



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

Agenda Item # 1

PROJECT: LD-26-0018

ADDRESS: 1222 Tarboro Street W

PIN #: 3711-69-3466.000

DATE: March 17, 2026

DESCRIPTION:

A request by Sherry Deanne Worrell for a Special Use Permit to allow the applicant to operate a used car sales lot and 1222 Tarboro St, W, in a GC zone.



STAFF ANALYSIS:

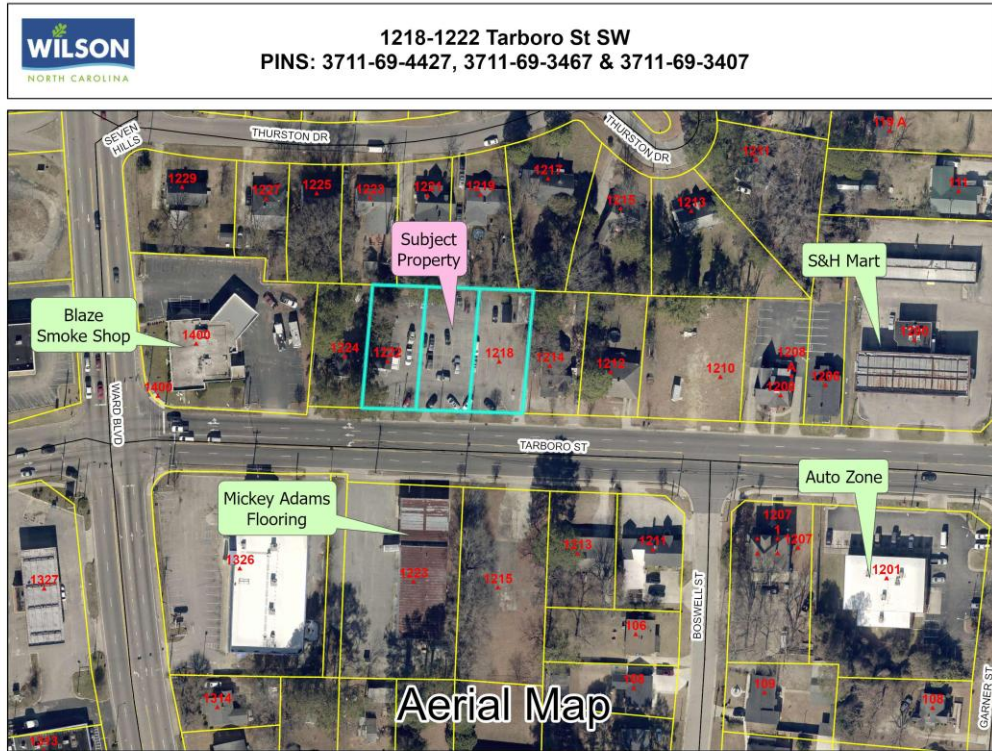
In its review of the request, the City Land Development staff made the following “findings of fact” and suggests that the Board, likewise, include these among any specific “findings of fact” that they make regarding this case. Any such “findings of fact” should be made by separate motion(s) and vote(s)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

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Photos of Property:

Aerial View:

PROPOSED SPECIAL USE PERMIT



Tarboro Street View:



FACT 1: The property in question is located at 1222 Tarboro St, W and is also formally known as 1218 Tarboro St, W and 1220 Tarboro St, W, Wilson County, North Carolina.

FACT 2: The property is also known as 3711-69-3466.000 (PIN) and is formally known as 3711-69-3407.000, 3711-69-3467.000, and 3711-69-4427.000 (PINs). The properties were recombined in Deed Book 3155 Page 558.

FACT 3: The property is zoned GC (General Commercial).

The surrounding properties are zoned:

North: SR6 (Suburban Residential – Medium Density)

South: GC (General Commercial) & RMX (Residential Mixed Use)

East: GC (General Commercial)

West: GC (General Commercial)

FACT 4: On December 15, 1998, a special use permit was granted for Automobile/Motor Vehicle Sales. The special use permit was only granted for parcels with PINs 3711-69-3407 and 3711-69-3467.

FACT 5: A site plan entitled Scotty’s Auto Sales was approved on January 23, 2001 by the Technical Review Committee for parking and paving improvements to the site.

