

**WILSON COUNTY PLANNING BOARD  
MONDAY, MAY 17, 2021 – 7:30 PM  
WILSON COUNTY GOVERNMENT CENTER  
COMMISSIONERS' MEETING ROOM  
2201 MILLER ROAD SOUTH, FIRST FLOOR  
WILSON, NORTH CAROLINA 27893**

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. PRAYER
4. ROLL CALL
5. APPROVAL OF APRIL 19, 2021 MINUTES
6. MAJOR SUBDIVISION PRELIMINARY PLATS
  - 6.A **MS 2021-03** - Approval of Preliminary Subdivision Plat  
Request submitted by Bartlett Engineering & Surveying, PC for property owner, Dwayne E. Bissette, to consider approval of a preliminary plat for an addition of 1 lot to an existing subdivision located at 7910 Stott Rd (SR 1133) in Old Fields Township. Wilson County Tax Parcel Identification Number 2763-60-2519.  
[MS 2021-03 Application.pdf](#)  
[MS 2021-03 Plat.pdf](#)
  - 6.B **MS 2021-04** - Approval of Preliminary Subdivision Plat  
Request submitted by Williams-Pearce and Associates for property owner, Shawn Pearce, to consider approval of a preliminary plat for a subdivision consisting of 4 lots located east of Brame Rd (SR 1197) in Spring Hill Township. Wilson County Tax Parcel Identification Number 2679-07-6647.  
[MS 2021-04 Application.pdf](#)  
[MS 2021-04 Plat.pdf](#)
7. REZONING
  - 7.A **Z 2021-02** - General Use Rezoning Request  
General Use Rezoning Request by property owner, Ralph T. and Leisa B. Futrell, to consider the request to rezone a tract from AR (Agriculture Residential District–40,000 sq. ft. minimum lot size) to B-2 (General Business District–10,000 sq. ft. minimum lot size). The property is located at 7128 NC Hwy 581 in Spring Hill Township and is a portion of Wilson County Tax Parcel Identification Number 2668-82-5367.  
[Z 2021-02 Application.pdf](#)  
[Z 2021-02 Rezoning Map.pdf](#)
8. CHAIRMAN'S REPORT
9. DEVELOPMENT SERVICE DIRECTOR'S REPORT
10. ADJOURNMENT

# Wilson County Government

## Planning Board' Agenda Information Sheet

Date: May 17, 2021

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Item: **MS 2021-03** - Approval of Preliminary Subdivision Plat

Initiated By: Mark M. Johnson, Director of Development Services

Action Proposed: Request submitted by Bartlett Engineering & Surveying, PC for property owner, Dwayne E. Bisette, to consider approval of a preliminary plat for an addition of 1 lot to an existing subdivision located at 7910 Stott Rd (SR 1133) in Old Fields Township. Wilson County Tax Parcel Identification Number 2763-60-2519.

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### Description:

**STAFF REPORT**  
**Preliminary Major Subdivision Plat**  
**MS 2021-03**

**APPLICANT:** Bartlett Engineering & Surveying for property owner, Dwayne E. Bisette

**REQUESTED ACTION:** To consider approval of a preliminary plat for an addition of 1 lot to an existing subdivision (Property of Dwayne E. Bisette).

**LOCATION:** This property is located near 7910 Stott Rd (SR 1133) in Old Fields Township. Wilson County Tax Parcel Identification Number 2763-60-2519.

**PUBLIC NOTIFICATION:** Letters mailed to adjoining property owners on May 3, 2021.

**DESCRIPTION SIZE/LOTS:** Total acreage is approx. 1.09. The subdivision plat proposes the addition of 1 lot (Lot 7).

**EXISTING LAND USE/ZONING:** This property is currently zoned as AR (Agriculture/Residential) and is vacant.

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

**STAFF COMMENTS**  
**Preliminary Major Subdivision Plat**  
**MS 2021-03**

**Property Owner: Dwayne E. Bissette**

- Zoning is AR (Agriculture/Residential)
  
