

# **WILSON COUNTY PLANNING BOARD MEETING**

**Monday, March 16, 2020**

**7:30 PM**



**Board of Commissioners'  
Conference Room, 1<sup>st</sup> Floor  
2201 Miller Road South  
Wilson, NC 27893**

## MEMORANDUM

TO: Planning Board Members

FROM: Mr. Mark Johnson, MA, AICP, CZO  
Development Services Director

SUBJECT: Planning Board Meeting

DATE: February 24, 2020

The Wilson County Planning Board will meet at 7:30 p.m., Monday, March 16, 2020 in the Commissioners' Meeting Room, on the first floor of the Wilson County Government Center located at 2201 Miller Road South, Wilson, North Carolina.

A copy of the agenda, staff reports, and the minutes from the meeting of February 17, 2020 are enclosed.

Please contact Lisa Bisette at 252-399-2847 if you will **not** be able to attend this meeting.

Feel free to contact me with any questions you may have.

## WILSON COUNTY PLANNING BOARD

MONDAY, MARCH 16, 2020 – 7:30 PM  
WILSON COUNTY GOVERNMENT CENTER  
BOARD OF COMMISSIONERS' MEETING ROOM (FIRST FLOOR)  
2201 MILLER ROAD SOUTH  
WILSON, NORTH CAROLINA

### AGENDA

1. CALL TO ORDER: Mr. Raeford Flowers, Chairman
2. PRAYER
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF THE FEBRUARY 17, 2020 MINUTES (pp 1-7)
5. ORDINANCE AMENDMENT
  - **OA 2019-03** – Consider an amendment to Table 7-2 and Section 7.3.3 of the Unified Development Ordinance (UDO) (pp 8-9)
  - **OA 2020-01** – Consider amendments to Section 2.5.2(B) and Table 2-1 of the Unified Development Ordinance (UDO) (pp 10-11)
6. MAJOR SUBDIVISION PRELIMINARY PLATS
  - **MS 2020-01** – Request submitted by Bartlett Engineering & Surveying for property owners, Tony Stone and David Kimbrell, to consider approval of a preliminary plat for “Mary Rembert Phase IV” consisting of 3 lots located on the east side of the intersection at Weaver Rd (SR 1428) and Matthews Rd (SR 1427), Gardners Township, Tax Parcel #3743-80-9588 (pp 12-15)
  - **MS 2020-02** – Request submitted by Bartlett Engineering & Surveying for property owners, Thomas and Susan Parker, to consider approval of a preliminary plat consisting of 4 lots located on the southeastern side of the curve on Farmwood Loop (SR 1379), Old Fields Township, Tax Parcel #2783-94-4650 (pp 16-19)
7. REZONING
  - **Z 2020-02** – Request submitted by Steve Oliverio of Bartlett Engineering & Surveying for property owner, Patrick K. Mayo, to consider the rezoning of a lot from B-1 (Highway Business District – 10,000 sq. ft. minimum lot size) to AR (Agricultural Residential District – 40,000 sq. ft. minimum lot size). This property is located at 9013 US 301 Hwy S, Spring Hill Township, Tax Parcel #2667-77-7477 (pp 20-28)
  - **Z 2020-03** – Request submitted by Ed Phillips of Herring-Sutton & Associates for property owners, Alan and Betty Baker, to consider the rezoning of a lot from B-1 (Highway Business District – 10,000 sq. ft. minimum lot size) to AR (Agricultural Residential District – 40,000 sq. ft. minimum lot size). This property is located at 5900 Holdens Cross Rd, Gardners Township, Tax Parcel #3761-14-4211 (pp 29-36)

8. CHAIRMAN'S REPORT
9. DEVELOPMENT SERVICE DIRECTOR'S REPORT
  - Review of G.S. 160-D
10. ADJOURNMENT

WILSON COUNTY PLANNING BOARD MEETING  
2201 Miller Road South, Wilson NC 27893  
Commissioners' Conference Room – 1<sup>st</sup> Floor  
February 17, 2020

MEMBERS PRESENT: Raeford Flowers, Chairman; Doug Mattox; Donnie Bass; Rodney Coleman; Charles Farris, Jr; Chip Futrell; Eunice Lindsey; Linwood Scott III; Randolph Sessoms

MEMBERS ABSENT: Linwood Vick

OTHERS PRESENT: Mark Johnson, Director; Aaron Chalker, Planning and Zoning Officer; Lisa Bisette, Secretary; Steve Oliverio, Bartlett Engineering.

CALL TO ORDER: Raeford Flowers, Chairman

PRAYER: Mr. Coleman led the Board in prayer.

PLEDGE OF ALLEGIANCE: Mr. Flowers led the Board in the Pledge of Allegiance.

INTRODUCTION OF NEW EMPLOYEES:

Mr. Flowers asked Mr. Johnson to introduce the new staff. Mr. Johnson introduced the new secretary to the Board, Lisa Bisette, and the new Planning and Zoning Officer, Aaron Chalker. Each of the Board members introduced themselves in return.

APPROVAL OF THE NOVEMBER 18, 2019 MINUTES:

Mr. Sessoms made a motion to approve the November minutes, and Chip Futrell seconded the motion. Motion passed.

VOTE: Unanimous

REZONING:

**Z 2020-01** – Request submitted by Steve Oliverio of Bartlett Engineering & Surveying for property owners, Greg and Jennifer Engledove to consider the rezoning of a tract of land from A/R (Agricultural Residential District – 40,000 sq. ft. minimum lot size) to B-1 (Highway Business District – 10,000 sq. ft. minimum lot size).

At this time, Mark Johnson presented the request for action and the following Staff Report and Staff Comments for Z 2020-01:

**STAFF REPORT**  
**Rezoning Case Z 2020-01**  
**February 17, 2020**

**To: Planning Board**

**GENERAL INFORMATION**

**APPLICANT:** Steve Oliverio of Bartlett Engineering and Surveying for Property Owners Greg and Jennifer Engledove

**REQUESTED ACTION:** Call for a public hearing to be held on April 6, 2020 at 7:00 pm to consider the rezoning of a tract of land from A/R (Agriculture Residential District – 40,000 sq. ft. minimum lot size) to B-1 (Highway Business District - 10,000 sq. ft. minimum lot size).

**LOCATION:** South side of NC 42 West in the Spring Hill Township and is farther identified by tax parcel number 2760-71-3684.

**PUBLIC NOTIFICATION:** Sign placed on property January 21, 2020; Notice letters mailed to adjacent property owners January 24, 2020 regarding Planning Board consideration

**DESCRIPTION SIZE/LOTS:** This property to be rezone consist of 19.00 acres with approximately 148 ft. of road frontage along Hwy 42 West

**EXISTING LAND USE/ZONING:** Existing zoning is A/R. The current land use is agriculture

**STAFF RECOMMENDATION:** Approval

**STAFF COMMENTS:** See Staff Comments attached

**PLANNING BOARD RECOMMENDATION:** Planning Board voted to recommend approval at their February 17, 2020 meeting.

**STAFF COMMENTS**

**Z-2020-01**

**Property Owner: Greg and Jennifer Engledove**

This is a General Use -rezoning request, to allow for all uses and special uses that are allowed in the B-1 (Highway Business) zoning district.

- The B-1 district is established to accommodate commercial development that serves regional customers in locations that are served by primary roadways.
- Dimensional Standards of B-1 Zoning Districts:
  - Minimum Lots size = 10,000 sq. ft.

- Minimum Lot width = 75 ft.
  - Minimum front setback = 30 ft.
  - Minimum side setback = N/A.
  - Minimum rear setback = 20 ft.
  - Maximum height = 35 ft.
  - Corner Side = 20 ft.
- “Spot Zoning” is the zoning of a relatively small tract of land differently from the surrounding area. “Spot Zoning” could be considered illegal unless the governmental unit establishes a reasonable basis for the spot zone. Factors for determining reasonableness include:
    - a) Size of area and its particular characteristics
    - b) Relation to the Wilson County Growth Plan
    - c) Degree of change in uses allowed
    - d) Relative harm and benefit to owner, neighbors, and the community
- Contract zoning for a specific use is not an issue because this is a General Use rezoning request.
  - Surrounding zoning is A-R (Agriculture-Residential).
  - This property is located in the Public Water Supply Watershed Area.
  - This property is not within a special flood hazard area (SFHA).
  - Public Water is available at NC Hwy 42.
  - The property is located in the Northwestern Planning Area of Wilson County. The Wilson County 2025 Comprehensive Plan identifies this area as the fastest growing area in Wilson County. The Northwestern Planning Area is projected to have a population of 16,500 by year 2020.
  - The property is located Rural Growth Area per Wilson County Future Land Use/Growth Management Map;
    - Development goals within the Rural Growth Area per 2025 Comprehensive Plan;
    - Protect natural resources
    - Promote residential development that maintains the rural nature of the area that is safe and attractive, meeting the needs of the population.

