



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 3
City Council Meeting: March 21, 2019

TO: Planning & Design Review Board

FROM: Land Development Staff *JBH*

SUBJECT: ZONING CHANGE REQUEST (Proj # 19-26)

APPLICANT: Ron Sutton for Herring-Sutton and Associates

PROPERTY OWNER: 2Morrow Holdings, LLC.

PROPERTY ADDRESS: 5323 NC 58, N

PROPERTY SIZE: approximately 6.5 acres

GENERAL LOCATION: located along NC 58, south of former Silver Lake Oyster Bar

SPECIFIC DESCRIPTION: Wilson County Tax Parcel: 3714-18-0226.000(PIN)

PRESENT USE OF PROPERTY: Storage (Vacant)

PRESENT ZONE: LI (Light Industrial)

REQUESTED ZONE: GC (General Commercial)

STAFF RECOMMENDATION: 1) Approval. 2) If you move to approve the request, be sure to preface your motion with the “reasonable” statement below. 3) If you move to deny the request, be sure to preface that motion with the “not reasonable” statement below.

Choose one:

I MOVE THAT THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED: 2.2/5.2/6.2/8.1/15.1/20.7/20.4

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 2.1/2.4/2.5/5.2/8.6

BACKGROUND: 1) In Primary Growth Area and the Primary Service Area. 2) Outside city limits. Annexation shall be required for new city services. 3) Within the WS3-P watershed/Toisnot Swamp Watershed Protection Area. 4) Not within the 100-year flood zone or the Special Flood Hazard Conservation Area. 5) There is one structure used for storage along the southern property line and another that vacant near the frontage of the property. 6) The most recent use of the building was a community support facility. 7) The property is adjacent to a GC zoning district to the north (formerly Silver Lake Oyster Bar/Restaurant). The property is also adjacent to residences zoned RA (Rural

Agricultural) to the north and south which would require a separation buffer if the property is rezoned to GC. To the west the property is adjacent to an AR (County) zone. Across NC 58 and to the east is the Lakehaven Subdivision and adjacent properties zoned SR4 (Suburban Residential – Low Density).

8) The City’s “Future Land Use Map” in our Comprehensive Plan shows this property and the properties to the east, west, and south as “Low-Density Residential” classification.

Low-Density Residential – Single-family detached subdivisions developed at a density between two dwelling units per acre. Some medium and high density residential development can be included as part of a master-planned development.

The City’s “Future Land Use Map” in our Comprehensive Plan shows the properties to the north as “Parks and Open Space” classification due to Silver Lake.

Parks and Open Space – Public or Quasi-public uses such as publicly-owned park space, recreational areas, golf course, and other open lands unlikely to be developed.

FISCAL IMPACT: 1) The source of the following information is the “Cost of Land Uses Fiscal Impact Analysis” prepared for the City by the consulting firm TischlerBise and dated February 4, 2008. 2) The study evaluated five nonresidential land use prototypes on an annual cost-benefit basis: big box retail, community-based shopping center, office, industrial, and hotel. 3) The land use most-closely associated with the subject rezoning is “community-based shopping center.” 4) According to the study, “the Community Shopping Center generates the largest net deficits to the City at \$319 per 1,000 square feet of floor area. The magnitude of the net deficit generated by this retail land use is primarily due to the high operating costs for service for police and fire. The police operating expenditures account for 68% of the total costs (operating and capital).”

COORDINATION: Jonathan A. Cooper, CZO, Senior Planner; (252) 399-2387; jcooper@wilsonnc.org.

ATTACHMENTS: 1) Application. 2) Comp Plan Analysis. 3) List of those receiving notice. 4) Area Zoning Map. 5) Future Land Use Map. 6) Aerial. 7) Aerial - Zoom. 8) Use Table.

