



**AGENDA
PLANNING AND DESIGN REVIEW BOARD
March 3, 2026
6:00 P.M.**

**City Hall
112 Goldsboro Street, E
Wilson, NC 27894**

**NOTE: ALL ITEMS, EXCEPT DESIGN REVIEW WILL BE HEARD BY CITY COUNCIL
ON
April 16, 2026, UNLESS OTHERWISE NOTED.
Items 1 through 4 will be heard by City Council on March 19, 2026.**

RULES FOR PERSONS ADDRESSING PLANNING & DESIGN REVIEW BOARD

1. Each speaker will identify him/herself by giving his or her **name and place of residence**.
2. Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
3. Each speaker will be limited to **five (5) minutes** and each group's representative will be limited to a **maximum of ten (10) total minutes**. Each group is encouraged to designate a single spokesperson for their group.
4. Each speaker will confine him/herself to the general question before the Board and avoid irrelevant comments

CALL TO ORDER:

APPROVAL OF MINUTES: December 2, 2025, Meeting Minutes

NEW BUSINESS:

ITEM #1: Zoning Change Request (Project #LD-25-0349)
REQUESTED ZONE: GR6 (General Residential – Medium Density)
PRESENT ZONE: NMX-CD (Neighborhood Mixed-Use – Conditional District)
APPLICANT: Green Engineering
PROPERTY OWNER(s): Yolanda Davis
PROPERTY ADDRESS: 1308 Washington St, E

PROPERTY SIZE: 0.253 acres
SPECIFIC DESCRIPTION: 3721-77-3978.000 (PIN)
PRESENT USE OF PROPERTY: Residential

- ITEM #2:** **Zoning Change Request (Project #LD-25-0427)**
REQUESTED ZONE: RMX-CD (Residential Mixed Use – Conditional District)
PRESENT ZONE: RMX-CD (Residential Mixed Use – Conditional District)
APPLICANT: Josh Gill
PROPERTY OWNER(s): EF Lifestyle Holdings LLC
PROPERTY ADDRESS: 1147 Stantonsburg Circle, SE
PROPERTY SIZE: 10.33 acres
SPECIFIC DESCRIPTION: 3721-64-8158.000 (PIN)
PRESENT USE OF PROPERTY: Vacant
- ITEM #3:** **Zoning Change Request (Project #LD-25-0435)**
REQUESTED ZONE: SR6-CD (Suburban Residential – Medium Density / Conditional District)
PRESENT ZONE: SR6 (Suburban Residential – Medium Density)
APPLICANT: Desco Investment Company – Glenn Getner
PROPERTY OWNER: Scott Family Farms, Inc.
PROPERTY ADDRESSES: 0 London Church Road NW, west terminus of Dianne Dr NW
PROPERTY SIZE: approximately 235.5 acres
SPECIFIC DESCRIPTION: 3722-68-9978.000 (PIN)
PRESENT USE OF PROPERTY: Residential / Vacant
- ITEM #4:** **Zoning Change Request (Project #LD-26-0009)**
REQUESTED ZONE: GC (General Commercial)
PRESENT ZONE: HI (Heavy Industrial) and RA (Rural Agricultural)
APPLICANT: Green Engineering, PLLC
PROPERTY OWNER(s): Wilson County
PROPERTY ADDRESS: 4074 Exchange Place
PROPERTY SIZE: 74.532 acres
SPECIFIC DESCRIPTION: 3740-02-9565, 3740-02-9148, and a portion of 3740-21-6461 (PIN)
PRESENT USE OF PROPERTY: Vacant and Under Development
- ITEM #5** **ZONING CHANGE REQUEST (Project #LD-26-019)**
REQUESTED ZONE: RMX-CD (Residential Mixed Use – Conditional District)
PRESENT ZONE: GC (General Commercial) and GR6 (General Residential – Medium Density)
APPLICANT: Jordan Neider
PROPERTY OWNER(s): Jessie Barnes, Dorothy Tabron, and Jesse Tabron
PROPERTY ADDRESS: 3351 & 3357 Airport Blvd
PROPERTY SIZE: 6.9 acres
SPECIFIC DESCRIPTION: 3712-03-3786.000 and 3713-03-3532.000 (PINs)
PRESENT USE OF PROPERTY: Vacant

ITEM #6 ZONING CHANGE REQUEST (Project #LD-26-0023)
REQUESTED ZONE: GR6 (General Residential – Medium Density)
PRESENT ZONE: RA (Rural Agricultural)
APPLICANT: Herring-Sutton & Associates, Ron Sutton
PROPERTY OWNER(s): O & L Investments, LLC
PROPERTY ADDRESS: 0 Airport Blvd NW, west terminus of Dianne Dr NW
PROPERTY SIZE: 7.7 acres
SPECIFIC DESCRIPTION: 3703-93-4950.000 & 3703-93-4719.000 (PIN)
PRESENT USE OF PROPERTY: Vacant

REQUESTED ZONE: GC (General Commercial)
PRESENT ZONE: RA (Rural Agricultural)
APPLICANT: Herring-Sutton & Associates, Ron Sutton
PROPERTY OWNER(s): O & L Investments, LLC
PROPERTY ADDRESS: 3335 Airport Blvd.
PROPERTY SIZE: 1 acre portion of the 4.96 acre parcel
SPECIFIC DESCRIPTION: A portion of 3703-93-4719.000 (PIN)
PRESENT USE OF PROPERTY: Vacant

ITEM # 7 ZONING CHANGE REQUEST (Project #LD-26-0063)
REQUESTED ZONE: RMX (Residential Mixed Use)
PRESENT ZONE: GC (General Commercial)
APPLICANT: Robert Sessoms
PROPERTY OWNER(s): Janet F. Muse
PROPERTY ADDRESS: 2668 Forest Hills Road, SW
PROPERTY SIZE: 2.72 acres
SPECIFIC DESCRIPTION: 3711-06-8842 and 3711-06-8647(PINs)
PRESENT USE OF PROPERTY: Vacant

ITEM# 8 ZONING CHANGE REQUEST (Project #LD-26-0065)
REQUESTED ZONE: SR6-CD (Suburban Residential – Medium Density –
Conditional District)
PRESENT ZONE: RA (Rural Agricultural)
APPLICANT: Desco Investment Co., Inc.
PROPERTY OWNER(s): Linda W. Lucas
PROPERTY ADDRESS: 3514 London Church Road, NE
PROPERTY SIZE: 74.18 acres
SPECIFIC DESCRIPTION: 3723-75-7429.000 (PIN)
PRESENT USE OF PROPERTY: Agricultural and Woodlands

OTHER BUSINESS:

ADJOURNMENT:

Next Scheduled Meeting – April 7, 2026