Items to be included on the Plat/Map submission:

- The re-zoning map must indicate the current zoning and the proposed zoning.
- The rezoning map must indicate surrounding zoning.

Below please find an excerpt from **Section 3.2.1 (F)**, of the Wilson County UDO. These are some elements along with others that you may want to consider as you deliberate your recommendation to the Board of Commissioners.

## **Zoning Map Amendment Standards**

- (1)** Whether, and to the extent which, the proposed amendment is consistent with the Wilson County 2025 Comprehensive Plan, and any other relevant plans.
- (2)** Whether, and to the extent which, the proposed amendment addresses a demonstrated community need.
- (3)** Whether, and to the extent which, the proposed amendment is compatible with existing and proposed uses surrounding the land subject to the amendment.
- (4)** Whether, and to the extent which, the proposed amendment would result in a logical and orderly pattern of development.
- (5)** Whether, and to the extent which, the proposed amendment would encourage premature development in the area subject to the amendment.
- (6)** Whether, and to the extent which, the proposed amendment would result in adverse impacts to property values in the area surrounding the land subject to the amendment.
- (7)** Whether, and to the extent which, the proposed amendment would result in significantly adverse impacts on the natural environment.

After Mr. Johnson's presentation, Mr. Flowers asked the Board if there were any questions. Mr. Sessoms asked where the property in question is located in relation to the property owner's dwelling. Mr. Johnson answered that only the 19-acre tract (shaded area on the plat) is being requested to be rezoned from AR to B1. The zoning of the remaining tracts owned by the applicants will remain AR.

Mr. Scott asked for the permitted uses for B-1. Mr. Johnson read a partial listing of the uses given in the Unified Development Ordinance.

Mr. Farris mentioned that the requested property must be rezoned to B-1 to become commercial since the proposed use of the requested zone is for equestrian facilities.

Mr. Scott asked why the property owners did not apply for a Special Use permit instead of requesting rezoning. Mr. Johnson stated that question would have to be asked of the applicant.

Mr. Farris asked if the Board should consider what the proposed purpose of the requested property is when making the decision whether to approve the request. Mr. Johnson responded



that the Board can make a recommendation based on the compatibility with the surrounding area but cannot stipulate a specific use.

Mr. Flowers stated that if the Board denies a rezoning request based upon the property owner's proposed use, then the Board has gone beyond their authority. Once the plan is submitted, it is up to the staff to determine whether the owner has complied with the ordinance for planned business. Mr. Flowers reiterated that this issue has been controversial in the past. Mr. Johnson explained that when the BOA reviews Special Use permits, it is a quasi-judicial review whereas rezoning is not based on the same criteria and evidence required with Special Use permits. Rezoning must be reviewed by the Planning Board and meet the ordinances in order to be approved.

Mr. Flowers returned to the question of Mr. Scott that had not been really answered: Does an applicant for rezoning have to declare the proposed use of the requested property? Mr. Johnson replied that an applicant does not.

Mr. Flowers then recalled a past rezoning request rejected by the Board due to the type of business to be located on the property even though there were no such zoning restrictions which caused controversy. Mr. Sessoms suggested how to consider the compatibility of the proposed use with the surrounding area as given in the application by the property owner.

Mr. Mattox referred to the plat of the applicant's property and asked if the easement to Lot 3 was included in the request for rezoning. Mr. Johnson answered that the rezoning request does not affect the easement.

Mr. Flowers asked the Board if there were further questions or comments. There were none.

Mr. Flowers stated that although this was not a public hearing, he would allow anyone from the audience to speak.

Brittany Brock, a neighbor of the applicant, indicated that although she was not against an equestrian facility in the area, she is concerned that the rezoning of the property in question will allow the property owners the future ability to place a business that will not be compatible with the surrounding agricultural area.

Mr. Oliverio of Bartlett Engineering spoke on behalf of the applicants. He emphasized that the property owners are not going to change their minds and put in any other business besides the equestrian facility. The reason the property owners are not requesting a Special Use Permit versus this rezoning request is that each time they add a barn or corral or the like to the property, they would have to apply for a Special Use Permit for every instance. Requesting rezoning of the property is easier.

Property owner, Greg Engledove, reiterated that they only want to use the property for an equestrian facility. They will not be building a commercial use building on this property in the future because this property is to be their family home. His in-laws are also building on the property.

At this time, Mr. Flowers asked for a motion from the Board. Mr. Bass made a motion to approve subject to staff comments, and Ms. Lindsey seconded the motion.

Mr. Flowers stated that the motion was approved.

VOTE:	<u>For</u>	<u>Against</u>
	Flowers	Futrell
	Mattox	Scott
	Bass	
	Coleman	
	Farris	
	Lindsey	
	Sessoms	

#### ACCESSORY STRUCTURE ORDINANCE AMENDMENT

Mr. Flowers asked Mr. Johnson if he had reviewed the results of the Accessory Uses & Structures survey of nearby local governments. Mr. Johnson answered that due to lack of staff in recent months, he had not found the time to study the results. Mr. Flowers suggested that based upon the info Mr. Johnson had gathered from other municipalities, that Mr. Johnson should select the items he deems to be most important for Wilson County to consider and present those to the Board. Mr. Johnson agreed.

At this time, Mr. Coleman referred back to the previous minutes and asked what the ordinances consider to be a kitchen? A stove only? Mr. Johnson replied that he will look for the definition of certain terms in the State Building Code versus giving a personal opinion. Mr. Coleman believes we are “handcuffing” property owners with restrictions. There are too many opinions and this needs to be defined at the next Board meeting.

Mr. Flowers asked if there were any other comments. There were none.

Mr. Flowers discussed final plat plans being reviewed by the Board. He stated that the only feedback they use are the Staff Reports and Staff Comments, so is their review a waste of time? There is no justification for the Board to deny them because they know whether the plans are already approved or denied because they make their decision based on what the staff is recommending. Mr. Johnson explained that the Unified Development Ordinance would have to be amended in order to bypass final plat review by the Board.

### CHAIRMAN'S REPORT

Mr. Flowers requested a moment of silence in memory of Mr. John Lloyd Sharpe, a former Planning Board member, who passed away on January 29, 2020.

Mr. Flowers recognized Board member Randolph Sessoms who was one of the African-American education leaders being honored by Governor Roy Cooper during Black History Month. Mr. Sessoms was the first black Superintendent of Wilson County Schools.

### DEVELOPMENT SERVICE DIRECTOR'S REPORT

Mr. Johnson discussed changes associated with G.S. 160-D. The plan is to review sections of this at each meeting since this must be completed by January 2021 in order to be in compliance with General Statutes. Mr. Coleman confirmed the Board will discuss sections of the G.S. 160-D at the next meeting.

Mr. Johnson asked that all the Board members bring their UDOs to the next Board meeting so Ms. Bissette can replace their copies with the updated version.

### ADJOURNMENT

Mr. Flowers asked for a motion to adjourn. Mr. Futrell made the motion, and Mr. Mattox seconded the motion.

VOTE: Unanimous

**STAFF REPORT**  
**OA 2019-03**  
**October 21, 2019**

**To: Wilson County Planning Board**

**GENERAL INFORMATION**

**APPLICANT:** Wilson County Development Services Department

**REQUESTED ACTION:** Consider an amendment to Table 7-2 and Section 7.3.3 of the Unified Development Ordinance (UDO)

**PUBLIC NOTIFICATION:** N/A

**COMMENTS:** Request to amend Wilson County Unified Development Ordinance by adding "Residential Accessory Use/Structure (water /sewer) to Table 7-2 and adding 7.3.3(O).

**NOTES:** The proposed change would allow residential accessory structures to have a full bath consisting of toilet, sink and tub/shower; along with electric utility connection.