PROJECT # 19-0000026

Receipt No. _____

**CITY OF WILSON
NORTH CAROLINA**

APPLICATION FOR REZONING

APPLICANT/AGENT INFORMATION:

Name **Herring-Sutton and Associates, P.A. [ATT: Ronnie L. Sutton, P.E.]**

Address **2201 Nash St., NW Wilson, N.C.**

Phone **252-291-8887**

PROPERTY OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

[Attach additional sheets if necessary]:

Name **2Morrow Holdings, LLC**

Address **3160 Rock Manor Way
Buford, GA 30519**

Phone **252-299-1570**

PROPERTY INFORMATION:

Address **5323 NC 58**

Tax Number [Map/Block/Lot] **3714-18-0226**

Other Description **DB 2388 P 292**

REZONING INFORMATION:

Present Zone[s] **L-1**

Request Zone [s] **G C**

APPLICANT'S JUSTIFICATION FOR REZONING

Since the current Zoning Map is the product of careful investigation and analysis, it is presumed to be sound in its present state, and the burden of proof of needed change falls upon the petitioners requesting such a change. Any alteration of the Zoning Map must be supported by sound and conclusive reasoning, particularly since a desirable attribute of the Zoning Map is the stability that it creates.

In the spaces provided below, provide the FACTS and ARGUMENTS that you feel will convince Council to grant your request for rezoning [attach additional pages if you need to]:

1. Explain why this property should be rezoned:

Property is located on NC 58 adjacent to Silver Lake restaurant. The tract is 6.5 acres in size and is currently zoned L-1. The adjoining tract [Silver Lake] is 1.8 acres and zoned G-C. Although the building on the property has been vacant for many years, the land has been used for industrial// commercial operations for the past 40 years. It was the original location of Howard Enterprises. Rezoning to G-C is compatible with the surrounding land in that it adjoins the Silver Lake Restaurant property.

2. Explain how this rezoning will conform to the comprehensive plan, or, if it won't, explain why the comprehensive plan should be changed to allow the rezoning:

This request conforms with the commercial and mixed use commercial projections as outlined in the Comprehensive Growth Plan

3. Explain how you think this rezoning will affect the immediate neighborhood
Commercial development along this part of the highway is occurring now and will sustain into the future. The neighborhood, especially along the road frontage, will continue its transition from residential to commercial. This request for rezoning follows that trend and conforms to the goals as outlined in the Comprehensive Plan.

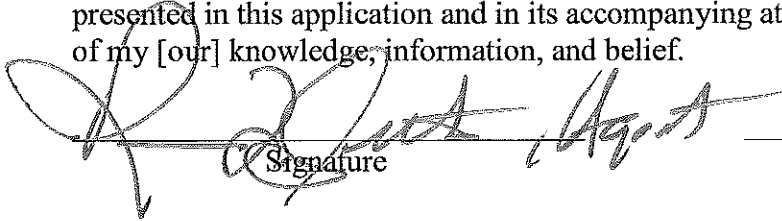
4. Explain how you think this rezoning will affect the City as a whole:
No major impact to the City is expected if this rezoning request is granted.

5. Any other facts, arguments, reasons, and/or considerations you may wish to present are welcomed. Please attach them to this application.

Applicant believes this rezoning request is in keeping with the development goals of the City and will conform to its long term growth policies.

CERTIFICATION:

