November 9, 2001 for a storage addition, but was never constructed.

FACT 7: The subject property has experienced a change in use over time. A Special Use Permit was issued to Cheap Rides Auto Sales in 2009 for an automobile sales business, with no parts sales and repair service for automobiles that are not owned by the applicants. It was later renamed Terrific Cars and continued to operate until its closure. Utility accounts for the site remained in the previous property owner's name until May 9, 2025.

FACT 8: Section 2.7.3 of the City of Wilson Unified Development Ordinance includes a "Use Table". The table lists "Vehicle Services – Minor Maintenance/Repair" subject to a Special Use Permit and subject to the requirements of Section 3.8.6 as a permitted use in the NMX district.

FACT 9: Chapter 17 of the City of Wilson Unified Development Ordinance defines "Vehicle Services – Minor Maintenance/Repair" as: Facilities for the fueling, cleaning and servicing of automobiles, recreational vehicles, and other personal vehicles as a primary use. Examples include: gas stations; car washes (attended and self-service); car stereo and alarm system installers; detailing services; muffler and radiator shops; tire and battery sales and installation (not including recapping); and quick-lube

services. Such uses may include structures that are specialized for selling gasoline with storage tanks, often underground or hidden. The sale of vehicle parts, food and convenience items may be included as an incidental part of such uses.

FACT 10: Section 3.8.6 of the City of Wilson Unified Development Ordinance is entitled “Requirements for particular uses and development types – “Vehicle Services – Minor Maintenance/Repair” and lists the requirements as follows:

**3.8.6 VEHICLE SERVICES – MINOR MAINTENANCE/REPAIR
[GC, NMX, IMX, CCMX]**

A. Outdoor Vehicle Storage: All outdoor storage of vehicles awaiting work or pickup shall be screened by a Type C buffer in accordance with Section 8.7.2. No vehicles or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any public rights-of-way. No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained.

This will be a condition of approval.

B. Vehicle Bays: Vehicle bays which are not set perpendicular to the street must be screened from direct view by a hedge or other landscaping. Bays facing the street must also incorporate awnings, windows and/or other articulation/ornamentation sufficient to reduce the impact of the repair bays on the street as determined by the Planning and Design Review Board during their design review.

The subject property is an existing, established structure with vehicle bays oriented toward Nash Street, because the bays are part of the original building configuration, they do not currently include the landscaping or architectural elements described. Compliance shall be achieved through site and façade improvements that enhance screening.

C. Noise: No noises resulting from the occasional repair or maintenance of a motor vehicle shall be audible at or beyond the property line between 8:00 p.m. and 8:00 a.m. the following morning. Intercom/sound systems shall not be audible at or beyond the property line.

This will be a condition of approval.

D. Repair Work: All repair work shall be conducted entirely within an enclosed structure; car wash activities may be done outside when all requirements of the Stormwater Management Ordinance (Chapter 46 of the City Code) are complied with.

This will be a condition of approval.

- E. **Screening:** All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet, and a Type B buffer.

The subject property has an existing solid fence along the eastern boundary adjoining a single family residence. Fence and any remaining required buffer requirements shall clearly be identified on the site plan and be installed prior to opening of the business.

- F. **Accessory Structure Location:** Accessory structures such as self-service vacuum cleaners, air pumps and other self-service structures must be setback 50 feet from any residential use and 25 feet from any right of way.

This site does not include any accessory structures; therefore, this standard does not apply to this request.

- G. **Fueling Islands:** Each drive-up fueling facility permitted under this title shall have off-street driveway stacking space that shall not inhibit or impede access to or from any parking space or drive.

This site does not include any fueling islands; therefore, this standard does not apply to this request.

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

Must be compliant with the requirements of the current North Carolina Fire Code.

FACT 12: The Neighborhood Improvement and Zoning Code Enforcement recommends approval subject to the following:

The current nuisance violation on the property shall be corrected prior to the issuance of building and trade permits or opening of business, whichever comes first. The business must follow all applicable local, state, and federal laws, rules, and ordinance for this business.

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

The business must be compliant with the requirements of the current NC State Building Codes.

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 as vehicle repair is already active on this site.

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 all public roads.

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

Adequate utilities are available for the proposed use. The previous tenant's utilities have included water, sewer, and electric.

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 local, state, and federal standards or requirements. Given the previous use of the site as Vehicle Rental/Leasing/Sales, staff shall monitor the proposed Vehicle Minor Maintenance/Repair use for any noxious or offensive impacts on the surrounding neighborhood. The two-year approval has been established to allow for appropriate monitoring and evaluation of any such impacts.

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

As business has been located on the property since 1959 and the request will not impede the orderly development and improvement of surrounding property for uses permitted within the NMX (Neighborhood Mixed Use) and UR (Urban Residential).

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. Should these types of issues be presented with this use, they will be addressed initially through enforcement protocol and, if needed, to the Board of Adjustment.

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 neighborhood.

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 (motion-second-and vote):**
 1. that the requested permit is within the jurisdiction of the Board to issue;
 2. that the application is complete; and
 3. that, if 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 the **Vehicle Services – Minor Maintenance/Repair use, ONLY**. This use shall meet all the requirements of Section 3.8.6 of the City of Wilson Unified Development Ordinance.

4. All signs shall comply with Section 11 of the Unified Development Ordinance and acquire a sign permit. Please contact Land Development for additional information at (252)399-2220 or LandDev@WilsonNC.org.
5. 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 Vehicle Services – Minor Maintenance/Repair.
6. A miscellaneous building permit shall be submitted and approved prior to opening the site to the public. Please contact the Permit Desk at 252.399.2220 or permitting@WilsonNC.org with any questions.
7. All required building and trade permits, inspections and a fire inspection shall be obtained prior to the opening of the business.
8. All outstanding nuisance violations on the property shall be resolved prior to the issuance of building and trade permits.
9. No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained. No vehicles awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any public rights-of-way.
10. No noises resulting from the occasional repair or maintenance of a motor vehicle shall be audible at or beyond the property line between 8:00 p.m. and 8:00 a.m. the following morning. Intercom/sound systems shall not be audible at or beyond the property line.
11. All repair work shall be conducted entirely within an enclosed structure; car wash activities may be done outside when all requirements of the Stormwater Management Ordinance (Chapter 46 of the City Code) are complied with.
12. All boundaries of a property containing such uses that directly adjoin a Single-Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet, and a Type B buffer.
13. 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, 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.

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14. The permit will expire on Tuesday, December 21, 2027. The applicant must submit an application to Land Development Services by Tuesday, October 19, 2027.

Attachment: 1) Application.



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 ½ 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: Above and Beyond Auto Repair

Address: 400 Nash St.N Wilson N.C.27893

Phone: 9194374460 Email: Jerryjj14bskt@gmail.com

Owner Name: Jerry Johnson

Address: 6021 U.S.Hwy 301 N.Selma N.C.27576

Phone: 9194374460 Email: Jerryjj14bskt@gmail.com

Property Address: 400 Nash St,Wilson N.C.27893

Property Identification Number [PIN]: 39-4917613 Zoning District: _____

Current [or most recent] Use: used car sales

Proposed Use: Auto Repair

Description of the proposed use of the property:

Auto repair shop

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.

Jerry Johnson
Signature

Digitally signed by Jerry Johnson
Date: 2025.11.26 20:58:27 -06'00'

11/26/2025
Date