**STAFF RECOMMENDATION:** Approval: See Staff Comments Attached

**STAFF COMMENTS**  
**OA 2019-03**

Planning staff has drafted the following proposed text amendment for your consideration:

- I. Amend Table 7-2 Table of Permitted Accessory Structures and Uses**
  - 1. Add under the heading Accessory Use Type "Residential Accessory Use/Structure (water/sewer)".
  - 2. Add the letter "P" under the following Zoning Districts; AR, R-30, R30MH, R 20, R-20MH, R-15, R-15MH and R-10
  - 3. Add in under the heading "Special Requirements" along the newly created "Residential Accessory Use/Structure (water/sewer)" row 7.3.3(P).
  - 4. Adjust letter headings of the remaining "Accessory Use" categories in order to maintain alphabetical order.
  
- II.** Below please find specific standard related to regulating residential accessory structures with water and electrical connections in Wilson County zoning jurisdiction. In making these recommendations Staff attempted to address the following issues;

- a. Maximum size of accessory structures.
- b. Rather or not HVAC Systems should be allowed in accessory structures.
- c. What type of plumbing fixture will be allowed?
- d. If “Residential Accessory structures should be allowed in mobile home parks.
- e. Rather or not there should be more than one residential accessory structure with water/sewer connections.

It is the recommendation of Planning Staff that the following specific standards be considered by the Board for adoption.

7.3.3(P) A residential accessory structure may have both electrical and sewer connections within the following guidelines:

1. Must meet all applicable requirements of Section 7.3.2 (B) as well as Section 8.3 of the Wilson County UDO.
  - a. Section 7.3.2 (B) (3) reads as follows, “Be subordinate in area, extent, and purpose to the principal use or structure;
    - (1) It is staff opinion that “subordinate in area” means that the accessory structure can be no larger than the principal structure.
  - b. Section 8.3 regulates the location, height, setbacks, maximum size as related to lot area.
2. Only one residential accessory structure on a lot may have electrical and water/sewer connections.
3. Water/sewer connection is allowed for one full bath only, consisting of a toilet, sink and shower/bathtub.
  - a. Staff believes that plumbing fixtures beyond one full bath may result in the structure being used for purposes not permitted under codes.
4. HVAC systems are not allowed in a residential accessory structure.
  - a. Staff believe that allowing central air in an accessory structure would increase the possibility that these units may be used for purposes that are not incidental and customarily associated with residential use. Allowing HVAC system in these structure would make “use prohibitions” related to these structures almost unenforceable.
5. Residential accessory structure (water/sewer) shall not be used as a dwelling.
  - a. Staff believes although it is clear in the Table of Permitted Uses, that an accessory dwelling requires a Special Use Permit, staff believes that this language being in this section will give the property owner access to this information without referring to another section in the UDO.
6. Residential accessory structures (water/sewer) shall not be allowed as an accessory to individual mobile home spaces within a mobile home park.
  - a. Staff believes that because mobile home parks consist of spaces as opposed to legal lots of record that each mobile home space should not be permitted to have an accessory structure with water and sewer connections.

**STAFF REPORT**

**OA 2020-01**

**March 16, 2020**

**To: Wilson County Planning Board**

**GENERAL INFORMATION**

**APPLICANT:** Wilson County Development Services Department

**REQUESTED ACTION:** Consider amendments to Section 2.5.2 (B) and Table 2-1 of the Wilson County Unified Development Ordinance.

**PUBLIC NOTIFICATION:** Planning Board agenda placed on Wilson County's web site.

**STAFF RECOMMENDATION:** Approval: See Staff comments attached

**STAFF COMMENTS**

**OA 2020-01**

The Wilson County Planning Board requested that Planning Staff research the possibility of "Final Plat Approval" for major subdivision be a function of the Planning Staff, making the approval an administrative approval rather than a Board approval as currently the case.

**Rationale for proposal:**

The current process for Major Subdivision approvals involves the preliminary plat being recommended for approval by the Planning Board to the Board of Commissioners. Once the Board of Commissioners gives their approval of the preliminary plat the developer will then start the development of the subdivision as dictated by the approved preliminary plat.

The Final Plat represents an "as built" representation as to what is actually on the ground. Currently Planning Staff must confirm on the ground that infrastructure is installed per the approved preliminary plat. These findings are then reported to the Planning Board for consideration for final approval.

The Planning Board believes and Planning Staff concurs that Planning Staff can grant administrative final approval without the necessity of the developer returning to the Planning Board to seek final approval.

Staff therefore recommends that Section 2.5.2(B) and Table 2-1 of the Wilson County UDO be amended as indicated below.

Amend Section 2.5.2(B) by adding as number "7" to read "Major Subdivision Final Plat (3.2.8 (F))"

Also amend Table 2-1 by removing the letter "R" on the cell that is identified by row "Major Subdivision Final Plat" and column Ordinance Administrator and replacing it with the letter "D".

Note: Proposed changes are in red.

**(B) Final Approval**

The Ordinance Administrator has final approval authority for the following:

- (1) Site Development Plans (3.2.7)
- (2) Minor Subdivision Plats (3.2.8(G))
- (3) Land Development Permits (3.2.9)
- (4) Certificates of Compliance (3.2.10)
- (5) Floodplain Development Permits (3.2.11)
- (6) Watershed Protection Permits (3.2.12)
- (7) Major Subdivision Final Plat (3.2.8 (F))

**Table 2-1: Summary of Review and Approval Authority**

APPLICATION TYPE	REVIEWING / DECISION-MAKING BODY			
	ORDINANCE ADMINISTRATOR	PLANNING BOARD	BOARD OF ADJUSTMENT	BOARD OF COMMISSIONERS
Unified Development Ordinance Text Amendment	R	R		D
Zoning Map Amendment	R	R		D
Conditional Zoning Classification	R	R		D
Major Subdivision Preliminary Plat	R	R		D
Major Subdivision Final Plat	D			
Minor Subdivision	D		A	
Variance			D	
Watershed Variance			D	
Floodplain Variance			D	
Special Use Permit			D	
Land Development Permit	D		A	
High Density Development Permit	R	D		
Site Development Plan	D		A	
Sketch Plan – Major Subdivision	R			
Conceptual Site Plan – Site Development Plan	R			

**STAFF REPORT**  
**MS 2020-01**  
**Preliminary Subdivision Plat Review**  
**Mary Rembert Subdivision Phase IV**  
**March 16, 2020**

**To: Planning Board**

**GENERAL INFORMATION**

APPLICANT: Bartlett Engineering & Surveying for property owners Tony Stone and David Kimbrell.

REQUESTED ACTION: Conduct a public meeting, March 16, 2020 at 7:30pm to consider approval of a preliminary plat for "Mary Rembert Phase IV" consisting of 3 lots.

LOCATION: This property is located on the east side of the intersection at Weaver Road (SR 1428) and Matthews Road (SR 1427). Wilson County Tax Parcel number 3743-80-9588.

PUBLIC NOTIFICATION: Letters mailed to adjoining property owners on February 25, 2020

DESCRIPTION SIZE/LOTS: Total acreage is 3.50. Phase IV consists of three lots (1-3). Gardners Township.

EXISTING LAND USE/ZONING: This property is currently zoned AR (Agricultural/Residential) and has an existing dwelling on proposed Lot 1. Surrounding properties are also zoned AR.

STAFF RECOMMENDATION: Approval; See Staff Comments attached.

**STAFF COMMENTS**  
**MS 2020-01**  
**Preliminary Subdivision Plat Review**  
**Mary Rembert Subdivision Phase IV**  
**March 16, 2020**

- Zoning is AR (Agriculture/Residential)
- Minimum lot size of 40,000 square feet
- Minimum lot width of 100 feet
- Minimum building set backs:



- Front 40'
- Side 12'
- Rear 30'
- Corner 20'
- Maximum height of dwelling: 35 feet
- Total area of 3.50 acres and 3 lots.
- This property is outside of any FEMA designated flood hazard areas.
- This property is outside of any Wilson County protected watersheds.
- Lot 1 has an existing dwelling and septic system.
- County water is available.
- The plat shall include in details/notes the following:
  - All lots shall be served by public water



APPLICATION FOR MAJOR  
SUBDIVISION PLAT REVIEW

Subdivision Plat Name: MARY REMBERT PHASE 4  
Submitted By: TONY BARTLETT-BARTLETT ENG. Phone Number: 252-205-1856  
Property Owner: TONY STONE, DAVID KIMBREW Total Fee Submitted: \$ 80.00  
Property Location: WEAVER RD. SR 1428 (Road, Street, etc.)  
Property Identification Number (PIN): 3743 - 80 - 9588

**Planning Board/Board of Commissioners Preliminary Plat Review**

- Submit 1 large map copy and 12 reduced size copies 11" x 17" for review.