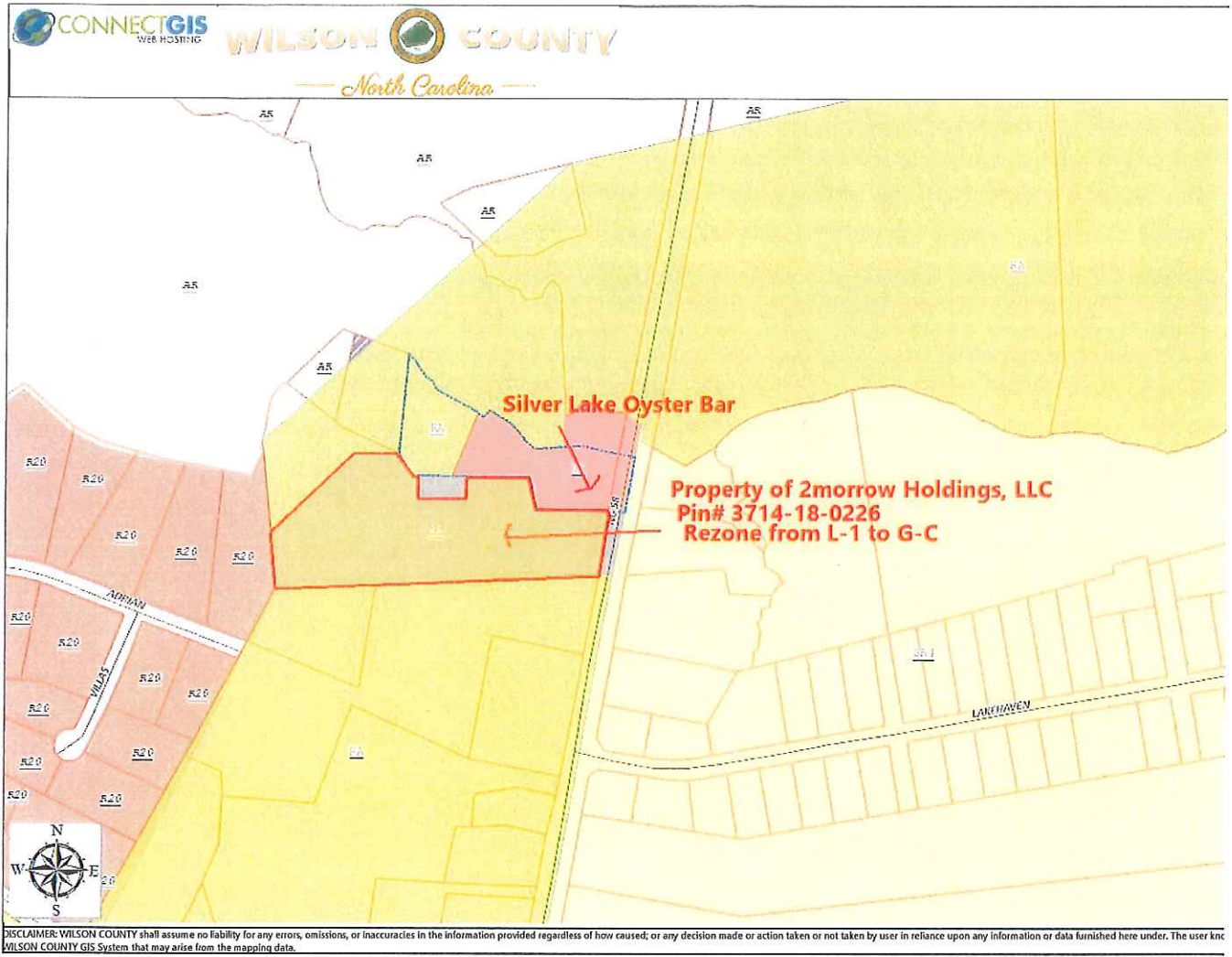
I [We], request the rezoning herein described and certify that all of the information presented in this application and in its accompanying attachments is accurate to the best of my [our] knowledge, information, and belief.


Signature

Signature
1-31-19

Date

THE FOLLOWING MUST BE SUBMITTED WITH ONE [1] COPY OF THIS APPLICATION:





Doc ID: 003027150003 Type: CRP
Recorded: 11/25/2009 at 12:14:42 PM
Fee Amt: \$625.00 Page 1 of 3
Excise Tax: \$600.00
WILSON, NC
Audrey R. Neal Register of Deeds
File# 2009-00009138
BK 2388 PG 292-294

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$600.00

Parcel Identifier No. 3714180226.000
Verified by _____ County on the _____ day of _____, 2009
By: _____

This instrument prepared by
J. W. Harrison, Jr. a North Carolina
licensed attorney. Delinquent taxes if
any, to be paid by the closing attorney
to the county Tax Collector upon
attainment of the closing proceeds.

Mail after recording to: Jonathan Bosch

This instrument was prepared by: Jonathan Vanden Bosch, Narron & Holdford, PA, Wilson, NC

Brief description for the Index: Portion of Lot 1, Plat Book 3, Page 78

THIS DEED made this 24 day of November, 2009, by and between

GRANTOR	GRANTEE
<p>HOWARD ENTERPRISES, INC., a North Carolina corporation</p> <p>P.O. Box 279 Wilson, NC 27893</p>	<p>2Morrow Holdings LLC, a Delaware limited liability company</p> <p>3160 Rock Manor Way Buford, GA 30519</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in Taylors Township, Wilson County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

The Property hereinabove described is the principal residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1094, Page 788.