- Dimensional Standards for AR Zoning District:
  - Minimum lot size of 40,000 square feet
  - Minimum lot width of 100 feet
  - Minimum building setbacks:
    - Front 40'
    - Side 12'
    - Rear 30'
    - Corner Side 20'
  - Maximum height of dwelling: 35 feet
  
- Total area of 1.09 acres and 1 lot.
  - Lots #1, #2, and #3 were previously subdivided through the minor subdivision process. Lots #1 and #2 were recorded in Plat Book 41 Page 74 (2017). Lot #3 was recorded in Plat Book 41 Page 293 (2019).
  - Lots #4, #5, and #6 were approved through the preliminary plat process by the Board of Commissioners on December 7, 2020. Lot #5 was recorded in Plat Book 42 Page 287 (2021). Lots #4 and #6 have yet to be recorded.
  
- This property is outside of any special flood hazard areas.
  
- This property is located within the Public Water Supply Watershed Area.
  
- County water is not available at this property.
  
- This property is located in the Northwestern Planning Area of Wilson County per the 2025 Comprehensive Plan.
  - The Northwestern Planning Area has been identified as the fastest growing area in Wilson County.
  
- The property is located in a 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 resources

- From the “Notes:” section of the preliminary plat:
  - All lots to be served by individual wells and septic tanks.
  - Driveways will be required to have 100’ separation and meet all other NCDOT driveway requirements.
  - The ditches/streams shown on map may be protected streams with protected buffers but have not been delineated by NCDENR.
  - Lot 4 has been revised from the previously approved preliminary plat, as shown on this plat.

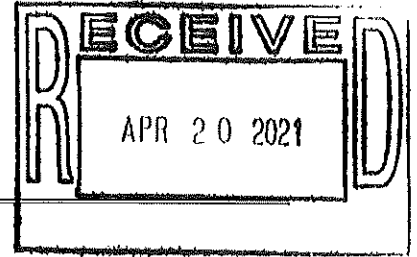
Attachments:

[MS 2021-03 Application.pdf](#)

[MS 2021-03 Plat.pdf](#)



APPLICATION FOR MAJOR  
SUBDIVISION PLAT REVIEW



Subdivision Plat Name: Property of Dwayne E. Bissette

Submitted By: Bartlett Engineering & Surveying, PC Phone Number: 252-399-0704

Property Owner: Dwayne E. Bissette Total Fee Submitted: \$ 60.00

Property Location: 7910 Stott Road (Road, Street, etc.)

Property Identification Number (PIN): 2763 - 60 - 2519

**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:

Yes.

"Property of Dwayne E. Bissette" Bk.32/Pg.44 & Bk.41/Pg.74 & Bk.41/Pg.293

**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 May (month) Planning Board Meeting.

The Final Plat was submitted for review at the \_\_\_\_\_ (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.