Has this property been subdivided before? If so, list previous plat titles:

MARY REMBERT LOT 1 - PLAT BOOK 41 PAGE 145  
MARY REMBERT PHASE 3 - PLAT BOOK 42 PAGE 7

**Planning Board Final Plat Review**

- Submit 1 Mylar, 1 large paper copy, and 12 reduced sized copies 11" x 17" for review.

The Preliminary Plat was submitted for review at the FEB. (month) Planning Board Meeting.

The Final Plat was submitted for review at the MARCH (month) Planning Board Meeting.

NOTE: Submitted plats that do not contain all required notations and information in accordance with the Wilson County Unified Development Ordinance and any department policy memorandums will NOT be processed. Meeting deadlines will NOT be extended for plats that do not meet the minimum requirements when they are submitted.

Individual Submitting Subdivision Plat:

Name: TONY BARTLETT

Signature: Worth A. Datt

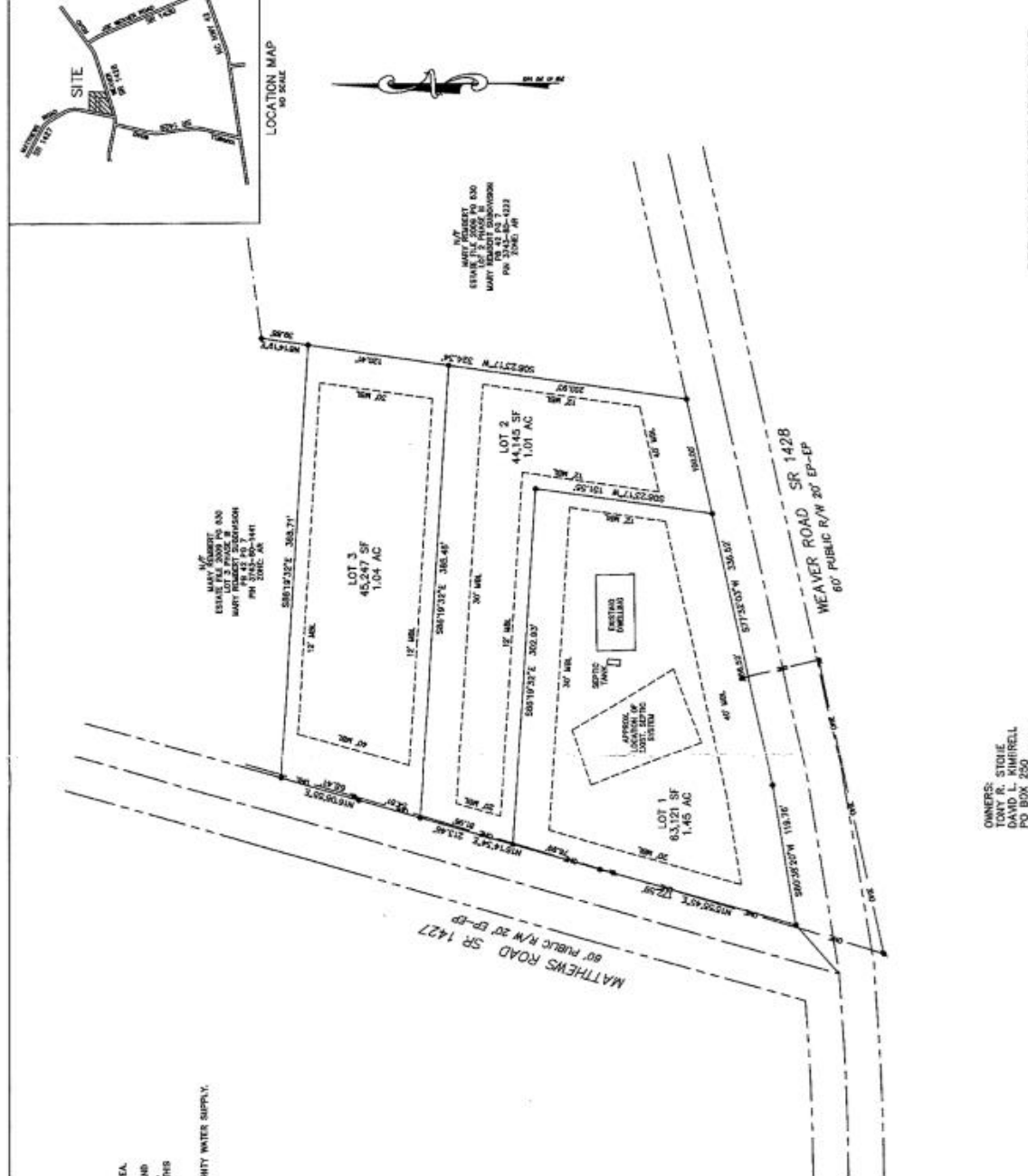
Date: 1/22/2020



LOCATION MAP  
10" SCALE



L.P. MARY REMBERT  
ESTD. U.S. ROAD PO BOX  
MARY REMBERT SUBDIVISION  
PIN 3743-02-1323  
PIN 75080-78



L.P. MARY REMBERT  
ESTD. U.S. ROAD PO BOX  
MARY REMBERT SUBDIVISION  
PIN 3743-02-1323  
PIN 75080-78

**NOTES:**  
 -- AREAS COMPUTED BY COORDINATE CALCULATIONS  
 -- NO 800 MOMENT FOUND WITHIN 2000'  
 -- ALL DISTANCES SHOWN ARE HORIZONTAL  
 -- CURVES ARE IDENTIFIED AND DISTANCES NOTED OTHERWISE  
 -- IRON PINS SET AT ALL CORNERS  
 -- WETLANDS, IF ANY, HAVE NOT BEEN DELINEATED  
 -- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA  
 -- THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED AREA  
 -- THERE ARE NO CHIMNEYS VISIBLE IF PROTECTED WATERSHED AREA  
 -- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND  
 -- RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.  
 -- ALL DISTANCES AND BEARINGS SHOWN HAVE NOT BEEN SUPPLIED FOR THIS  
 -- PROPERTY OR THIS SURVEY.  
 -- COUNTY WATER IS AVAILABLE, ALL LOTS MUST CONNECT TO COUNTY WATER SUPPLY.

**SITE DATA:**  
 TOTAL AREA 154,913 SF (3.50 ACRES)  
 TOTAL # LOTS 3  
 ZONING R4  
 MAX. BULK LINES 40'  
 SETBACK 15'  
 SIDE 15'  
 REAR 35'  
 ADDRESS 4418 MATTHEWS ROAD  
 REFERENCES PLAT BOOK #1 PAGE 232  
 PIN NO. 3743-02-1328

PRELIMINARY PLAT:  
NOT FOR RECORDATION,  
SALES OR CONVEYANCES



OWNERS:  
TONY R. STOHE  
DAVID L. KIRRELL  
PO BOX 250  
BAILEY, NC 27807



**BARTLETT**  
ENGINEERING & SURVEYING, PC  
1508 NASH STREET NORTH  
WILSON, NC 27653-1726  
License No. G-11551

DATE: JAN. 2020  
SCALE: 1" = 60'  
REVISIONS

SURVEY BY: TGB/RF  
DRAWN BY: LR

PROJECT: 19-463  
CODE: STATION  
DWG FILE: 19463SK1

PRELIMINARY SUBDIVISION PLAT  
PHASE IV  
**MARY REMBERT**  
GARDNERS TOWNSHIP WILSON COUNTY  
NORTH CAROLINA  
ZONE:

**STAFF REPORT**  
**MS 2020-02**  
**Preliminary Subdivision Plat Review**  
**March 16, 2020**

**To: Planning Board**

**GENERAL INFORMATION**

**APPLICANT:** Bartlett Engineering & Surveying for property owners Thomas and Susan Parker.

**REQUESTED ACTION:** Conduct a public meeting, March 16, 2020 at 7:30pm to consider approval of a preliminary plat consisting of 4 lots.

**LOCATION:** This property is located on the southeastern side of the curve on Farmwood Loop (SR 1379). It is located just to the northeast of the intersection of US-264 and Raleigh Road Pkwy. Wilson County Tax Parcel number 2783-94-4650.

