



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

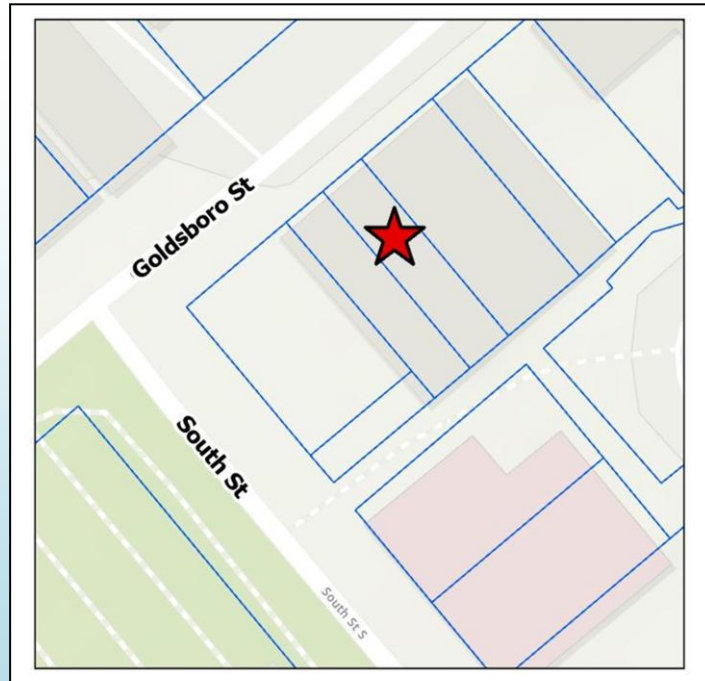
PROJECT: LD-26-0152

AGENDA ITEM # 1

PIN # 3721-29-8915.000

DATE: April 21, 2026

DESCRIPTION: A request by Devin Mooring for a Special Use Permit to allow the applicant to continue to operate a Bar/Tavern at 227 Goldsboro Street, 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.

Photos of Property

Aerial view:

PROPOSED SPECIAL USE PERMIT



Board of Adjustment – Special Use Permit
227 Goldsboro St, S
April 21, 2026

Street view:



Rear View:



Board of Adjustment – Special Use Permit
227 Goldsboro St, S
April 21, 2026

- FACT 1: The property in question is located at 227 Goldsboro St, S, Wilson County, North Carolina.
- FACT 2: The property is also known as 3721-29-8915.000 (PIN)
- FACT 3: The property is zoned CCMX (Center City Mixed-Use).
The surrounding properties are zoned 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: The subject property was most recently Shorts Sew & Vac Center. Sewing machines, vacuum cleaners and related items were repaired and serviced for approximately 30 years.
- FACT 6: On February 20, 2024, the Board of Adjustment granted a Special Use Permit (SUP) for a Nightclub; however, the applicant at that time never applied for the required permits and the SUP expired.
- FACT 7: 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 8: 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 9: 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 1,750 square feet as per the Life Safety 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 10: Wilson Downtown Development Corporation (WDDC) reviewed this request on April 7, 2026. The WDDC supports this request with the conditions 1 - 11.

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 streets. There is public parking along Goldsboro Street in front of the business and in the rear adjacent to the 210 Barnes St S parking lot.

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
 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. All required building permits, inspections, and a fire inspection will be maintained throughout the duration of the business operation.
 5. Must comply with the current edition of the NC Building Code and have an approved Certificate of Occupancy prior to commencing operations.
 6. 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.

7. 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.
8. A City of Wilson privilege license as related to the alcohol permits will be maintained at all times.
9. 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.
10. The Special Use Permit will expire on the third Tuesday of June 20, 2028. The applicant should submit an application to renew the Special Use Permit by the third Tuesday of May 2028.
11. The business will close no later than is allowed in accordance with NC ABC laws.

ATTACHMENTS: 1) Application. 2) Property Owner Permission. 3) Life Safety Plan. 4) Floor Plan.