EXHIBIT A

Beginning at a point in the center of Wilson-Nashville Highway, and runs thence North 86 degrees 15 minutes West 1011 feet to an iron stake, cornering; runs thence North 0 degrees 20 minutes East 430 feet to an iron stake on the edge of Silver Lake, cornering; runs thence South 83 degrees 5 minutes East 413 feet to an iron stake in the center of the new road leading to the Silver Lake Club House, cornering; runs thence South 26 degrees 15 minutes East 79 feet to an iron stake, cornering; runs thence South 85 degrees 50 minutes East 353 feet to an iron stake in the center of the said club house road, cornering; runs thence with and along the center of said club house road, South 7 degrees 30 minutes East 98 feet to an iron stake in the center of the road, cornering; thence with and along the center of said club house road, South 82 degrees 15 minutes East 254.3 feet to the center of the Wilson-Nashville Highway, cornering; runs thence with and along the said center of the Wilson-Nashville Highway, South 15 degrees 25 minutes West 178 feet to the point of beginning, containing 7.6 acres, more or less, and being Tract No. 1 of the Silver Lake Property as shown by a plat made by W. L. Trevathan & Co., Engineers, and recorded January 22, 1936, in Plat Book 3, Page 78, Wilson County Registry, N.C.

THERE IS EXCEPTED from the above described tract of land the portion conveyed by Rinda Joyner to Joe Petway on December 9, 1938, described in a Deed recorded in Book 249, Page 39, Wilson County Registry, as follows: Beginning at a stake in the line of Lot No. 3 of the Silver Lake Property as shown on a plat recorded in Plat Book 3, Page 78, Wilson County Registry, said stake being South 83 degrees 45 minutes East 23 feet from the southwest corner of Lot No. 3, and runs thence with said line South 83 degrees 45 minutes East 145 feet to a stake in said line, cornering; runs thence South 6 degrees 15 minutes West 65 feet, cornering; runs thence North 83 degrees 45 minutes West 145 feet, cornering; thence North 6 degrees 15 minutes East 65 feet to the point of beginning. It being the same real property conveyed by Z. R. Bissette and wife, Ethel S. Bissette, to W. J. Howard and wife, Myatt F. Howard, by Deed dated September 12, 1969, and duly recorded in Book 1031, Page 271, Wilson County Registry, N.C.

THERE IS FURTHER EXCEPTED FROM THE ABOVE DESCRIBED TRACT OF LAND THE FOLLOWING:

Being in the Taylors Township of Wilson County, and being more particularly described as follows: Beginning at an existing iron pipe at the northwestern most corner of the property conveyed to Howard Enterprises, Inc in Deed Book 1094, Page 788, said property being shown as Lot 1, as recorded in Plat Book 3, Page 78, thence from said point of beginning S82°14'31"E a distance of 277.47' to a point, said point being N82°14'31"W a distance of 135.67' from an existing iron pipe at the common corner of Lots 1, 2, and 3, as shown on the aforementioned plat, thence along a new line S52°26'25"W a distance of 348.66' to a point on the western line of Lot 1, as shown on the aforementioned plat, said point being N00°20'00"E a distance of 180.13' from an existing iron pipe at the southwestern most corner of Lot 1, as shown on the aforementioned plat, thence N00°20'00"E a distance of 250.00' to the point of beginning, containing 0.79 acres (34,393 S.F.), and being a portion of the property conveyed to Howard Enterprises, Inc in Deed Book 1094, Page 788, said property being shown as Lot 1, as recorded in Plat Book 3, Page 78.

The above described real property is subject to an Easement dated September 14, 1965, executed by Z. R. Bissette and wife, Ethel S. Bissette, to the New Hope Water Association, and duly recorded in Book 918, Page 371, Wilson County Registry, N. C.

5323 NC 58, N – COMP PLAN ANALYSIS

Current land use classification:	Light Industrial
Requested land use classification:	General Commercial
Future Land Use Map land use classification:	Low Density Residential

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy 2.2: Encourage the development and redevelopment of areas defined on the Future Land Use map as primary growth areas.

Policy 5.2: During the development review process, proposals of new developments or redevelopments should identify any potential impacts to surrounding properties and neighborhoods and identify mitigation strategies to reduce these impacts. Additionally, current and future land use type and intensity should be accounted for during review of proposed projects in order to ensure appropriate transitions are provided.