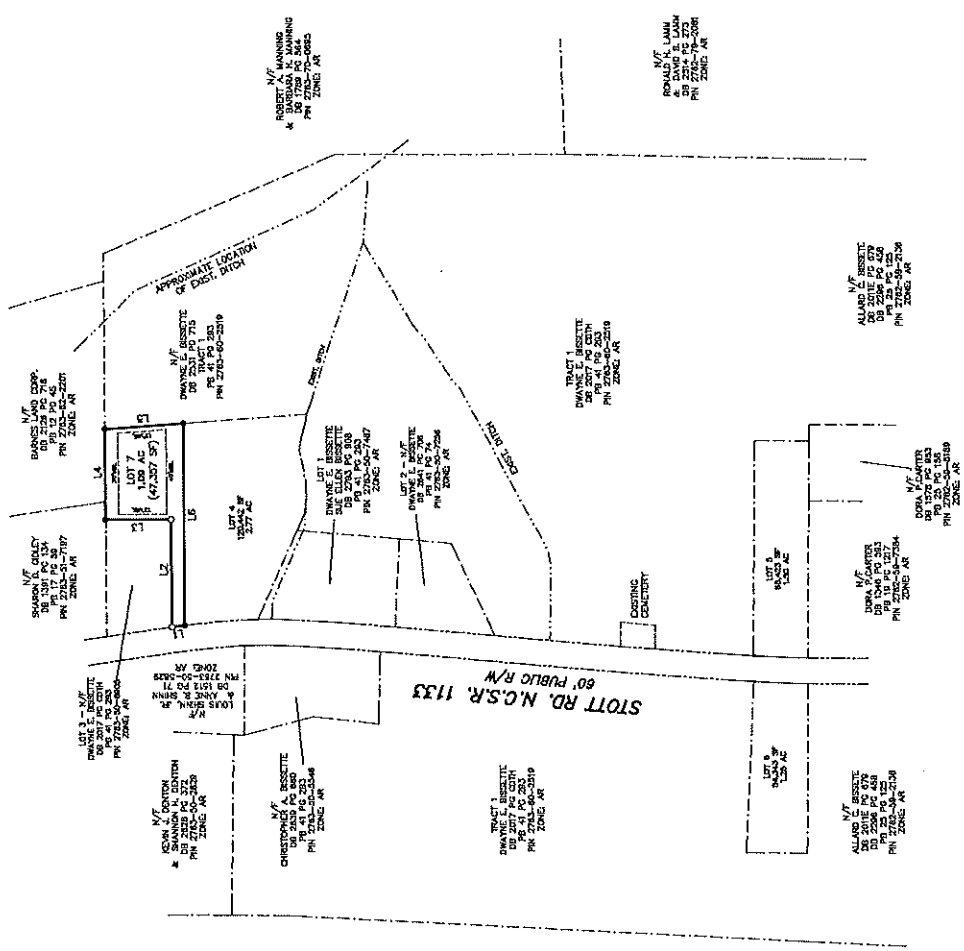
Individual Submitting Subdivision Plat:

Name: Steve Oliverio

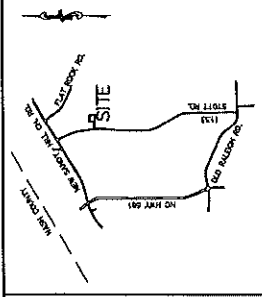
Signature: *Steve Oliverio*

Date: 4/20/2021

Line #	Length	Direction
L1	302.3	N072°03'37"W
L2	251.58	N89°43'21"E
L3	152.68	N01°16'07"W
L4	212.22	N89°43'21"E
L5	182.82	S04°10'24"E
L6	472.53	S88°43'27"W



LOCATION MAP  
NO SCALE



SITE DATA:  
 TOTAL AREA 47,357 SF (1.09 AC)  
 ZONE AR  
 MIN. BUILDING LINES  
 FRONT - 40'  
 SIDE - 12'  
 REAR - 30'

TOTAL NO. OF LOTS 1  
 MIN. LOT SIZE 46,000 SF  
 MIN. LOT WIDTH 100'

OWNER  
 DWAYNE E. BISSETTE  
 2763-60-2519  
 BAILEY, NC 27807

REFERENCES:  
 DEED BOOK 78 PAGE 245  
 DEED BOOK 2885 PAGE 989  
 DEED BOOK 2531 PAGE 715  
 DEED BOOK 2639 PAGE 660  
 PLAT BOOK 39 PAGE 44  
 PLAT BOOK 41 PAGE 74  
 PLAT BOOK 41 PAGE 293  
 PLAT BOOK 42 PAGE 287

NOTES TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC TANKS.  
 SEPARATION AND MAINTENANCE ALL OTHER NECESSARY DRIVEWAY REQUIREMENTS.  
 THE DETACHED STREAMS SHOWN ON MAP MAY BE PROTECTED STREAMS WITH PROTECTED BUFFERS BUT HAVE NOT BEEN DELINEATED BY NOCDNR.  
 LOT 4 HAS BEEN DELETED FROM THE PREVIOUSLY APPROVED PRELIMINARY PLAT, AS SHOWN ON THIS PLAT.

