



## BOARD OF ADJUSTMENT

### Development Services

112 Goldsboro Street E, Wilson, NC 27893

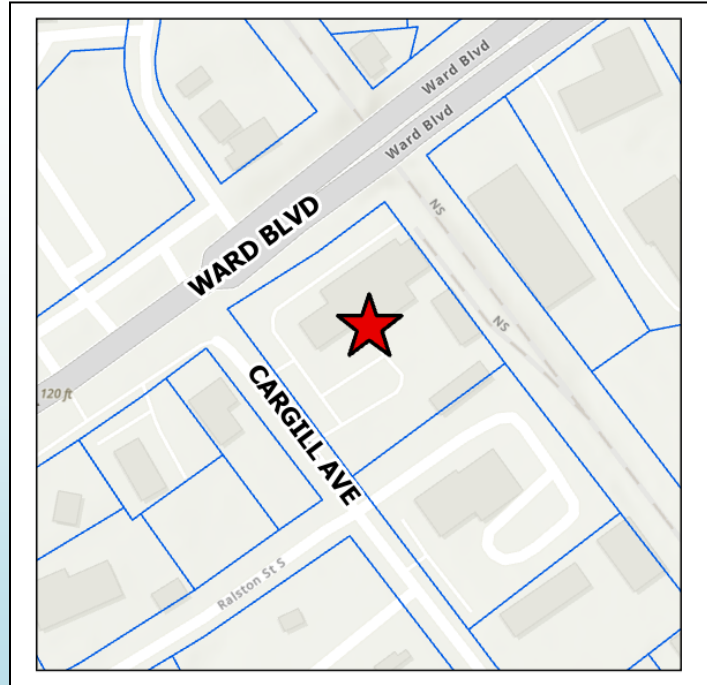
PO Box 10, Wilson, NC 27894-0010

(252) 399-2220

[www.WilsonNC.org](http://www.WilsonNC.org)

**PROJECT:** LD-25-0327  
**AGENDA ITEM #** 1  
**PIN #** 3721-34-9130.000  
**DATE:** Jan. 20, 2026

**DESCRIPTION:** A request by Demestrius Boston, in association with DNB Management Properties, LLC, for a Special Use Permit to operate a Sweepstakes Facility/ Adult Arcade at 6601 Ward Blvd. in a HI (Heavy Industrial) 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  
6601 Ward Blvd – DNB Management Properties, LLC (Nekita Boston) – Sweepstakes  
Facility/Adult Arcade  
January 20, 2026

Photos of Property

Thorne Avenue View



Ward Blvd View



Board of Adjustment – Special Use Permit  
6601 Ward Blvd – DNB Management Properties, LLC (Nekita Boston) – Sweepstakes  
Facility/Adult Arcade  
January 20, 2026

FACT 1: The property in question is located at 6601 Ward Blvd in Wilson County,  
North Carolina.

FACT 2: The property is also known as 3721-34-9130.000 (PIN).

FACT 3: The property is zoned HI (heavy industrial).  
The surrounding properties are zoned:

|               |   |
|---------------|---|
| <i>North:</i> | LI (Light Industrial – across Ward Blvd.)                 |
| <i>East:</i>  | HI (Heavy Industrial – including and across the railroad) |
| <i>South:</i> | HI (Heavy Industrial)                                     |
| <i>West:</i>  | HI (Heavy Industrial)                                     |

FACT 4: Section 2.7.3 of the City of Wilson Unified Development Ordinance (UDO)  
includes a “Use Table”. That table lists a “Sweepstakes Facility/Adult  
Arcade”, subject to a special use permit, and subject to the supplemental  
requirements included in Section 3.5.5 of the UDO.

FACT 5: Section 17.3 of the City of Wilson UDO is titled “Definitions, Use Types.” It  
includes the following definition for “Sweepstakes Facility and Adult Arcade:”

**SWEEPSTAKES FACILITIES** Any business enterprise, whether as a  
principal or accessory use, where persons utilize computers, gaming  
terminals, or other electronic machines to conduct games of chance,  
including sweepstakes, and where cash, merchandise or other items of value  
are earned, redeemed or otherwise distributed, whether or not the value of  
such distribution is determined by electronic games played or by  
predetermined odds. This does not include any lottery approved by the State  
of North Carolina. For purposes of this definition, a game of chance is one in  
which the element of chance is the dominating element that determines the  
result of the game. See also ADULT ARCADES.