Policy 6.2: Residential development should be balanced with non-residential development in a manner that does not result in Wilson becoming a “bedroom community” to surrounding regional centers, such as Raleigh, and provides needed employment, shopping, and recreational opportunities for Wilson’s residents.

Policy 8.1: A variety of employment opportunities and new businesses are encouraged to develop in Wilson.

Policy 15.1: Future development occurring along key transportation corridors, such as US-264, NC-42, and NC-58, should be designed in a manner to efficiently use existing road capacity and should mitigate potential traffic impacts.

Policy 20.7: Market-based approaches to neighborhood planning are encouraged and preferred.

Policy 20.4: Non-residential development within existing neighborhoods should provide neighborhood services and should not negatively impact the neighborhood with noise, traffic, or other impacts. Examples could include small corner bakeries or coffee shops with limited parking, architectural designs that are patterned after area housing, discreet signage, and limited hours of operation.

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy 2.1: The Future Land Use map should be used to guide decision-makers as they take action on rezoning decisions and future capital improvement investments.

Policy 2.4: “Leap frog” development that bypasses primary growth areas and occurs in isolation or in small clusters should be avoided.

Policy 2.5: Development should create a neutral or, preferably, positive fiscal impact on the City.

Policy 5.2: During the development review process, proposals of new developments or redevelopments should identify any potential impacts to surrounding properties and neighborhoods and identify mitigation strategies to reduce these impacts. Additionally, current and future land use type and intensity should be accounted for during review of proposed projects in order to ensure appropriate transitions are provided.

Policy 8.6: To better address the high retail vacancy rate condition in Wilson, approval of new retail developments should include consideration of market conditions and effects on the market if the project is approved.