PRELIMINARY PLAT

PROPERTY OF  
**DWAYNE E. BISSETTE**

OLD FIELDS TOWNSHIP  
 NORTH CAROLINA  
 WILSON COUNTY  
 ZONE: AR

**BARTLETT**  
 ENGINEERING & SURVEYING, PC

1905 NASH STREET NORTH  
 WILSON, N.C. 27783-1726  
 License No. C-1951

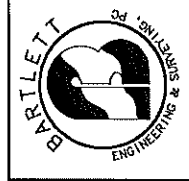
TELE: (252) 398-0704  
 FAX: (252) 398-0804  
 www.bartlettus.com

PROJECT: 20-451  
 SURVEY BY: TMG/TMF  
 DRAWN BY: WAB/TRE

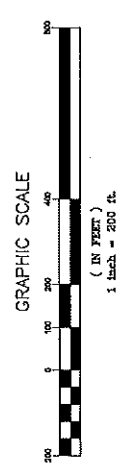
DATE: APRIL 2021  
 SCALE: 1" = 200'

REVISIONS 04-23-21: REVISED AREA OF LOT 4

CODE: B1SDWA  
 DWG FILE: 20-451-PR2



LEGEND:  
 ■ NEW IRON PIPE  
 ○ EXISTING IRON PIPE



PRELIMINARY PLAT:  
 NOT FOR RECORDATION,  
 SALES OR CONVEYANCES

# Wilson County Government

## Planning Board' Agenda Information Sheet

Date: May 17, 2021

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Item: **MS 2021-04** - Approval of Preliminary Subdivision Plat

Initiated By: Mark M. Johnson, Director of Development Services

Action Proposed: Request submitted by Williams-Pearce and Associates for property owner, Shawn Pearce, to consider approval of a preliminary plat for a subdivision consisting of 4 lots located east of Brame Rd (SR 1197) in Spring Hill Township. Wilson County Tax Parcel Identification Number 2679-07-6647.

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### Description:

**STAFF REPORT**  
**Preliminary Major Subdivision Plat**  
**MS 2021-04**

**APPLICANT:** Williams-Pearce and Associates for property owner, Shawn Pearce.

**REQUESTED ACTION:** To consider approval of a preliminary plat for a subdivision consisting of 4 lots.

**LOCATION:** This property is located at the intersection of Brame Rd (SR 1197) and Springfield School Rd (SR 1118) in Spring Hill Township. Wilson County Tax Parcel Identification Number 2679-07-6647.

**DESCRIPTION SIZE/LOTS:** Total acreage is approx. 3.8. The subdivision consists of 4 lots.

**EXISTING LAND USE/ZONING:** This property is currently zoned as AR (Agriculture Residential) and is vacant.

**PUBLIC NOTIFICATION:** Letters mailed to adjoining property owners on May 3, 2021.

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

**STAFF COMMENTS**  
**Preliminary Major Subdivision Plat**  
**MS 2021-04**

**Property Owner: Shawn Pearce/Pier One Investments LLC**

- Zoning is AR (Agriculture Residential)
- Dimensional Standards for AR Zoning District:
  - Minimum Lot size = 40,000 sq. ft.
  - Minimum Lot width = 100 ft.
  - Minimum building setbacks:
    - 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.
- Total area of 3.8 acres and 4 lots.
- This property is located within the Public Water Supply Watershed Area.
- This property is not located within a special flood hazard area.
- County water is available along Springfield School Rd.
  - Construction on lots within the subdivision will be required to connect to county water per Section 12.5.1 of the Wilson County Unified Development Ordinance.
- This property is located in the Northwestern Planning Area of Wilson County per the 2025 Comprehensive Plan
  - The Northwestern Planning Area has been identified as the fastest growing area in Wilson County.
- 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 resources

Attachments:

[MS 2021-04 Application.pdf](#)

[MS 2021-04 Plat.pdf](#)

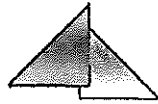




Wilson County

North Carolina

wilson-co.com



Development Services

Mark M. Johnson, Director

2201 Miller Road, South | POB 1728 | Wilson, NC 27894-1728 | Fax: 252.399.2770

WILSON COUNTY APPLICATION FOR MAJOR SUBDIVISION PLAT REVIEW

Subdivision Plat Name SHAWN PEARCE Date 3-25-21

Submitted By Dany O. Williams Phone Number 919-269-9605

Property Owner JAMES SCOTTIE FAUCETTE

Property Location (street address) BRAME RD.