APPLICATION FOR SPECIAL USE PERMIT

APPLICANT/AGENT INFORMATION:

Name Devin Mooring
Address 1253 Fairway Ter Rocky mount NC 27804
Phone 252-906-8588

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM ABOVE):

Name Jonathan Pridgen
Address _____
Phone 252-245-6100

PROPERTY INFORMATION:

Address 227 Goldsboro St S
Property Identification Number (PIN) _____
Current (or most recent) Use Bar
Zoning District _____
Proposed Use Bar

DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY:

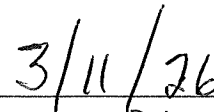
Property will be used for upscale bar/tavern

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



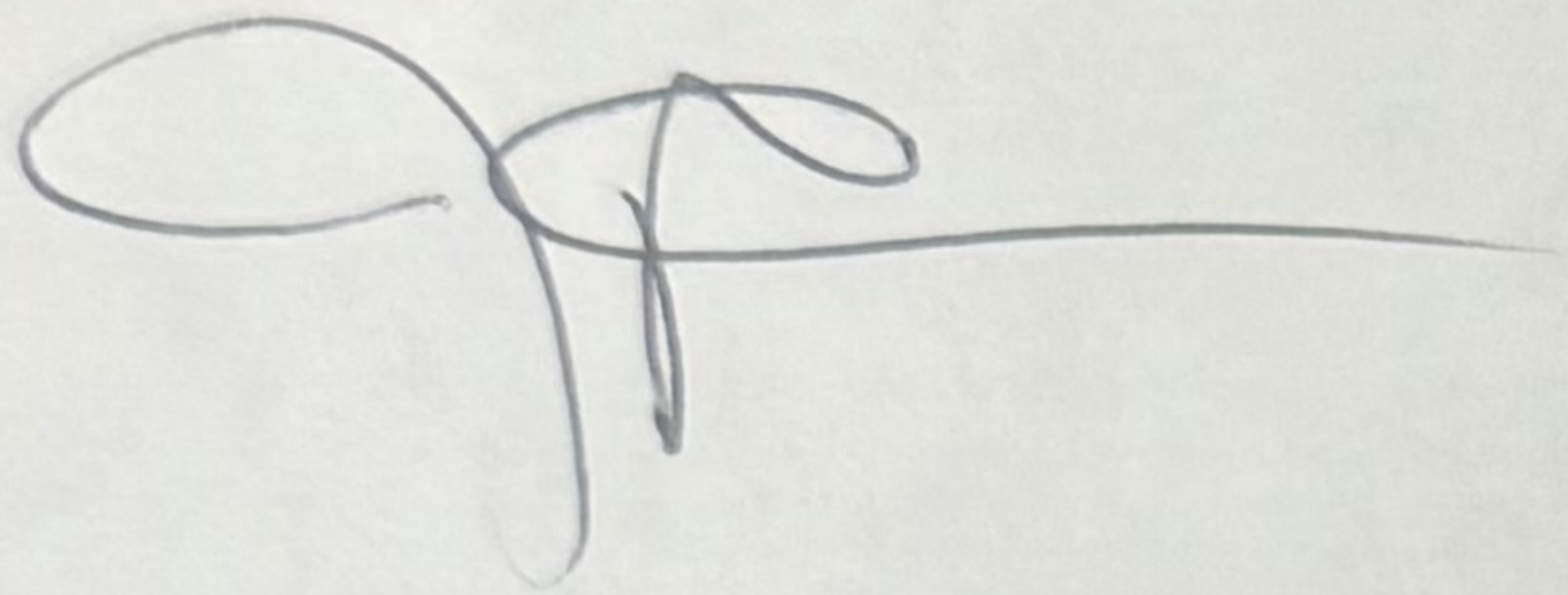
Date

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

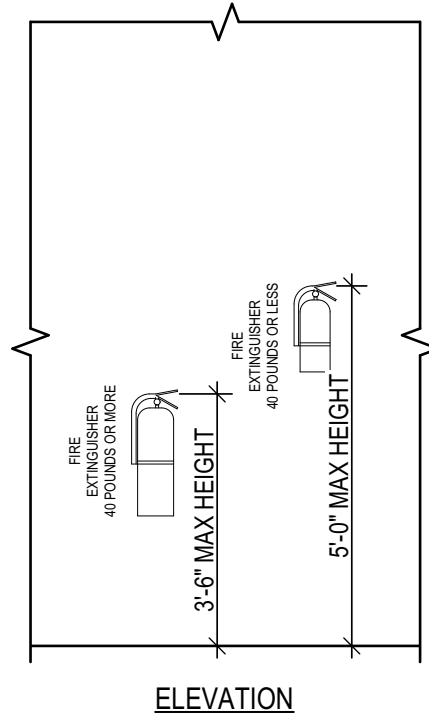
To City of Wilson, NC

I am Jonathan Pridgen, owner of 227 Goldsboro St S, Wilson NC. I give permission to future tenant Devin Mooring (Owner of Mixers LLC) to obtain a Development Compliance Certificate at this location.

Jonathan Pridgen
Owner

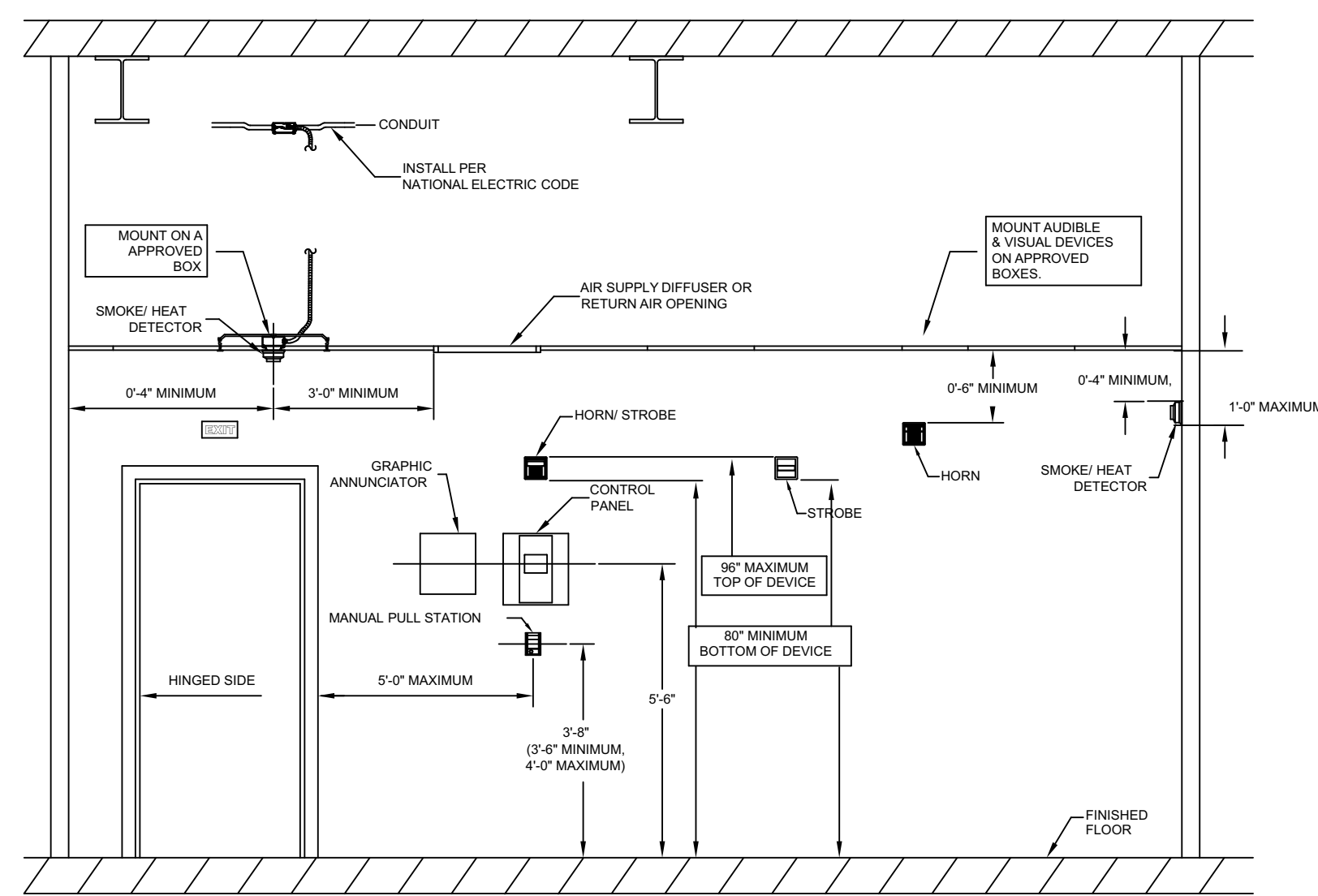
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252-245-6100

