AGENDA
PLANNING AND DESIGN REVIEW BOARD
July 7, 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 AUGUST 20, 2026, UNLESS OTHERWISE NOTED.

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: June 2, 2026 Meeting Minutes

NEW BUSINESS:

ITEM #1: **DESIGN REVIEW FOR Waverly Trace – Senior Multi-family (Case # LD-26-0203)**

NAME:	Waverly Trace
APPLICANT:	Waverly Trace, LLC – using – Bowman Consulting
ARCHITECT:	Wayne Bowser
PROPERTY OWNER:	Monya, LLC – Hmoud Awamleh
PROPERTY ADDRESS:	Lipscomb Road
PROPERTY SIZE:	approximately 3.2 acres
GENERAL LOCATION:	Portion of Fikewood Plaza Shopping Center
PRESENT USE:	Vacant/Undeveloped
PROPOSED USE:	Residential
ZONING:	RMX-CD (Residential Mixed Use – Conditional District)

ITEM #2: **DESIGN REVIEW FOR Heritage Corner Shopping Center (LD-26-0360)**

NAME:	Heritage Corner Shopping Center
APPLICANT:	Herring-Sutton & Associates, P.A.
ARCHITECT:	Christopher Patrick
PROPERTY OWNER:	Docreyn, LLC
PROPERTY ADDRESS:	2105 Airport Blvd, W and Raleigh Road Pkwy, W
PROPERTY SIZE:	approximately 12.77 acres
GENERAL LOCATION:	Southwest corner of Airport Blvd – Raleigh Road Pkwy intersection, adjacent to 1158 Place [Residential Subdivision] to the south.
PRESENT USE:	Vacant
PROPOSED USE:	Multi-tenant Shopping Center
ZONING:	GC (General Commercial)

ITEM #3 **ZONING ORDINANCE TEXT CHANGE REQUEST (LD-26-0303)**

APPLICANT: City of Wilson
SECTIONS: Chapters 2, 3, 5, 11, 14, and 17 of the UDO
Purpose: Technical amendments to update the UDO with regards to Uses, Supplemental Standards, Design Standards, Signage, Administration, Definitions, and best practices.

(This item to be heard at the July 16, 2026 City Council meeting.)

- Future Training availability and topics discussion.

Announcements:

1. Game Day for Warbirds – For tickets, full schedule and additional information please visit www.milb.com/wilson.
2. Wilson Farmers and Artisan's Market – Each Saturday from May 2, 2026- August 22, 2026 from 8:00 a.m. – 12:00 p.m.
3. July 31, August 1 and August 2, Wizarding Weekend in Wilson
4. Sunday at the Round House – July 5, July 12. July 19 and July 26

OTHER BUSINESS:

ADJOURNMENT:

Next Scheduled Meeting – August 4, 2026