PIN# 2679-07-6647 PIN# - -

Township SPRING HILL

No. of lots 4 Total Acreage 3.817 Zoning A-R

PRELIMINARY PLAT REVIEW

Submit one (1) large copy, fourteen (14) reduced size copies (11" x 17"), and one (1) electronic copy of the plat for review.

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

\_\_\_\_\_

FINAL PLAT REVIEW

Submit one (1) mylar and one (1) large paper copy for review.

Signature Dany O. Williams Date 4-14-21

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 plans that do not meet the minimum requirements when they are submitted.

OFFICE USE ONLY

Petition Received on: 4-21-2021 by Aaron Chalker

Case Number Assigned: MS 2021-04

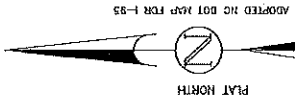
Total Fees Collected: \$ 90.00 paid by Shawn Pearce

Planning 252.399.2847

Inspections 252.399.2966

Geographic Information 252.399.2846

Transportation 252.399.2817

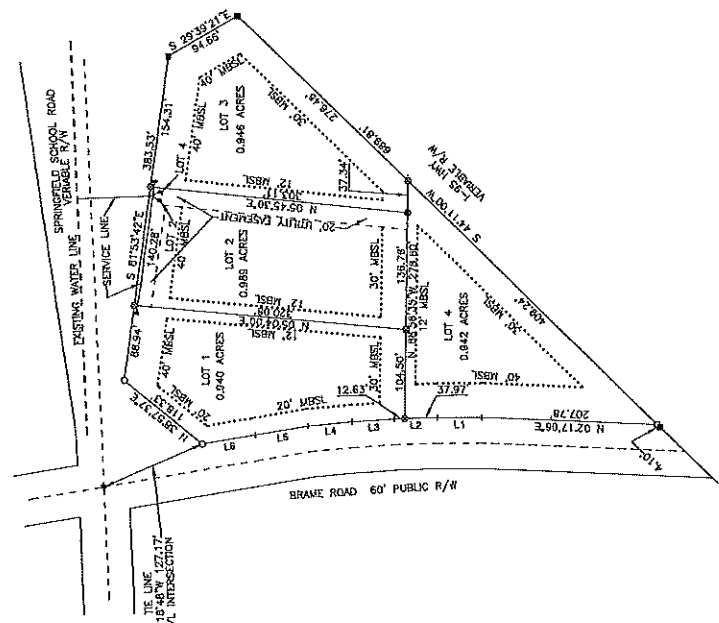


ADOPTED NO. DOT 1057 FPR 1-95

Course	Bearing	Distance
L1	N 00°27'30" W	51.05'
L2	N 01°42'00" W	80.00'
L3	N 03°24'00" W	92.50'
L4	N 05°45'00" W	111.51'
L5	N 08°45'00" W	131.01'

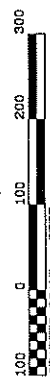
**PRELIMINARY MAP FOR  
SHAWN PEARCE  
SPRING HILL TOWNSHIP  
WILSON COUNTY  
NORTH CAROLINA**

DRAWN BY: RCW & DOW  
 CHECKED BY: DOW  
 DATE: 03-26-2021  
 SCALE: 1"=100'



**LEGEND**

- EXISTING MONUMENT
- NEW IRON PIN
- ◊ EXISTING PK NAIL
- ✦ WATER METER
- ▬ MINIMUM BUILDING SETBACK LINE



OWNER'S ADDRESS  
 James Scottie Faucetto  
 7422 Springhill Church Road  
 Lucama, N.C. 27851

NOTE: THIS PARCEL OF LAND BEING  
 SUBDIVIDED IS PART OF A LARGER  
 PARCEL OF LAND OWNED BY SHAWN  
 PEARCE. THE SUBDIVISION IS  
 BEING MADE IN ACCORDANCE WITH  
 THE REQUIREMENTS OF THE  
 NORTH CAROLINA SUBDIVISION  
 CONTROL ACT AND THE  
 REQUIREMENTS OF THE  
 WILSON COUNTY ZONING  
 ORDINANCES.