**PUBLIC NOTIFICATION:** Letters mailed to adjoining property owners on February 25, 2020

**DESCRIPTION SIZE/LOTS:** Total acreage is 6.74. The subdivision consists of four lots (1-4). Old Fields Township.

**EXISTING LAND USE/ZONING:** This property is currently zoned AR (Agriculture/Residential). Lot 1 has seven existing buildings (house, shed, well house, packhouse, and three barns). Lots 2-4 are vacant and appear to be in agricultural use.

**STAFF RECOMMENDATION:** Approval; See Staff Comments attached.

**STAFF COMMENTS**  
**MS 2020-02**  
**Preliminary Subdivision Plat Review**  
**March 16, 2020**

- Zoning is AR (Agriculture/Residential)
- Minimum lot size of 40,000 square feet
- Minimum lot width of 100 feet
- Minimum building set backs:
  - Front 40'
  - Side 12'
  - Rear 30'

- Corner 20'
- Maximum height of dwelling: 35 feet
- Total area of 6.74 acres and 4 lots.
- This property is outside of any FEMA designated flood hazard areas.
- This property is within the Contentnea Watershed IV
- Lot 1 has seven existing buildings (house, shed, well house, packhouse, and three barns).
- Lot 1 has an existing septic system.
- County water is not available at this property.



APPLICATION FOR MAJOR  
SUBDIVISION PLAT REVIEW

Subdivision Plat Name: THOMAS PARKER AND SUSAN PARKER  
Submitted By: TOMY BARTLETT - BARTLETT ENG. Phone Number: 252-205-1856  
Property Owner: THOMAS AND SUSAN PARKER Total Fee Submitted: \$ 90.00  
Property Location: FARMWOOD LOOP SR-1379 (Road, Street, etc.)  
Property Identification Number (PIN): 2783 - 95 - 2155 PORTION OF

**Planning Board/Board of Commissioners Preliminary Plat Review**

- Submit 1 large map copy and 12 reduced size copies 11" x 17" for review.

Has this property been subdivided before? If so, list previous plat titles:

CHARLES AARON NICHOLS PLAT BOOK 42 PAGE 10A

**Planning Board Final Plat Review**

- Submit 1 Mylar, 1 large paper copy, and 12 reduced sized copies 11" x 17" for review.

The Preliminary Plat was submitted for review at the FEB. (month) Planning Board Meeting.

The Final Plat was submitted for review at the MARCH (month) Planning Board Meeting.

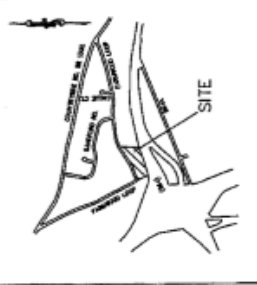
NOTE: Submitted plats that do not contain all required notations and information in accordance with the Wilson County Unified Development Ordinance and any department policy memorandums will NOT be processed. Meeting deadlines will NOT be extended for plats that do not meet the minimum requirements when they are submitted.

Individual Submitting Subdivision Plat:

Name: WILLIAM A. "TOMY" BARTLETT

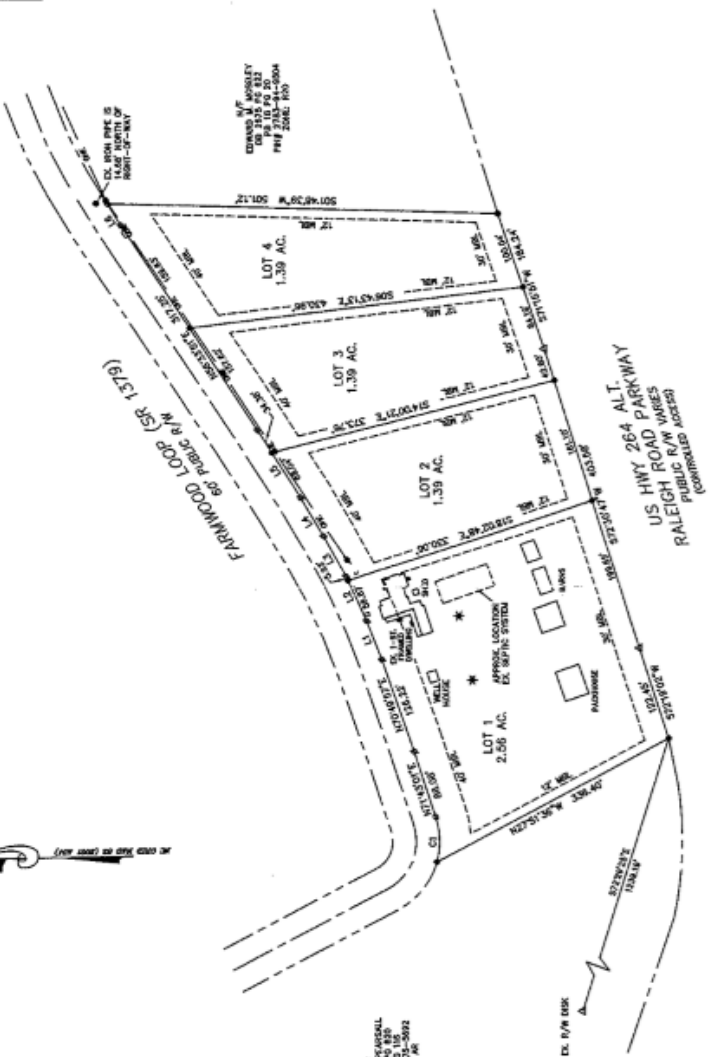
Signature: William A Bartlett

Date: 1/23/2020



Line #	Length	Bearing
L1	63.58	S85°37'03"E
L2	81.09	S85°37'03"E
L3	66.65	S85°36'07"E
L4	102.42	S87°36'07"E
L5	33.60	S85°38'37"E

CURVE	STATION	BEARING	CHORD	CHORD BEG	CHORD END
C1	102.42	S87°36'07"	102.42	102.42	204.84



**NOTES:**

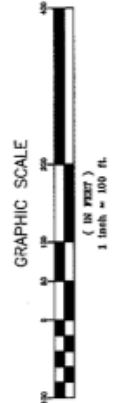
- AREAS COMPUTED BY COORDINATE CALCULATIONS
- NO GRID ADJUSTMENTS MADE WITHIN 2007
- COORDINATES SHOWN ON PLAT ARE HORIZONTAL COORDINATES UNLESS STATED OTHERWISE. COORDINATES ARE SHOWN TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT.
- ALL DISTANCES SHOWN ARE HORIZONTAL.
- ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.
- IRONS ARE TO BE SET AT ALL CORNERS.
- REMARKS, IF ANY, HAVE NOT BEEN INDICATED.
- THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED AREA.
- THE PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS AND ORDINANCES.
- A TITLE REPORT HAS BEEN OBTAINED AND HAS NOT BEEN SUPPLIED FOR THIS PROJECT.

**SITE DATA:**  
 TOTAL AREA 6.74 ACRES  
 TOTAL # LOTS 4  
 ZONING AR  
 FRONT 40'  
 SIDE 17'  
 REAR 30'

MIN. BLDG. LINES  
 FRONT 40'  
 SIDE 17'  
 REAR 30'

**STREET ADDRESS** FARMWOOD LOOP RD.  
**PN NO.** A PORTION OF 2783-85-2185  
**PN NO.** DEED BOOK 1122 PAGE 837  
 DEED BOOK 1150 PAGE 588  
 DEED BOOK 1424 PAGE 885  
 DEED BOOK 1454 PAGE 890  
 DEED BOOK 2017 PAGE 393  
 DEED BOOK 866 PAGE 74  
 DEED BOOK 425 PAGE 16  
 PLAT BOOK 42 PAGE 104

PRELIMINARY PLAT:  
 NOT FOR RECORDATION,  
 SALES OR CONVEYANCES



OWNER/DEVELOPER:  
 THOMAS PARKER  
 6336 SHILOH CHURCH RD  
 BAILEY, NC 27807

**BARTLETT**  
 ENGINEERING & SURVEYING, PC  
 1906 NASH STREET NORTH  
 WILSON, NC 27894  
 PHONE: (252) 399-0704  
 FAX: (252) 399-0704  
 LICENSE NO. C-1581  
 WWWW.BARTLETT.COM

DATE: JAN. 2020 SURVEY BY: TMC/BMF PROJECT:  
 19-294  
 SCALE: 1" = 100' DRAWN BY: LR CODE: MCHA  
 REVISIONS DWG FILE: 18294P1

PRELIMINARY SUBDIVISION PLAT  
 PROPERTY OF  
 THOMAS PARKER  
 SUSAN PARKER  
 OLD FIELDS TWSF WILSON COUNTY  
 NORTH CAROLINA ZONE: AR

**STAFF REPORT**  
**Rezoning Case Z 2020-02**  
**March 16, 2020**

**To: Planning Board**

**GENERAL INFORMATION**

**APPLICANT:** Steve Oliverio of Bartlett Engineering & Surveying for property owner Patrick K. Mayo.

**REQUESTED ACTION:** Hold a public meeting, March 16, 2020 at 7:30pm to consider the rezoning of a lot from B-1 (Highway Business District – 10,000 sq. ft. minimum lot size) to AR (Agriculture Residential District – 40,000 sq. ft. minimum lot size).