FACT 6: Section 2.7.3 of the City of Wilson Unified Development Ordinance includes a “Use Table”. The table lists “Vehicle Rental/Leasing/Sales” subject to a Special Use Permit and subject to the requirements of 3.8.5” as a permitted use in the GC district.

FACT 7: Chapter 17 of the City of Wilson Unified Development Ordinance defines Vehicle Rental/Leasing/Sales as: Establishments which may have showrooms or open lots for selling, renting or leasing vehicles. May include car dealers for automobiles and light trucks, mobile homes, motorcycle, ATV, or boat and marine craft dealers.

FACT 8: Section 3.8.5 of the City of Wilson Unified Development Ordinance is entitled “Requirements for particular uses and development types – “Vehicle Rental/Leasing/Sales” and lists the requirements as follows:

3.8.5 VEHICLE RENTAL/LEASING/SALES [GC, HC, LI, NMX, IMX, CCMX]

A. Outdoor Vehicle Display Area Screening: All outdoor vehicle display areas shall be screened by a Type A buffer in accordance with Section 8.7.2. No vehicles displayed for sale 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.

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This is an existing development with a significant amount of impervious area. The 5-ft setback from the right-of-way and the adjacent properties is a requirement. Buffer requirements shall clearly be identified on the site plan and be installed prior to opening of the business.

- B. SUP Required for Non-Franchised Dealerships:** All such uses that are within 200 feet of a residential use and are a not manufacturer-franchised dealership must obtain a Special Use Permit.

This requirement is being adhered to with this application request.

- C. Other 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 in accordance with Section 8.7.2.

Single-family residential abuts to the north and west. The existing location has an existing mature landscaping along the property's perimeter. Fence and any remaining required buffer requirements shall clearly be identified on the site plan and be installed prior to opening of the business.

- D. In the NMX, IMX and CCMX districts:**

1. Vehicle sales are restricted to manufacturer-franchised dealerships, only.
2. In new construction, or renovation to a building which amounts to greater than 50% of the building's value, vehicle bays shall not face the street or shall be screened from direct view by landscaping.
3. Vehicle painting and body and fender repair are specifically prohibited as service/repair functions, except by those establishments also conducting vehicle sales as restricted above.

These conditions do not apply due to the property being in a General Commercial (GC) zoning district.

FACT 9: The Fire Department recommends approval subject to the following:

Must be compliant with the requirements of the National Fire Code.

FACT 10: Neighborhood Improvement and Zoning Code Enforcement recommends approval subject to the following:

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

FACT 11: Construction Standards recommends approval subject to the following:

There is an existing above-grade deck that does not meet the intent of the NC State building code and may be a safety hazard. Construction standards request the structure be inspected by a design professional. The results of the inspection must be compliant with the requirements of the current NC State Building Code.

FACT 12: 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 rental and sales has been active on this site for over 2 decades.

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 as Tarboro Street is a 5-lane throughfare with sufficient capacity to accommodate the anticipated traffic.

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 local, 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 GC (General Commercial) and SR6 (Suburban Residential- Medium Density).

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.

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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 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 12 (motion-second-and vote).

RECOMMENDATION: Staff recommends the Board proceed as follows:

- **Move that Facts 1-12 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 Rental/Leasing/Sales Use, 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/Compliance for the vehicle rental/leasing/sales use.
 5. A building permit and letter from a design professional for the deck shall be reviewed 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.

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6. No vehicles displayed for sale 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.
7. 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.
8. 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.
9. All required building and trade permits, inspections and a fire inspection shall be maintained during the operation of the business.
10. 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.
11. The permit will expire on Tuesday, March 21, 2028. The applicant must submit an application to Land Development Services by the third Tuesday of January 2028.

Operational Conditions:

12. The business will close no later than ____ daily.

ATTACHMENTS: 1) Application.

APPLICATION FOR SPECIAL USE PERMIT

APPLICANT/AGENT INFORMATION:

Name Sherry Deanne Worrell
Address PO Box 7742, Wilson NC 27893
Phone 252-315-6516

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM ABOVE):

Name Jean C. Scott, POA Sherry Deanne Worrell
Address PO Box 7742, Wilson NC 27893
Phone 252-315-6516

PROPERTY INFORMATION:

Address 1218, 1220, 1222 Tarboro St W, Wilson NC 27893
Property Identification Number (PIN) _____
Current (or most recent) Use Automobile Sales
Zoning District _____
Proposed Use Lease / Commercial Property

DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY:

Property owner - self
Leasing / Auto Sales

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.