ZONED A-R (AGRICULTURE-RESIDENTIAL)

SETBACKS:  
 FRONT - 30'  
 REAR - 30'  
 SIDE - 12'  
 CORNER SIDE - 20'

PIN:  
 2679-07-6647

NOTE: ALL UTILITY EASEMENTS, WATER SERVICE LINES & WATER METERS ARE  
 PROPOSED AT THIS DATE.  
 NOTE: THIS PROPERTY IS LOCATED IN A PUBLIC WATER SUPPLY WATERSHED  
 AREA.  
 NOTE: TOTAL AREA IN SUBDIVISION IS 3.817 ACRES, TOTAL # OF LOTS = 4.  
 NOTE: NO NOTES MONTANUM WITHIN 200'.

NOTE: AREA COMPUTED BY COORDINATE METHOD.  
 NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS  
 AND RESTRICTIONS OF RECORD.

NOTE: ALL LOTS WILL BE SERVED WITH COUNTY  
 WATER & INDIVIDUAL SEPTIC SYSTEMS.

**FLOOD CERTIFICATION**

THIS PROPERTY GRAPHICALLY IS NOT IN AN AREA  
 DESIGNATED AS HAVING SPECIAL FLOOD HAZARD  
 CHARACTERISTICS BY THE FEDERAL EMERGENCY  
 MANAGEMENT AGENCY.  
 FLOOD INSURANCE RATE MAP NUMBER: 1702000000  
 APPROXIMATE DATE: NOVEMBER 04, 2004

I, DANNY G. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647  
 CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A  
 SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR  
 MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES  
 PARCELS OF LAND.

DANNY G. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647

I, DANNY G. WILLIAMS, SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY  
 SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA.  
 I HAVE REVIEWED THE PLAT AND THE INFORMATION THEREON AND I AM SURE THAT THE  
 INFORMATION THEREON IS TRUE AND CORRECT AND THAT THE PLAT COMES WITHIN THE  
 REQUIREMENTS OF THE NORTH CAROLINA SUBDIVISION CONTROL ACT AND THE  
 REQUIREMENTS OF THE WILSON COUNTY ZONING ORDINANCES.  
 I HAVE REVIEWED THE PLAT AND THE INFORMATION THEREON AND I AM SURE THAT THE  
 INFORMATION THEREON IS TRUE AND CORRECT AND THAT THE PLAT COMES WITHIN THE  
 REQUIREMENTS OF THE NORTH CAROLINA SUBDIVISION CONTROL ACT AND THE  
 REQUIREMENTS OF THE WILSON COUNTY ZONING ORDINANCES.  
 I HAVE REVIEWED THE PLAT AND THE INFORMATION THEREON AND I AM SURE THAT THE  
 INFORMATION THEREON IS TRUE AND CORRECT AND THAT THE PLAT COMES WITHIN THE  
 REQUIREMENTS OF THE NORTH CAROLINA SUBDIVISION CONTROL ACT AND THE  
 REQUIREMENTS OF THE WILSON COUNTY ZONING ORDINANCES.

Seal or Stamp  
 Surveyor  
 Registration Number L-2647



I.C. # C-0243  
 Williams-Pearce and Assoc., Professional Land Surveyors, P.A. P.O. Box 892, Zebulon, N.C. 27597 Tel.(919) 269-9605

# Wilson County Government

## Planning Board' Agenda Information Sheet

Date: May 17, 2021

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Item: **Z 2021-02** - General Use Rezoning Request

Initiated By: Mark M. Johnson, Director of Development Services

Action Proposed: General Use Rezoning Request by property owner, Ralph T. and Leisa B. Futrell, to consider the request to rezone a tract from AR (Agriculture Residential District–40,000 sq. ft. minimum lot size) to B-2 (General Business District–10,000 sq. ft. minimum lot size). The property is located at 7128 NC Hwy 581 in Spring Hill Township and is a portion of Wilson County Tax Parcel Identification Number 2668-82-5367.