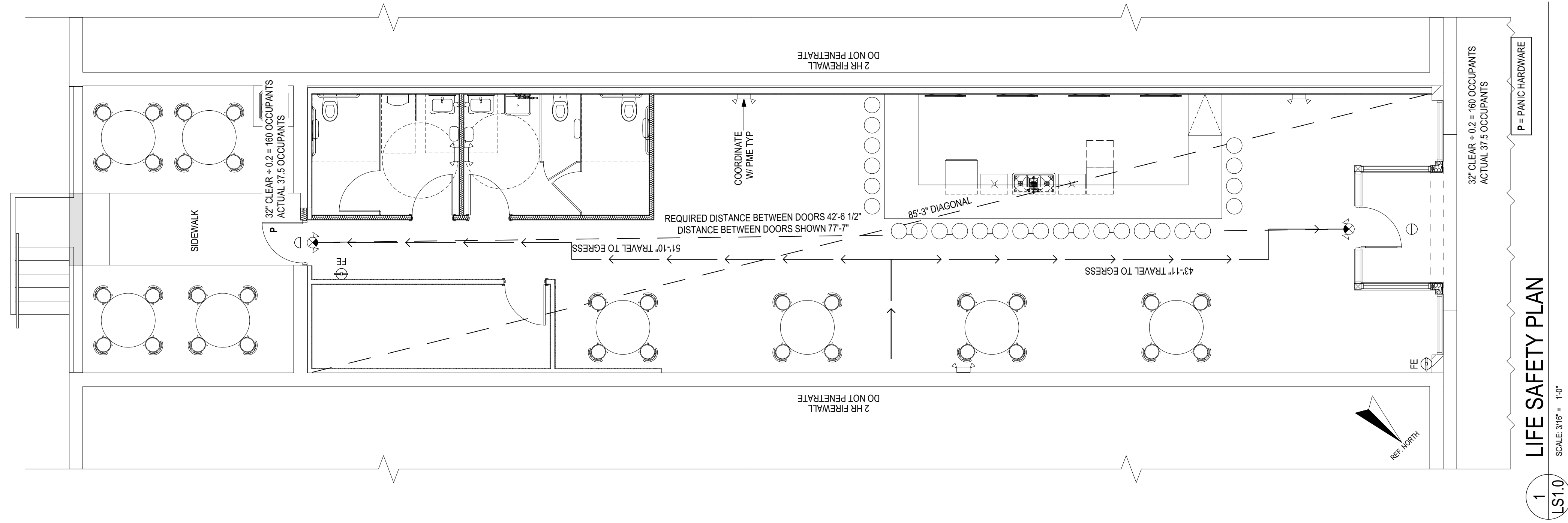


3 FIRE EXTINGUISHER
 LS1.0 SCALE: 3/8" = 1'-0"

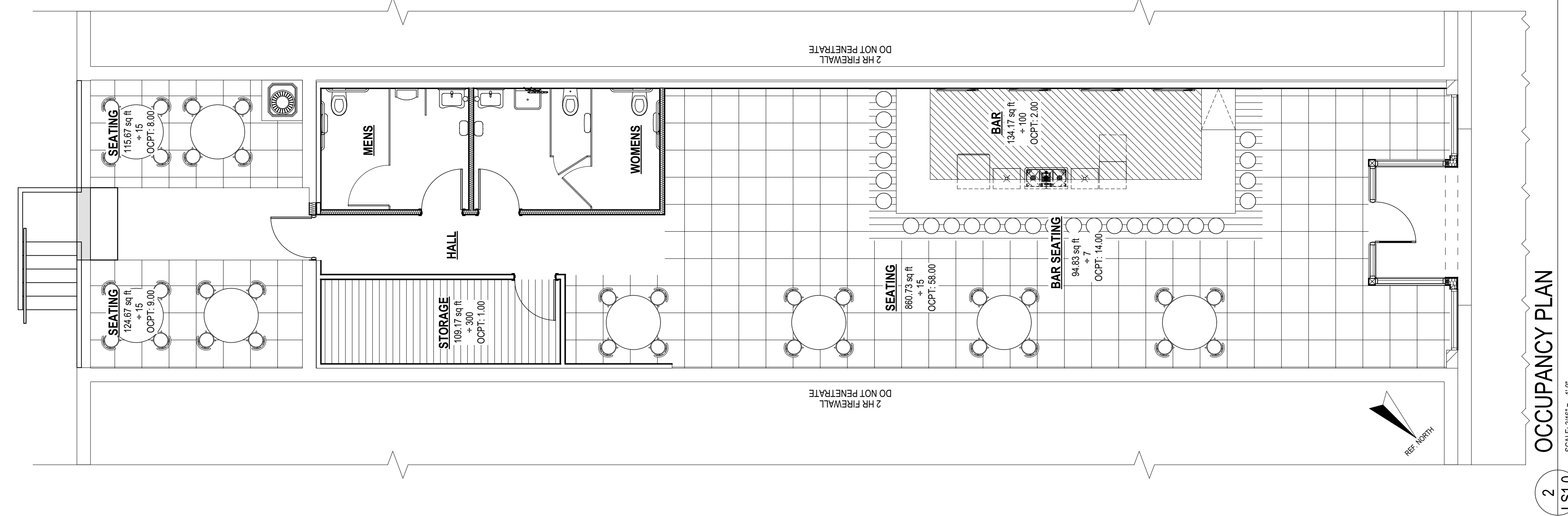
NFPA 72 AND ADA DEVICE INSTALLATION REQUIREMENTS



4 TYPICAL DEVICE MOUNT REQUIREMENTS
 LS1.0 SCALE: 1/8" = 1'-0"



1 LIFE SAFETY PLAN
 LS1.0 SCALE: 3/8" = 1'-0"



2 OCCUPANCY PLAN
 LS1.0 SCALE: 3/8" = 1'-0"

ALTERATION CALCULATIONS

1,760 SQ FT + 2 = 875 HALF
-61 RENOVATED ENTRY
-240 RESTROOMS
-230 BAR AREA
-127 STORAGE
658 SQ FT RENOVATED
1,092 SQ FT NOT RENOVATED

OCCUPANCY & OCCUPANT LOAD SCHEDULE					
FUNCTION OF SPACE	ROOM NAME	MEASURED AREA	OCCUPANT LOAD FACTOR	OCCUPANTS (CALCULATED)	OCCUPANTS (DESIGNED)
Accessory storage areas, mechanical equipment room 300					
	STORAGE	109.17	300	0.37	1.00
Assembly without fixed seats - Concentrated (chairs only—not fixed) 7					
	BAR SEATING	94.83	7	13.55	14.00
Assembly without fixed seats - Unconcentrated (tables and chairs) 15					
	SEATING	860.73	15	57.39	58.00
	SEATING	124.67	15	8.32	9.00
	SEATING	115.67	15	7.72	8.00
Business areas 100					
	BAR	134.17	100	1.35	2.00
				1,439.24 ft²	92.00

EMERGENCY LIGHTING	
	LED EXIT COMBO W/ BATTERY BACKUP
	DUAL HEAD EMERGENCY FIXTURE
	EXTERIOR EMERGENCY LIGHT

All work shall conform to these drawings. These drawings were prepared under contract and are the property of the designer. They are not to be used for any other purpose without the written consent of the designer. The user becomes responsible to the contractor for the full completion.
 Contractors shall verify all dimensions and site conditions before starting.

#	DATE	REVISION

FOR CONSTRUCTION

LIFE SAFETY PLAN	
DRAWN BY: MCRD	REVIEWED BY: JWM
JOB NO.: 25-65	ISSUE DATE: 11FEB2026

LS1.0