**ADULT ARCADES** Any business enterprise, whether as a principal or  
accessory use, where persons utilize computers, gaming terminals, or other  
electronic machines to conduct games of skill, and where cash, merchandise  
or other items of value are redeemed or otherwise distributed, whether or not  
the value of such distribution is determined by electronic games played or by  
predetermined odds, and where the maximum value earned by any play of  
the game may exceed the cost for that play of the game. This does not  
include any lottery approved by the State of North Carolina or traditional claw-  
type games. For purposes of this definition, a game of skill is one in which the  
element of skill is the dominating element that determines the result of the  
game. For purposes of this ordinance, ADULT ARCADES shall be regulated  
similarly to SWEEPSTAKES FACILITIES.

FACT 6: Sweepstake Facilities/ Adult Arcades are also subject to the requirements of  
Section 3.5.5 of the UDO which states:

### **3.5.5 SWEEPSTAKES FACILITY/ADULT ARCADE**

A. General Standards

1. Selling and/or consuming alcoholic beverages are prohibited in sweepstakes facilities and/or adult arcades.

***This condition applies to this request. Selling/consumption of alcohol on the premises is not permitted.***

2. Persons under the age of 16 are prohibited from entering the premises during regular school hours as defined by the Wilson County Board of Education.

***This condition applies to this request. Youth that are 15 years old and younger are not allowed on the premises during regular school hours as defined by the Wilson County Board of Education.***

- B. Separation Requirement: All sweepstakes facilities and/or adult arcades shall be located at least 250 feet from any school, religious institution, or residential use.

***This condition applies to this request. According to the city's records and an analysis conducted on December 8, 2025, this facility is at least 250 feet from any school, religious institution, or residential use.***

- B. 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.

***This condition applies to this request. The Board may impose hours of operation if deemed warranted by the Board. No hours of operation have been imposed on existing sweepstakes facilities/adult arcades due to the isolation of the use in only the HI zones.***

- D. Amortization of Existing Uses: All uses meeting the definition of Sweepstakes Facilities/Adult Arcades as defined in Chapter 17 of this ordinance that were legitimately established prior to December 11, 2009 shall cease operations and close or be brought into compliance with the provisions of this ordinance by midnight, December 31, 2012.

***This condition does not apply to this request.***

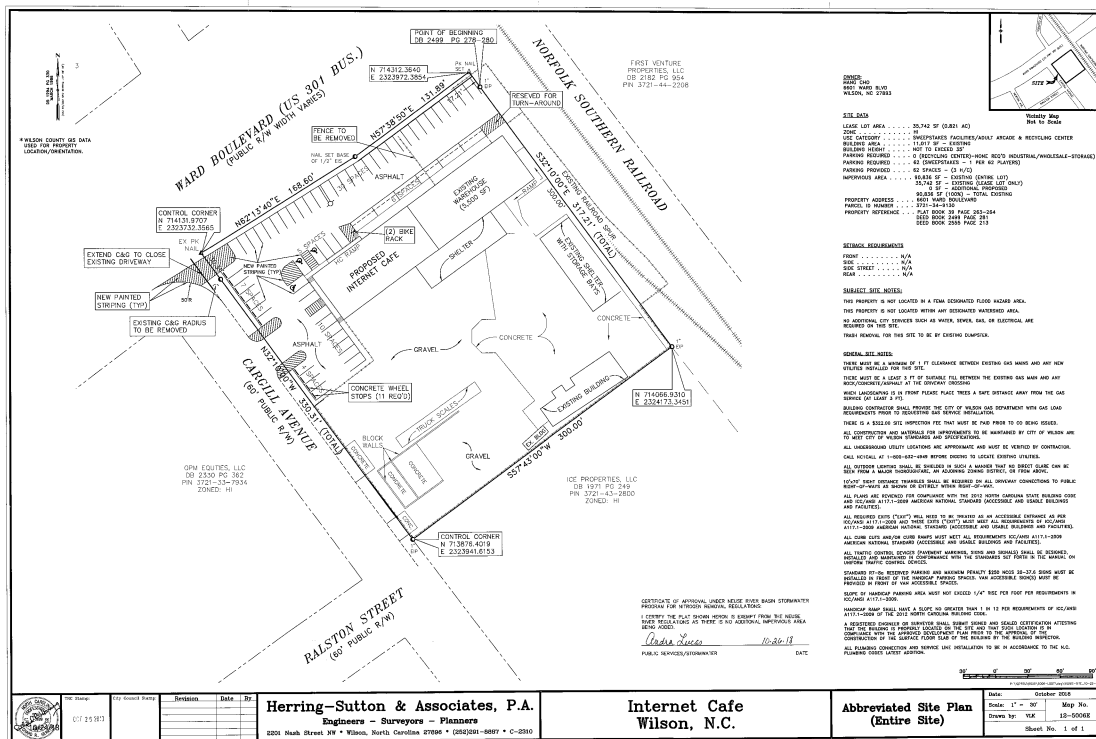
FACT 7: The Neighborhood Improvement Enforcement Coordinator has indicated that there are no outstanding code enforcement or nuisance violations at this site.