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### Description:

**STAFF REPORT**  
**Rezoning**  
**Z 2021-02**

**APPLICANT:** Ralph T. Futrell & Leisa B. Futrell, property owners

**REQUESTED ACTION:** Consider the request of rezoning a tract from AR (Agriculture Residential District–40,000 sq. ft. minimum lot size) to B-2 (General Business District–10,000 sq. ft. minimum lot size).

**LOCATION:** The property is located at 7128 NC Hwy 581 in Spring Hill Township and is a portion of Wilson County Tax Parcel Identification Number 2668-82-5367.

**PUBLIC NOTIFICATION:** Letters mailed to adjoining property owners on May 3, 2021. Sign placed on property on May 3, 2021.

**DESCRIPTION SIZE/LOTS:** Total acreage of area to be rezoned is 1.51 with 291.45 ft. of road frontage.

**EXISTING LAND USE/ZONING:** This property is currently zoned AR (Agriculture Residential). The area to be rezoned appears to be vacant and in agricultural use.

**STAFF RECOMMENDATION:** APPROVAL. See Staff Comments attached.

## STAFF COMMENTS

### Rezoning Z 2021-02

**Property owner: Ralph T. Futrell and Leisa B. Futrell**

This is a General Use Rezoning Request to allow for all uses and special uses that are allowed in the B-2 (General Business) zoning district.

- Property owner plans to subdivide the 1.51 acres out upon approval of rezoning.
- The B-2 district is established to accommodate smaller scale retail, office and service uses that serve an adjacent or nearby residential or rural/agricultural area. Development within this district is limited to those uses which directly provide necessary goods and services to local residents.
- Dimensional Standards of B-2 Zoning Districts:
  - Minimum Lot 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 established a reasonable basis for the spot zone. Factors for determining reasonableness include:
  - Size of area and its particular characteristics
  - Relation to the Wilson County Comprehensive Plan
  - Degree of change in uses allowed
  - 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).
- This property is not located in a County Watershed area.
- This property is not within a special flood hazard area.
- County water is available along NC HWY 581.
- This property is located in the Southern 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
  - This area represents regions that have significant natural resources, farmland, and scattered development. This region is expected to continue to have low density rural development in the future.
    - 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 resources
- Comprehensive Plan Consistency Statement from Planning Staff
  - The proposed amendment is generally consistent with the Comprehensive Plan in that it promotes low density development that does not impose upon the rural nature of the area. Furthermore, the B-2 district is intended to allow smaller scale uses that serve local residents in a nearby rural community.

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.

Attachments:

[Z 2021-02 Application.pdf](#)

[Z 2021-02 Rezoning Map.pdf](#)



Wilson County

North Carolina

wilson-co.com



Development Services

Mark M. Johnson, Director

2201 Miller Road, South | POB 1728 | Wilson, NC 27894-1728 | Fax: 252.399.2770

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

Date: 04/22/2021

Applicant's Name: TOM FUTRELL

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 NC HWY. 581 having State Road # 581 in the SPRINGHILL Township of Wilson County. The physical address is 7128 NC HWY 581 and it is identified as Wilson County Tax Parcel Identification Number (PIN) 2668 - 82 - 5367 of the tax maps. The property has a frontage of 291.45 feet and contains 1.51 acres.

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

Table with 3 columns for PIN numbers: 2668, 82, 5367 and three empty rows for additional entries.

2. REQUEST TYPE

I hereby request the following:

General Use Rezoning Request

It is requested that the foregoing property be rezoned from AR district to B2 district to allow for all permitted uses and to apply for all special uses as outlined in the Wilson County Unified Development Ordinance.