Dennis Wovell

Signature

01/12/2026

Date

NOTE: An incomplete application will be considered invalid and will not be processed.

017042187a
L.P.U.M.V.

BOOK 1324 PAGE 685

TO Prepared by David S. Orcutt
NORTH CAROLINA
WILSON COUNTY

THIS DEED made this 21st day of April, 1987, by JOHN W. HATCH and wife, HAZEL E. H. HATCH, parties of the first part, to ROBERT E. SCOTT and wife, JEAN C. SCOTT, parties of the second part, whose mailing address is 1218 South Tarboro Street, Wilson, North Carolina 27893.

W I T N E S S E T H:

221

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to them in hand paid by the parties of the second part, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold, and do hereby bargain, sell and convey unto the parties of the second part, their heirs and assigns, in fee simple, that certain parcel or tract of land lying and being situate in the City of Wilson, Wilson County, North Carolina, and more particularly described as follows:

Beginning at a new iron pin in the new Northerly right of way line of South Tarboro Street, said beginning point being located North 83 deg 18 min 00 sec West 542.30 feet measured along said new right of way line from its intersection with the back of the Westerly curb of Garner Street, thence from said point of beginning so located runs with and along the new Northerly right of way line of South Tarboro Street North 83 deg 42 min 00 sec West 59.98 feet to an iron pin, corners, runs thence North 10 deg 15 min 00 sec East 135.48 feet to an iron pin, corners, runs thence South 84 deg 00 min 00 sec East 60.00 feet to an iron pin, corners, runs thence South 10 deg 15 min 00 sec West 135.80 feet to an iron pin in the new Northerly right of way line of South Tarboro Street, the point of beginning and being a portion Lot No. 5 as shown on that certain map entitled "Property of W. M. Wiggins" and recorded in Plat Book 2, Page 228, Wilson County Registry. See deed to John W. Hatch and wife, Hazel E. Hatch, dated March 21, 1968, and recorded in Book 1018, Page 254, Wilson County Registry. See also deed to State Highway Commission dated August 28, 1967, recorded in Book 995, Page 237, and deed to Department of Transportation dated July 18, 1985, recorded in Book 1281, Page 781, Wilson County Registry.

Real Estate Excise Tax 47.00



STATE OF NORTH CAROLINA
APR 21 1987
WILSON COUNTY

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TO HAVE AND TO HOLD the aforesaid parcel or tract of land, together with the privileges and appurtenances thereunto belonging or in anywise appertaining, unto the said parties of the second part, their heirs and assigns, in fee simple.

For the consideration aforesaid, the parties of the first part, for themselves, their executors, administrators and personal representatives, hereby covenant to and with the parties of the second part, their heirs and assigns, that they are seized of the above-described land in fee and have a

IN TESTIMONY WHEREOF, the parties of the first part have hereunto set their hands and affixed their respective seals, this the day and year first above written.

John W. Hatch (SEAL)
John W. Hatch

Hazel E. H. Hatch (SEAL)
Hazel E. H. Hatch

STATE OF NORTH CAROLINA

COUNTY OF WILSON

I, Earline F. Bunn, a Notary Public in and for said County and State, do hereby certify that John W. Hatch and wife, Hazel E. H. Hatch personally appeared before me this day and acknowledged the due execution of the foregoing deed for the purposes and consideration therein expressed.

Witness my hand and notarial seal, this the 21st day of April, 1987.

Earline F. Bunn
Notary Public

My Commission Expires:

July 9, 1987
(SEAL)

EARLINE F. BUNN
Notary Public
Johnston County,
N. C.

STATE OF NORTH CAROLINA

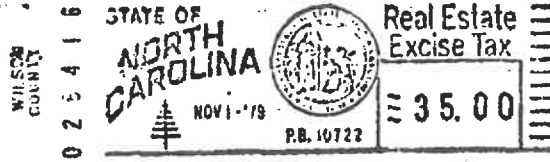
COUNTY OF WILSON

The foregoing certificate of Earline F. Bunn is certified to be correct. This instrument was presented for registration and recorded in this office in Book 1324, Page 685.