Board of Adjustment – Special Use Permit  
 6601 Ward Blvd – DNB Management Properties, LLC (Nekita Boston) – Sweepstakes Facility/Adult Arcade  
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**FACT 8:** A site plan was previously approved for the property on October 26, 2018 by the Technical Review Committee. A Special Use Permit for a Sweepstakes Facility was approved on August 21, 2018. The previously issued Special Use Permit expired on July 19, 2022. Also the property has a Special Use Permit for a Recycling Facility approved on August 21, 2012 which has ceased operation, as per Fire inspection records.

**FACT 9:** Upon discontinuation of the recycling component of the business, the sweepstakes operation expanded into additional warehouse floor area located centrally within the building. Construction Standards and Fire have determined that this expansion constitutes a change of use within the structure, thereby necessitating submittal of architectural plans. The property must achieve full compliance with MUTCD and ADA standards. The owners are actively coordinating with an engineer to prepare an updated Life Safety Plan for the site. Any expansion beyond the previously approved sweepstakes area (2018) shall require review and approval by Construction Standards and Fire, including the submission of architectural drawings.

The prior Site Plan is included below:



Board of Adjustment – Special Use Permit  
6601 Ward Blvd – DNB Management Properties, LLC (Nekita Boston) – Sweepstakes  
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FACT 10: Section 9.4.1 of the UDO lists the parking requirements for Sweepstakes Facilities/ Adult Arcades. One parking space per simultaneous player is required.

*A site plan showing new parking delineation, ramp addition, and related items must be submitted and approved by the Technical Review Committee prior to operation.*

FACT 11: Following review, the Police Department has reported that ongoing safety concerns associated with the property exist based on the department's past experiences with the property since it has operated as a Sweepstakes business. Additional details regarding these safety concerns will be presented by the Police Department at the Board meeting.

FACT 12: Pursuant to Section 15.10.2.E of the UDO, "in addition to determining that the application meets all other requirements of this ordinance, the Board of Adjustment must find the following:

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;
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;
3. That adequate utilities (water, sewer, drainage, electric, etc.) 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;
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;
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; and
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.

PROCEDURE: The Board must proceed in accordance with Section 15.10.2.E as quoted in Fact 12.

RECOMMENDATION: Staff recommends the Board proceed as follows:

- That the Board consider all the evidence presented during the quasi judicial hearing to determine whether the applicant presented substantial, competent, and material evidence to support each required finding of fact as provided in Section 15.10.1 (E), and the supplemental conditions provided in Section 3.5.5 of the UDO.
- Staff recommends that a separate order be adopted if the Board denies the special use permit request.
- 
- If the Board grants the special use permit request, Staff recommends the Board included the following conditions in its approved permit.
  1. that the requested permit is within the jurisdiction of the Board to issue;
  2. that the application is complete; and
  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:
  1. The applicant and operator of the establishment shall fully comply with all of the requirements of the order, including, but not limited to, 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 applicant shall comply with all applicable requirements of Section 3.5.5 (see Fact 6) of the Unified Development Ordinance.
  4. The portion of the 11,000 sq. ft. building that was previously storage, must be in compliance with the current addition of the NC State Building Codes. Architectural plans shall be required, approved, and implemented prior to occupancy of this portion of the building. Any current occupancy of this portion of the building must be immediately discontinued until the approval of submitted architectural plans occurs,
  5. All signs shall comply with Section 11 of the Unified Development Ordinance and acquire a sign permit. Please contact the Permit Desk for additional information at 252.399.2220.

6. The Special Use Permit is granted for a Sweepstakes Facility/Adult Arcade with an equal ratio of parking spaces to maximum simultaneous players on premise as shown on the Technical Review Committee (TRC) approved site plan, ONLY. A site plan shall be required to be submitted for approval by the TRC prior to occupation of the building.
7. Any gaming units not in use cannot be stored on site except, with prior notification to Land Development in cases where existing machines are switched out and replaced.
8. If renovations are proposed for the building, architectural plans shall be submitted to Construction Standards and Fire for review. The Fire Marshall and Construction Standards staff must conduct inspections of the premises prior to the opening of business. Please contact the Permit Desk for additional information at 252.399.2220.
9. The applicant does agree that he/she has read and understood the above-listed information, and does hereby expressly reaffirm, consent to, agree to abide by, and remain in compliance with the plan(s), requirements and/or conditions listed therein and that he/she shall conduct such business in full compliance with all local, state, and federal laws and regulations applicable thereto. The applicant further acknowledges and agrees that the City of Wilson makes no representation or acknowledgement that the business is in compliance with said laws and regulations.
10. The Special Use Permit will expire on third Tuesday of January 2028. The applicant must submit an application for renewal to the Development Services Department by the third Tuesday in December 2027.