**LOCATION:** The site address for this property is 9013 US 301 HWY S. The property is located on the south side of US 301 HWY S in the Spring Hill Township. Wilson County Tax Parcel number: 2667-77-7477.

**PUBLIC NOTIFICATION:** Sign placed on property February 25, 2020. Letters mailed to adjoining property owners on February 25, 2020. Notice placed on County web site February 25, 2020.

**DESCRIPTION SIZE/LOTS:** Total acreage is 0.79 with approximately 345 ft. of road frontage along US 301 HWY S.

**EXISTING LAND USE/ZONING:** This property is currently zoned B-1. There is an existing dwelling with four accessory structures on the property.

**STAFF RECOMMENDATION:** Approval; See Staff Comments attached.

**STAFF COMMENTS**

**Z 2020-02**

**March 16, 2020**

**Property owner: Patrick K. Mayo**

This is a General Use Rezoning Request to allow for all uses and special uses that are allowed in the AR (Agriculture Residential) zoning district.



- The AR district is established to preserve and protect rural agricultural areas of the County from dense residential development and intensive commercial development that is inconsistent with the character of these rural areas.
- Dimensional Standards of AR Zoning District:
  - Minimum Lot size = 40,000 sq. ft.
  - Minimum Lot width = 100 ft.
  - Minimum front setback = 40 ft.
  - Minimum side setback = 12 ft.
  - Minimum corner side setback = 20 ft.
  - Minimum rear setback = 30 ft.
  - Maximum height = 35 ft.
- There is an existing dwelling on the property with four accessory structures.
- “Spot Zoning” is the zoning of a relatively small tract of land differently from the surrounding area. “Spot Zoning” could be considered illegal unless the governmental unit established a reasonable basis for the sport zone. Factors for determining reasonableness include:
  - a) Size of area and its particular characteristics
  - b) Relation to the Wilson County Growth Plan
  - c) Degree of change in uses allowed
  - d) Relative harm and benefit to owner, neighbors, and the community
- Contract zoning for a specific use is not an issue because this is a General Use Rezoning Request.
- All adjoining properties are zoned AR (Agriculture Residential). Two lots are zoned B-1 directly across US 301.
- This property is not located in a County Watershed area.
- This property is not within a special flood hazard area.
- County water is not available at this property.
- This property is located in the Southern Planning Area of Wilson County (between I-95 and US 264) per the 2025 Comprehensive Plan
- Located in the Rural Growth Area per Wilson County Future Land Use/Growth Management Map
  - Development goals within the Rural Growth Area per 2025 Comprehensive Plan:
    - Protect natural resources
    - Promote residential development that maintains the rural nature of the area that is safe and attractive – meeting the needs of the population
    - Promote low density rural residential and agricultural uses
    - Continue to provide and improve parks and recreational resource
  - Items to be included on the Plat/Map submission:
    - The rezoning map must indicate the current zoning and the proposed zoning.
    - The rezoning map must indicate surrounding zoning.

Below please find an excerpt from Section **3.2.1 (F)** of the Wilson County UDO. These are some elements along with others that you may want to consider as you deliberate your recommendation to the Board of Commissioners.

## **Zoning Map Amendment Standards**

- (1)** Whether, and to the extent which, the proposed amendment is consistent with the Wilson County 2025 Comprehensive Plan, and any other relevant plans.
- (2)** Whether, and to the extent which, the proposed amendment addresses a demonstrated community need.
- (3)** Whether, and to the extent which, the proposed amendment is compatible with existing and proposed uses surrounding the land subject to the amendment.
- (4)** Whether, and to the extent which, the proposed amendment would result in a logical and orderly pattern of development.
- (5)** Whether, and to the extent which, the proposed amendment would encourage premature development in the area subject to the amendment.
- (6)** Whether, and to the extent which, the proposed amendment would result in adverse impacts to property values in the area surrounding the land subject to the amendment.
- (7)** Whether, and to the extent which, the proposed amendment would result in significantly adverse impacts on the natural environment.



PETITION REQUESTING AMENDMENT OF THE OFFICIAL ZONING MAP OF WILSON COUNTY, NORTH CAROLINA

Applicant's Name: Patrick K. Mayo

Date: 1/19/2020 Total Fee Submitted: \$ 300.00

I (We), the undersigned, do hereby submit this Petition to amend the Official Zoning Map of Wilson County as herein requested:

1. GENERAL PROPERTY INFORMATION

The property is located on the South side of US HWY 301

having State Road # 301 in the Spring Hill Township of Wilson County.

The physical address is US HWY 301 and it is identified as

Wilson County tax Parcel Identification Number 2667 - 77 - 7477 of

the tax maps. The property has a frontage of 345 feet and contains 0.79 acres.

List all other Wilson County tax Parcel Identification Numbers in which this rezoning application encompasses below:

           -            -                            -            -             
           -            -                            -            -           

2. REQUEST TYPE

I hereby request the following:

**General Use Rezoning Request**

It is requested that the foregoing property be rezoned from B1 district to AR district to allow for all permitted uses and to apply for all special uses as outlined in the Wilson County Unified Development Ordinance.

3. SUBSTANTIATING YOUR REQUEST

Briefly describe your reason for petitioning for the rezoning. Cite any necessary or appropriate facts to support the petition. Be sure to also note in which ways this request is consistent with various goals and objectives outlined in the Wilson Growth Plan.

The proposed use of Agricultural/Residential will be a use that is compatible with the surrounding area and consistent with the Wilson Growth Plan by providing a low intensity use that will not create burdensome impacts on adjacent or nearby areas.

The proposed use is a permitted use in the requested zone as listed within Table 7-1 of the Wilson County UDO.

The Applicant is simply requesting the AR Zoning designation in order to facilitate financing to reside in the existing brick dwelling onsite.

#### 4. CONDITIONAL ZONING DISTRICT CLASSIFICATION

In cases where the standards of a base zoning district are inadequate to ensure the compatibility of a proposed development with immediately surrounding lands, the applicant may apply for an amendment to the Official Zoning Map to a Conditional Zoning District Classification.

Please list any additional conditions or restrictions that are beyond the standards of the parallel base zoning district below:

N/A

#### 3. REQUIRED ATTACHMENTS

Fourteen (14) copies of a map prepared by a registered land surveyor showing the exact dimensions of the property, the metes and bounds legal description, and the tax identification numbers of surrounding properties. The survey map should also indicate (for all properties named on the attached list as an abutting property) surrounding land uses with respective zoning district classifications.

The structures on abutting or adjacent properties within a 200 feet buffer are indicated on the map in relation to the property under consideration.

A copy of the property deed that indicates current ownership.

A list of all individuals, firms, or corporations that own property adjacent or adjoining within 200 feet of the property described above. The list must be generated using **existing** property boundaries as recorded at the Register of Deeds office at the time of submission of this petition.

#### 4. CERTIFICATION

I (We) hereby certify that the information furnished in this application is accurate to the best of my (our) knowledge. **Petitions must be signed by the property owner(s) or their duly authorized agent or attorney.** Please attach an additional sheet if necessary.