BREWER GAIL WINSTEAD
5517 ADRIAN RD
WILSON, NC 27896-7994

BREWER JOSEPH E III
5109 NC 58 N
WILSON, NC 27896

BREWER SELBY III BREWER CANDACE
WILSON
5303 NC HWY 58 N
WILSON, NC 27896

HINNANT GAIL B
PO BOX 7018
WILSON, NC 27895

HINNANT VIRGINIA GAIL B
PO BOX 8264
WILSON, NC 27893-1264

HOWARD ENTERPRISES INC
PO BOX 279
WILSON, NC 27894-0279

ICHIBAN USA 2 INC
191 SOUTH WESLEYAN BLVD
ROCKY MOUNT, NC 27804-2535

JOYNER JOSEPH IREDELL JR & JOYNER
MICHELLE RIGGINS
PO BOX 425
WILSON, NC 27894-0425

LLDR DIXON LLC
5365 LAKE WILSON RD
ELM CITY, NC 27822

SL DAM LLC
7840 OLD BAILEY HWY
SPRING HOPE, NC 27882-8393





STRICKLAND BETTY B MRS
5326 NC HIGHWAY 58 N
WILSON, NC 27896-7936


















TAYLOR JASPER DURWOOD TAYLOR
CARLOTTA PITTMAN
5266 HORNES CHURCH RD
WILSON, NC 27896-8733

WOMBLE MELANIE B
1208 TARBORO ST W
WILSON, NC 27893-3550

WOMBLE PENNY J
5318 NC 58 N
WILSON, NC 27896-7936

Rezoning Request 5323 NC 58, NW LI to GC

-  Proposed Rezoning
-  Lake or Pond
-  Marsh, Wetland, Swamp
-  Parcels

Zoning	
	OS
	NC
	ICD
	GC
	HC
	CCMX
	NMX
	RMX
	IMX
	LI
	HI
	RA
	SR4
	SR6
	GR6
	UR
	MHR

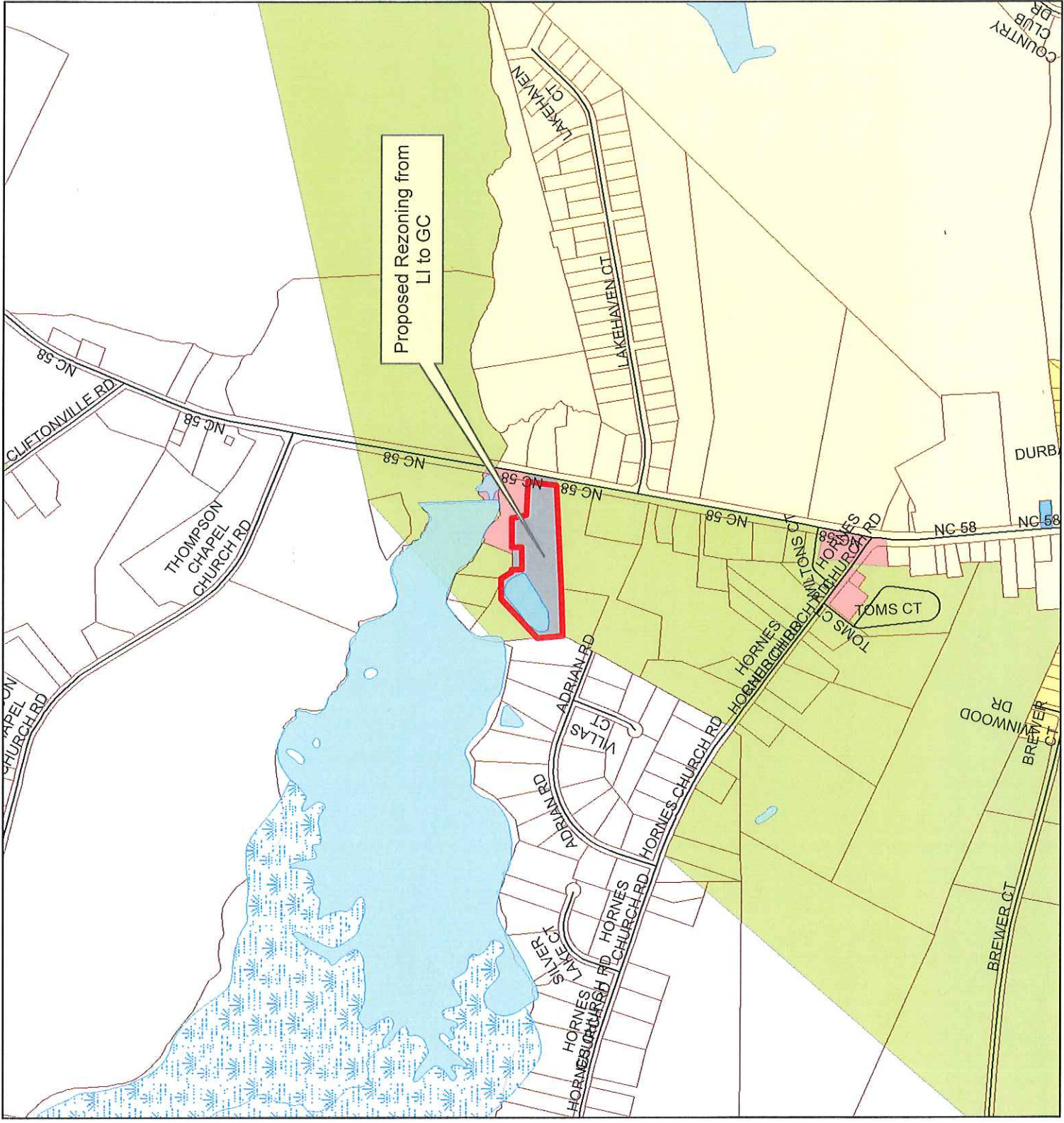
Date: 2/22/2019

Map Disclaimer:

This map is for informational purposes only. The map is NOT of land survey quality and is NOT suitable for such use. The City of Wilson assumes no liability arising from the use of the map.