Planning 252.399.2847

Inspections 252.399.2965

Geographic Information 252.399.2846

Transportation 252.399.2817

**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 County 2025 Comprehensive Plan.

The proposed rezoning request is for a 1.51 acre portion of an overall 9.45 acre tract of land located on NC Hwy. 581, a major roadway in the County, located in Spring Hill Township. For a number of years Mr. Futrell has operated a conceal carry training and fire arms and accessory business with a Federal Fire Arms License in this location. He desires to expand his small business adjacent to his home by constructing a new metal building to house its operations, which will remain the same. Since he has been in operation, there have been no compliants related to the operation, to the best of our knowledge and belief. It is our belief that this rezoning request is in keeping with the spirit and intent of the Unified Development Ordinance and will not have a negative impact on the surrounding community.

**4. CONDITIONAL ZONING DISTRICT CLASSIFICATIONS**

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:

NOT APPICABLE

**5. REQUIRED ATTACHMENTS**

- Fourteen (14) copies of a map and one (1) electronic copy of the map prepared by a registered land surveyor showing the following:
  - \* the exact dimensions of the property and/or area to be rezoned
  - \* the metes and bounds legal description
  - \* the tax identification numbers of surrounding properties
  - \* the structures on abutting or adjacent properties
  - \* The survey map should also indicate (for all properties named on the attached list as an abutting property) the surrounding land uses with respective zoning district classifications.
- A copy of the property deed that indicates current ownership
- A written metes and bounds legal description of the property and/or area to be rezoned
- A list of names, mailing addresses, and deed references of current owners of all parcels of land abutting the subject property, even if separated by a street, railroad, or other transportation corridor. The list must be generated using the last addresses listed for such owners on the county tax abstracts at the time of submission of this petition.

6. 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: Ralph Tom Futrell Phone Number: 252-373-9746  
SIGNATURE *Ralph Tom Futrell* Extension: N/A  
Mailing Address: 7128 NC HWY. 581 KENLY, NC 27542

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

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

OFFICE USE ONLY

Petition Received on: 4-22-2021 by Aaron Chalker  
Case Number Assigned: Z 2021-02  
Total Fees Collected: \$ 300.00 paid by Bobby Manning



N/F  
CHURCH OF GOD  
DB 1324 PG 478  
PIN 2668-63-3756  
PB 19 PG 114  
ZONE - AR

LINE	BEARING	DISTANCE
L1	N 05°00'00" W	59.21'
L2	S 62°18'45" E	57.76'

N/F  
CHURCH OF GOD  
DB 1280 PG 403  
PIN 2668-82-1963  
ZONE - AR

N59°48'41"W 709.88'  
TO THE INTERSECTION OF THE CENTERLINES  
OF S.R. 1100 & N.C. HWY. 581  
(TIE LINE ONLY) (TAKEN FROM PB 31 PG 147)

N/F  
JAMES RUSSELL KIRBY, II  
& PAMELA PARIS, TRUSTEES  
PARIS-KIRBY FAMILY TRUST 2018  
DB 2767 PG 518  
PIN 2668-83-8359  
ZONE - AR



CONTROL CORNER  
5/8" EIS

**NC HIGHWAY 581**  
(100' PUBLIC R/W) (PB 19 PG 114)

**AREA REQUESTED  
TO BE REZONED  
FROM AR TO B2  
1.51 Acres  
(to R/W)**

N/F  
EDWARD EARL SULLIVAN  
& CATHERINE SMITH SULLIVAN  
DB 1314 PG 611  
PIN 2668-82-0228  
PB 12 PG 16  
ZONE - AR

CONTROL CORNER  
5/8" EIP

N/F  
RALPH T. FUTRELL  
& LEISA B. FUTRELL  
DB 2769 PG 302  
PIN 2668-82-5367  
TRACT 2  
PB 41 PG 247  
ZONE - AR

EXISTING DWELLING

EXISTING GARAGE

N/F  
THOMAS BRENT FUTRELL  
& LAKYN O. WHITLEY  
DB 2769 PG 198  
PIN 2668-92-0217  
TRACT 1  
PB 41 PG 247  
ZONE - AR

## REZONING REQUEST FOR RALPH T. FUTRELL & LEISA B. FUTRELL

Scale: 1"=100'

Spring Hill Twsp., Wilson Co., NC

Date: April 2021

### 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