Property Owner: Patrick K. Mayo Phone Number: (252) 363-7019  
Signature: *Patrick K. Mayo* Extension: \_\_\_\_\_  
Mailing Address: 6449 Huckleberry Road  
Lucama, NC 27851

Property Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Signature: \_\_\_\_\_ Extension: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

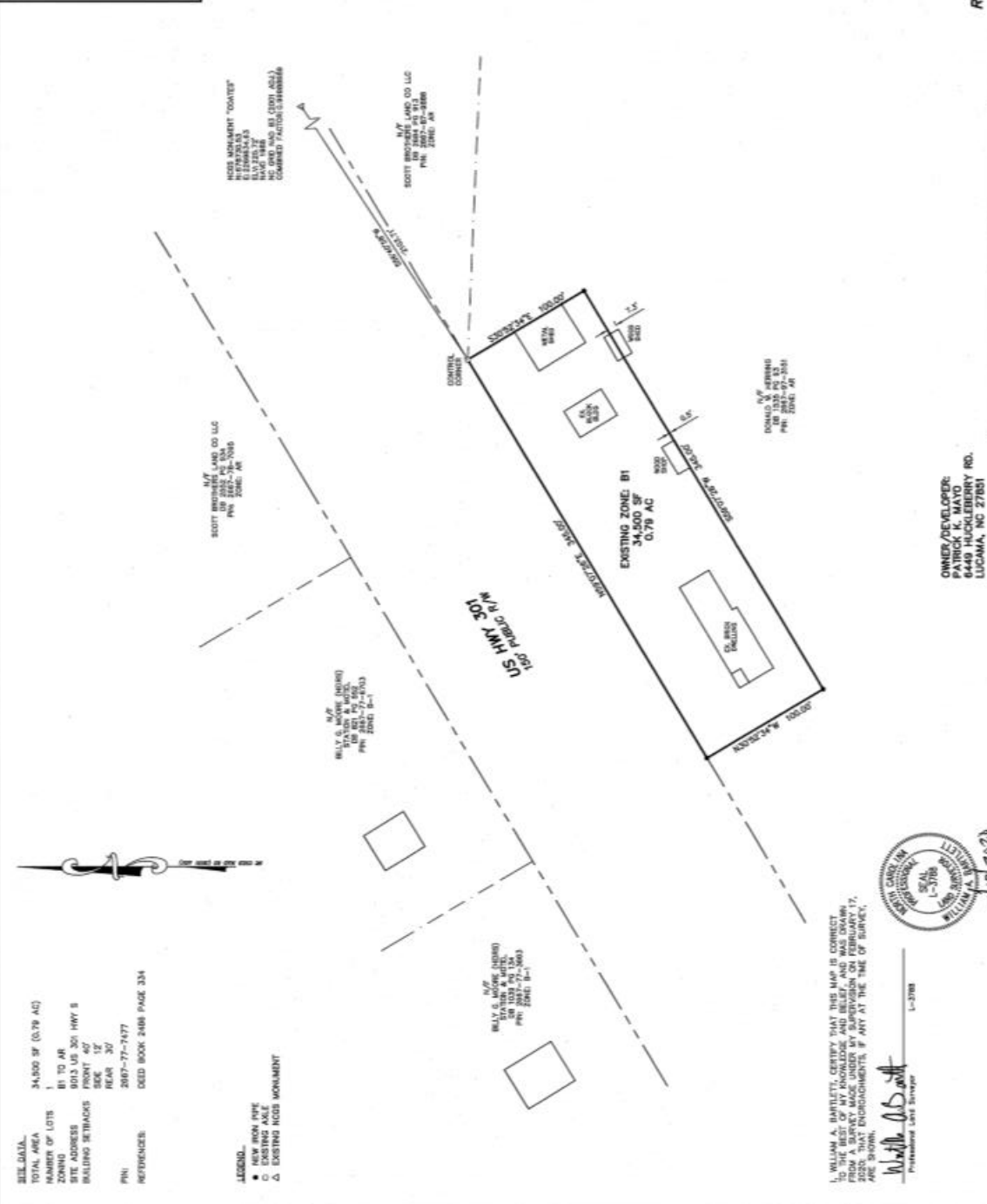
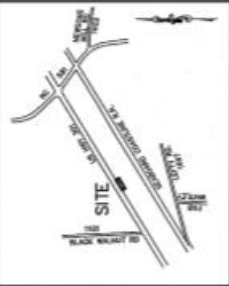
Agent/Attorney: Bartlett Engineering & Surveying, PC Phone Number: (252) 399-0704  
Signature: *Steve Oliver* Extension: 234  
Mailing Address: 1906 Nash Street N.  
Wilson, NC 27893

#### OFFICE USE ONLY

Petition Received on: \_\_\_\_\_ by \_\_\_\_\_  
Case Number Assigned: \_\_\_\_\_  
Total Fees Collected: \_\_\_\_\_ paid by \_\_\_\_\_

**LEGAL DESCRIPTION**  
**(9013 US 301 HWY S)**

Lying and being in the Spring Hill Township of Wilson County, and being more particularly described as follows: Beginning at NCGS Monument "Coates", having NC Grid NAD 83 (2001 adjustment) coordinates of N:678730.53, and E:2269634.63, thence leaving said NCGS Monument S56°40'58"W a distance of 2,103.71' to an existing axle on the southern right-of-way line of US HWY 301, being a common corner with the property conveyed to Donald W. Herring in Deed Book 1535, Page 93, and the property conveyed to Scott Brothers Land Co., LLC. in Deed Book 2684, Page 913, also being **The True Point Of Beginning**, thence leaving aforesaid right-of-way line S30°52'34"E a distance of 100.00' to a point, thence S59°07'26"W a distance of 345.00' to a point, thence N30°52'34"W a distance of 100.00' to a point on the southern right-of-way line of US HWY 301, thence along said right-of-way line N59°07'26"E a distance of 345.00' to **The True Point Of Beginning**, containing 34,500 square feet, and being the property conveyed to Patrick Kelly Mayo in Deed Book 2486, Page 334.



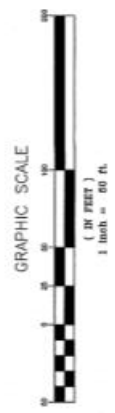
**SITE DATA**  
 TOTAL AREA: 34,500 SF (0.79 AC)  
 NUMBER OF LOTS: 1  
 ZONING: B1 TO AR  
 SITE ADDRESS: 1101 US HWY 50  
 INCLUDING SETBACKS: FRONT 15', REAR 30'  
 PIN: 2017-77-7477  
 REFERENCE: DEED BOOK 2488 PAGE 334

**LEGEND**  
 ■ EXISTING MONUMENT  
 ● EXISTING MONUMENT  
 ▲ EXISTING MONUMENT

I, WILLIAM A. BARTLETT, CERTIFY THAT THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MADE DRAWN BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE INFORMATION SHOWN THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF SURVEY.



*William A. Bartlett*  
 Professional Land Surveyor



OWNER/DEVELOPER:  
 PATRICK K. MAYO  
 6449 HUCKLEBERRY RD.  
 LUCAMA, NC 27801



**BARTLETT**  
 ENGINEERING & SURVEYING, PC  
 1808 NASH STREET NORTH  
 WILSON, NC 27894  
 LICENSE NO. C-1351  
 DATE: FEB 2020  
 SCALE: 1" = 50'  
 SURVEY BY: THO.BF  
 DRAWN BY: WAJLR  
 PRODUCT: 20001  
 REVISIONS: CODE: TAYGAN  
 DWG FILE: 20001RZ1

B1 TO AR  
 REZONING REQUEST

PROPERTY OF  
**PATRICK K. MAYO**  
 SPRING HILL TWP  
 NORTH CAROLINA  
 WILSON COUNTY  
 ZONE: B1





North Carolina



- Addresses
- Rail Roads
- Streets
- Surrounding Counties
- Municipal Boundaries
- County Boundary
- Tax Parcels



**STAFF REPORT**  
**Rezoning Case Z 2020-03**  
**March 16, 2020**

**To: Planning Board**

**GENERAL INFORMATION**

**APPLICANT:** Ed Phillips of Herring-Sutton & Associates for property owners Alan & Betty Baker.

**REQUESTED ACTION:** Hold a public meeting, March 16, 2020 at 7:30pm to consider the rezoning of a lot from B-1 (Highway Business District – 10,000 sq. ft. minimum lot size) to AR (Agriculture Residential District – 40,000 sq. ft. minimum lot size).

**LOCATION:** The site address for this property is 5900 Holdens Cross Rd. The property is located on the southeast side of the intersection of Holdens Cross Rd and Gardners School Rd in the Gardners Township. Wilson County Tax Parcel number: 3761-14-4211.

**PUBLIC NOTIFICATION:** Sign placed on property February 25, 2020. Letters mailed to adjoining property owners on February 25, 2020. Notice placed on County web site February 25, 2020.