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: DNB Management Properties LLC

Address: 5608 Weaver Road Elm City, NC 27822

Phone: (252) 289-7765

Email:

Owner Name: Demestrius Boston

Address: 5608 Weaver Road Elm City, NC 27822

Phone: (252) 289-7765

Email:

(nekita24@yahoo.com)

Property Address: 6601 Ward Blvd Wilson, NC 27893

Property Identification Number [PIN]: 3721349130.000

Zoning District: HI (Heavy Industrial)

Current [or most recent] Use: Sweepstakes Facility/ Adult Arcade

Proposed Use: Sweepstakes Facility/ Adult Arcade

Description of the proposed use of the property:

Sweepstakes Facility/Adult Arcade

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.

Demestrius Boston Jr

Signature

11-3-2025

Date

Type: CRP  
Recorded: 6/20/2024 2:37:34 PM  
Fee Amt: \$1,466.00 Page 1 of 3  
Revenue Tax: \$1,440.00  
Wilson, NC  
Lisa J. Stith Register of Deeds

**BK 3068 PG 661 - 663**

Prepared by and return to: L. Patrick Fleming, Jr., a licensed N.C. attorney. Delinquent taxes, if any, to be paid by L. Patrick Fleming, Jr., a licensed N.C. attorney and closing attorney to the County Tax Collector upon disbursement of closing proceeds.

Revenue Stamps: \$1440.00

NORTH CAROLINA  
WILSON COUNTY

Wilson Co. Tax Parcel No.: 3721349130

**THIS DEED**, made this 19<sup>th</sup> day of June, 2024 by **SIRIUS METAL RECYCLING INC.**, a North Carolina corporation whose mailing address is c/o Hang Lae Cho, 8103 Glory Road, Zebulon, NC 27597-8487, Grantor, to **DNB MANAGEMENT PROPERTIES, LLC**, a North Carolina limited liability company, Grantee, whose mailing address is 6228 Ward Blvd, Wilson, NC 27893.

**WITNESSETH:**

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, the said Grantor has bargained and sold, and by this deed does hereby bargain, sell and convey unto the said Grantee in fee simple, the following described real estate located in Wilson County, North Carolina, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the above described real estate unto the said Grantee, in fee simple forever.

BUT, NEVERTHELESS, subject to any and all valid easements, rights-of-way, and permits of record, and any utilities over, under or across the property which may or may not be of record.

AND, Grantor does hereby covenant to and with the said Grantee, that it is seized in fee of the above described real estate and has full right to convey the same in fee simple; that there are no encumbrances thereon except for matters above; and that it will forever warrant and defend the title to the same against the lawful claims of any and all persons whomsoever.

Submitted electronically by "Connor Bunn Rogerson Woodard & Fleming, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wilson County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

SIRIUS METAL RECYCLING. INC.

By: [Signature]  
HANG LAE CHO, President

STATE OF NC  
COUNTY OF Wilson

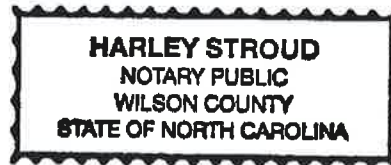
I, Harley Stroud, a Notary Public of Wilson County, State of NC, certify that **HANG LAE CHO** personally came before me this day and acknowledged that he is President of **SIRIUS METAL RECYCLING, INC.**, a North Carolina corporation, and that he has the authority to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and Notarial Seal, this 9<sup>th</sup> day of June, 2024.

Harley Stroud  
Notary Public

My Commission Expires: 07/24/2027

Printed Name: Harley Stroud



**EXHIBIT A**

**BEING all of the lot containing approximately 2.209 acres as shown upon a plat entitled "Recombination Plat for Property of Sirius Metal Recycling Inc." recorded in Plat Book 40, page 222, Wilson County Registry.**

**For reference see the deeds recorded in Book 2499, page 278; Book 2499, page 281, and Book 2555, page 213, Wilson County Registry.**

**This property is subject to a Notice of Brownfields Property containing land use restrictions dated June 13, 2014 by Sirius Metal Recycling Inc. and the North Carolina Department of Environment and Natural Resources recorded in Book 2577, page 298, Wilson County Registry and the Amendment of said Notice recorded in Book 2588, page 375, Wilson County Registry.**