This 21 day of April, 1987, at 4:10 o'clock P.M.

Shirley J. Leysdon
Register of Deeds for Wilson County, N.C.
by Clia W. Brinson Asst.

1220 TARBORO ST.



NORTH CAROLINA

BOOK 1182 PAGE 85

WILSON COUNTY

THIS DEED, made this 19th day of October, 1979 by MARGARET F. PRESLAR, Unmarried, party of the first part; to ROBERT EARL SCOTT and wife, JEAN TAYLOR SCOTT, parties of the second part, whose address is 1220 South Tarboro Street, Wilson, N. C. 27893;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to her in hand paid, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold, and by this deed does hereby bargain, sell and convey unto the said parties of the second part, their heirs and assigns, in fee simple, that certain lot land land lying and being in the City of Wilson, Wilson County, North Carolina and more particularly described as follows:

That certain lot on the Northerly side of Tarboro Street, beginning at a stake in the property line of Tarboro Street which stake is located S. 84° 00' E. 330.6 feet from the center of Seven Hills Road, runs thence N. 10° 15' E. 141.88 feet to a stake, cornering, runs thence S. 84° 00' E. 60 feet to a stake, cornering, runs thence S. 10° 15' W. 142.68 feet to a stake in the property line of Tarboro Street, cornering, runs thence N. 84° 00' W. 60 feet to the point of beginning and being Lot #4 as shown by that certain map recorded in Map Book 2, page 228, Wilson County Registry. And being the identical property conveyed unto Margaret F. Preslar by deed of Furman B. Preslar, dated March 23, 1965, and recorded in Book 914, page 527, Wilson County Registry.

TO HAVE AND TO HOLD the above described real estate unto the said parties of the second part, their heirs and assigns, in fee simple, forever.

And the said party of the first part does hereby covenant to and with the said parties of the second part, their heirs and assigns, that she 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 and that she will forever warrant and defend the title to the same against the lawful claims of any and all persons whomsoever.

BOOK 1182 PAGE 86

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal, the day and year first above written.

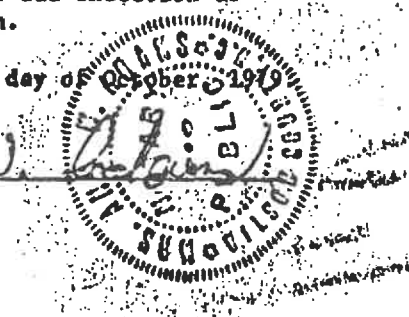
Margaret F. Preslar (SEAL)
Margaret F. Preslar

NORTH CAROLINA
WILSON COUNTY

I, Ann W. Adams, a Notary Public, in and for said County and State, do hereby certify that MARGARET F. PRESLAR, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein.

WITNESS my hand and Notarial Seal, this 29 day of October, 1979

Ann W. Adams
Notary Public



My Commission expires:

4-3-84

NORTH CAROLINA
WILSON COUNTY

The foregoing certificate of Ann W. Adams, Notary Public of Wilson County, North Carolina is certified to be correct. This instrument was presented for registration and recorded in this Office in Book 1182 page 85, this 1 day of Nov., 1979 at 9:35 o'clock A.M.

Shirley J. Leysen
Register of Deeds of Wilson County

by Celia W. Brunson Asst.

1222 TARBORO ~~S~~

BOOK 1357 PAGE 154

024083088a

Return to

Prepared by David S. Orcutt
NORTH CAROLINA
WILSON COUNTY

THIS DEED made this 30th day of August, 1988, by WILLIAM H. BRANTLEY and wife, EDNA J. BRANTLEY, parties of the first part, to ROBERT E. SCOTT and wife, JEAN C. SCOTT, parties of the second part, whose mailing address is 1211 South Tarboro Street, Wilson, North Carolina 27893;

W I T N E S S E T H:

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That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to them in hand paid by the parties of the second part, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold, and do hereby bargain, sell and convey unto the parties of the second part, their heirs and assigns, in fee simple, that certain parcel or tract of land lying and being situate in the City of Wilson, Wilson County, North Carolina, and more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way line of Tarboro Street, which iron pin is located North 83° 42' 0" West 662.28 feet from the point of intersection of the back of the westerly curb of Garner Street with the northerly right-of-way line of Tarboro Street, thence from said point of beginning so located runs with and along the northerly right-of-way line of Tarboro Street North 83° 42' 0" West 60.0 feet to an iron pin, corners runs thence North 10° 15' 0" East 136.30 feet to an iron pin corners runs thence South 83° 26' 0" East 60.0 feet to an iron pin corners runs thence South 10° 15' 0" West 136.02 feet to the point and place of beginning, and being a portion of Lot No. 3 as shown on a plat of the W. M. Wiggins property recorded in Plat Book 2, Page 228, Wilson County Registry.

TO HAVE AND TO HOLD the aforesaid parcel or tract of land, together with the privileges and appurtenances thereunto belonging or in anywise appertaining, unto the said parties of the second part, their heirs and assigns, in fee simple.

For the consideration aforesaid, the parties of the first part, for themselves, their executors, administrators and personal representatives, hereby covenant to and with the parties of the second part, their heirs and assigns, that they are seized of the above-described land in fee and have a good right to convey the same in fee simple; that said parcel or tract of land is free and clear of any and all encumbrances; and that they do warrant and will forever defend the title thereto against the lawful claims of any and all persons whomsoever.

Real Estate
Excise Tax
27.00

STATE OF NORTH CAROLINA
AUG 30 1988



024083088a

BOOK 1357 PAGE 155

IN TESTIMONY WHEREOF, the parties of the first part have hereunto set their hands and affixed their respective seals, this the day and year first above written.

William H. Brantley (SEAL)
WILLIAM H. BRANTLEY

Edna J. Brantley (SEAL)
EDNA J. BRANTLEY

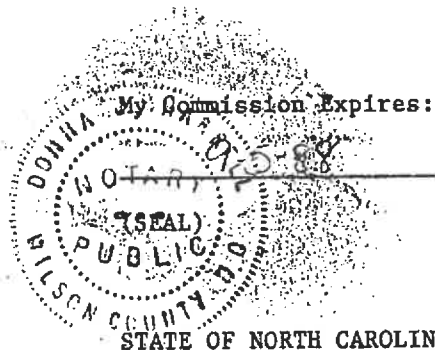
STATE OF NORTH CAROLINA

COUNTY OF WILSON

I, Donna J. Harrell, a Notary Public in and for said County and State, do hereby certify that WILLIAM H. BRANTLEY and EDNA J. BRANTLEY personally appeared before me this day and acknowledged the due execution of the foregoing deed for the purposes and consideration therein expressed.

Witness my hand and notarial seal, this the 30 day of August, 1988.

Donna J. Harrell
Notary Public



STATE OF NORTH CAROLINA

COUNTY OF WILSON

The foregoing certificate of Donna J. Harrell is certified to be correct. This instrument was presented for registration and recorded in this office in Book 1357, Page 157.

This 30 day of Aug, 1988, at 4:35 o'clock P.M.

Shirley J. Leysch
Register of Deeds for Wilson County, N.C.
Celia W. Branson

Jean C. Scott
Property Owner
PO BOX 7742
Wilson, NC 27893

Phone: 252-315-6516
Email: Robertescottone@gmail.com

Date: 12/19/2025

Development Compliance Certificate
City of Wilson
112 Goldsboro St E
Wilson, NC 27894

Dear Maggie / To Whom It May Concern,

I, **Jean C. Scott**, the property owner of the commercial property located at **1218-1222 Tarboro St, Wilson NC 27893** to provide formal written confirmation regarding the use and authorization of the property.

I am granting permission for Johnny Moore, owner of Tri-City Imports LLC, to operate a car lot, detail shop, and food truck on the premises named above. He will be in the business of selling and cleaning vehicles and selling food from a food truck parked at this location.

This correspondence is provided for official record and may be relied upon as written confirmation from the property owner.

Should you require any additional information, clarification, or documentation, please feel free to contact me directly.

Sincerely,



Jean C. Scott
Property Owner
252-315-6516
Robertescottone@gmail.com