**DESCRIPTION SIZE/LOTS:** Total acreage is 0.40 with approximately 150 ft. of road frontage along Holdens Cross Rd.

**EXISTING LAND USE/ZONING:** This property is currently zoned B-1. There are two existing accessory structures on the property.

**STAFF RECOMMENDATION:** Approval; See Staff Comments attached.

**STAFF COMMENTS**

**Z 2020-03**

**March 16, 2020**

**Property owners: Alan & Betty Baker**

This is a General Use Rezoning Request to allow for all uses and special uses that are allowed in the AR (Agriculture Residential) zoning district.

- The AR district is established to preserve and protect rural agricultural areas of the County from dense residential development and intensive commercial development that is inconsistent with the character of these rural areas.
- Dimensional Standards of AR Zoning District:
  - Minimum Lot size = 40,000 sq. ft.
  - Minimum Lot width = 100 ft.
  - Minimum front setback = 40 ft.
  - Minimum side setback = 12 ft.
  - Minimum corner side setback = 20 ft.
  - Minimum rear setback = 30 ft.
  - Maximum height = 35 ft.
- There are two existing accessory structures on the property.
- “Spot Zoning” is the zoning of a relatively small tract of land differently from the surrounding area. “Spot Zoning” could be considered illegal unless the governmental unit established a reasonable basis for the sport zone. Factors for determining reasonableness include:
  - a) Size of area and its particular characteristics
  - b) Relation to the Wilson County Growth Plan
  - c) Degree of change in uses allowed
  - d) Relative harm and benefit to owner, neighbors, and the community
- Contract zoning for a specific use is not an issue because this is a General Use Rezoning Request.
- Surrounding zoning is AR (Agriculture Residential) in each direction.
- This property is not located in a County Watershed area.
- This property is not within a special flood hazard area.
- County water is available at this property.
- This property is located in the Eastern Planning Area of Wilson County per the 2025 Comprehensive Plan
- Located in the Rural Growth Area per Wilson County Future Land Use/Growth Management Map
  - Development goals within the Rural Growth Area per 2025 Comprehensive Plan:
    - Protect natural resources
    - Promote residential development that maintains the rural nature of the area that is safe and attractive – meeting the needs of the population
    - Promote low density rural residential and agricultural uses
    - Continue to provide and improve parks and recreational resource

Items to be included on the Plat/Map submission:

- The rezoning map must indicate the current zoning and the proposed zoning.
- The rezoning map must indicate surrounding zoning.

Below please find an excerpt from Section **3.2.1 (F)** of the Wilson County UDO. These are some elements along with others that you may want to consider as you deliberate your recommendation to the Board of Commissioners.

## **Zoning Map Amendment Standards**

- (1)** Whether, and to the extent which, the proposed amendment is consistent with the Wilson County 2025 Comprehensive Plan, and any other relevant plans.
- (2)** Whether, and to the extent which, the proposed amendment addresses a demonstrated community need.
- (3)** Whether, and to the extent which, the proposed amendment is compatible with existing and proposed uses surrounding the land subject to the amendment.
- (4)** Whether, and to the extent which, the proposed amendment would result in a logical and orderly pattern of development.
- (5)** Whether, and to the extent which, the proposed amendment would encourage premature development in the area subject to the amendment.
- (6)** Whether, and to the extent which, the proposed amendment would result in adverse impacts to property values in the area surrounding the land subject to the amendment.
- (7)** Whether, and to the extent which, the proposed amendment would result in significantly adverse impacts on the natural environment.



PETITION REQUESTING AMENDMENT OF THE OFFICIAL ZONING MAP OF WILSON COUNTY, NORTH CAROLINA

Applicant's Name: Alan F. Baker

Date: 2/20/20 Total Fee Submitted: \$ 300.00

I (We), the undersigned, do hereby submit this Petition to amend the Official Zoning Map of Wilson County as herein requested:

1. GENERAL PROPERTY INFORMATION

The property is located on the North side of Holden Cross Rds.

having State Road # 1514 in the Gardners Township of Wilson County.

The physical address is 5900 Holdens Cross Rd. and it is identified as

Wilson County tax Parcel Identification Number 3761 - 14 - 4211 of

the tax maps. The property has a frontage of 150 feet and contains .4 acres.

List all other Wilson County tax Parcel Identification Numbers in which this rezoning application encompasses below:

N/A - \_\_\_\_\_ - \_\_\_\_\_      \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_      \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

2. REQUEST TYPE

I hereby request the following:

**General Use Rezoning Request**

It is requested that the foregoing property be rezoned from B-1 district to AR district to allow for all permitted uses and to apply for all special uses as outlined in the Wilson County Unified Development Ordinance.

3. SUBSTANTIATING YOUR REQUEST

Briefly describe your reason for petitioning for the rezoning. Cite any necessary or appropriate facts to support the petition. Be sure to also note in which ways this request is consistent with various goals and objectives outlined in the Wilson Growth Plan.

Originally this tract was the location of the old Clyde Ellis General Store. The building was demolished years ago and the lot is vacant except for a couple of older buildings which the owner intends to remove. He wants to rezone the property from B-1 to A R which will allow him to erect an accessory building for a single family dwelling. The owner has no desire to use the lot for a business. All the surrounding land is zoned A R and this classification would be the proper one for this lot.

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#### 4. CONDITIONAL ZONING DISTRICT CLASSIFICATION

In cases where the standards of a base zoning district are inadequate to ensure the compatibility of a proposed development with immediately surrounding lands, the applicant may apply for an amendment to the Official Zoning Map to a Conditional Zoning District Classification.

Please list any additional conditions or restrictions that are beyond the standards of the parallel base zoning district below:

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#### 3. REQUIRED ATTACHMENTS

Fourteen (14) copies of a map prepared by a registered land surveyor showing the exact dimensions of the property, the metes and bounds legal description, and the tax identification numbers of surrounding properties. The survey map should also indicate (for all properties named on the attached list as an abutting property) surrounding land uses with respective zoning district classifications.

The structures on abutting or adjacent properties within a 200 feet buffer are indicated on the map in relation to the property under consideration.

A copy of the property deed that indicates current ownership.

A list of all individuals, firms, or corporations that own property adjacent or adjoining within 200 feet of the property described above. The list must be generated using **existing** property boundaries as recorded at the Register of Deeds office at the time of submission of this petition.

4. CERTIFICATION

I (We) hereby certify that the information furnished in this application is accurate to the best of my (our) knowledge. **Petitions must be signed by the property owner(s) or their duly authorized agent or attorney.** Please attach an additional sheet if necessary.

Property Owner: Alan F Baker Phone Number: 252 289 7445  
Signature: Alan F Baker Extension: \_\_\_\_\_  
Mailing Address: PO Box 1313  
Wilson N.C. 27894

Property Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Signature: \_\_\_\_\_ Extension: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Agent/Attorney: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Signature: \_\_\_\_\_ Extension: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

OFFICE USE ONLY

Petition Received on: \_\_\_\_\_ by \_\_\_\_\_  
Case Number Assigned: \_\_\_\_\_  
Total Fees Collected: \_\_\_\_\_ paid by \_\_\_\_\_

**Rezoning Description for  
Property of  
Alan & Betty Baker**

BEGINNING at a point at the intersection of the southerly right-of-way of Holdens X-Road and the easterly right-of-way of Gardners School Road; thence from said Point of BEGINNING and along the abovementioned southerly right-of-way of Holdens X-Road S 89°05'27" E 154.72' to a point cornering; thence along the westerly property line of Judith W. Proctor (recorded in Deed Book 2785 Page 527 of the Wilson County Registry) S 09°06'40" W 122.82' to a point cornering; thence along the northerly property line of Alan Baker Jr. (recorded in Deed Book 1947 Page 802 of the Wilson County Registry) N 77°49'57" W 159.36' to a point cornering; thence along the abovementioned easterly right-of-way of Gardners School Road N 12°49'40" E 92.45' to the Point of Beginning and containing 16,770 square feet.





**Rezoning Request B1 to AR for  
Alan & Betty Baker**

Scale: 1" = 50'

Date: February 2020

**Herring-Sutton & Associates, P.A.**

Engineers - Surveyors - Planners

Firm License #C-2310

2201 Nash Street NW  
Wilson, NC 27896

Tel. (252) 291-8887  
Fax (252) 291-5900