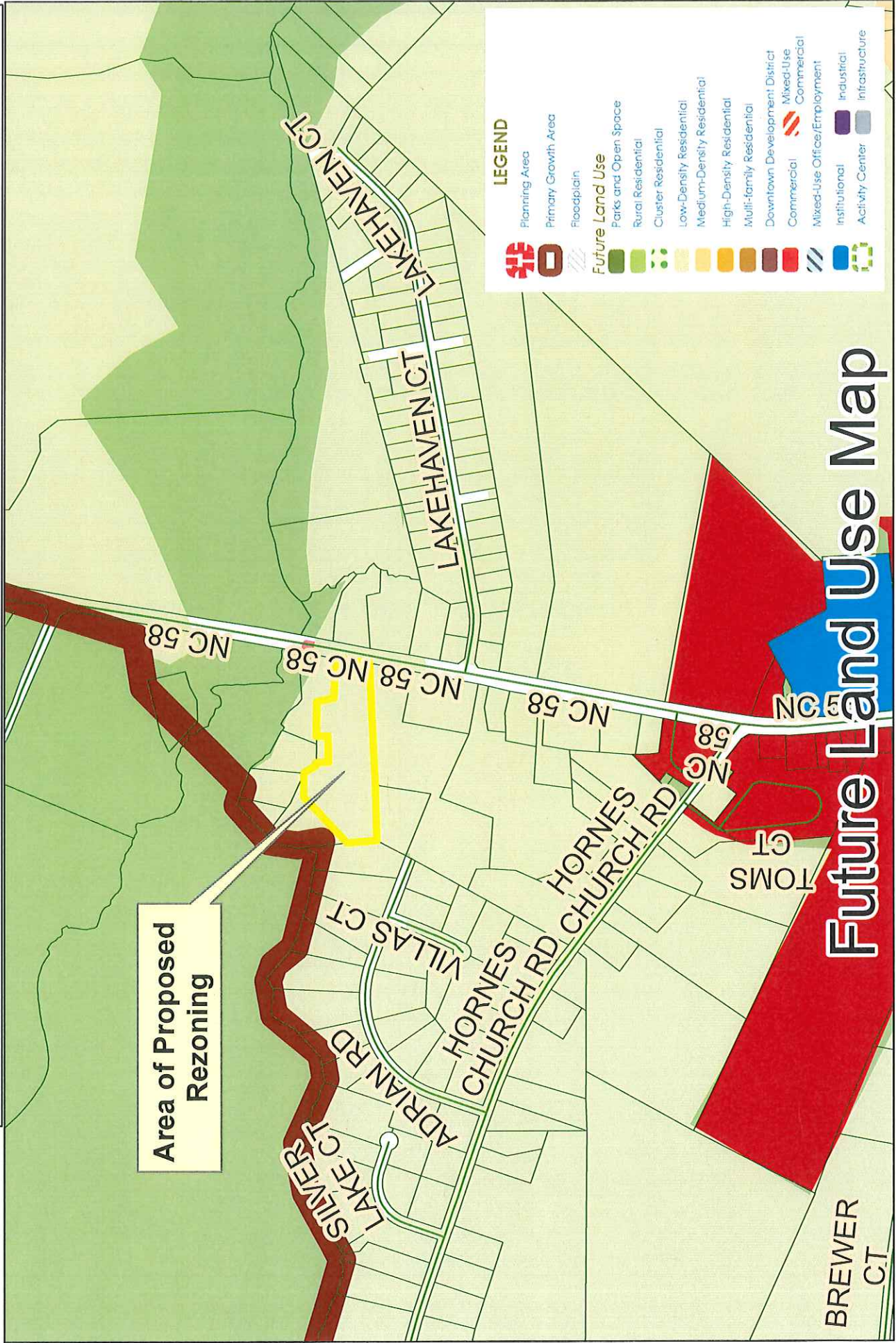
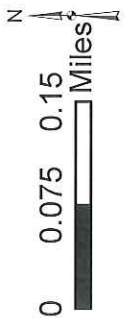
Prepared by:

City of Wilson GIS Services
a division of Wilson Planning and Development Services.





**REZONING: Wilson Co. Tax Parcel:
PIN: 3714-18-0226 from LI to GC**



**Area of Proposed
Rezoning**

LEGEND

- Planning Area
- Primary Growth Area
- Floodplain
- Future Land Use
 - Parks and Open Space
 - Rural Residential
 - Cluster Residential
 - Low-Density Residential
 - Medium-Density Residential
 - High-Density Residential
 - Multi-family Residential
 - Downtown Development District
 - Commercial
 - Mixed-Use Commercial
 - Mixed-Use Office/Employment
- Institutional
- Activity Center
- Industrial
- Infrastructure

Future Land Use Map

Source: City of Wilson 2030 Comprehensive Plan



Dam

Restaurant

NC 58

ADRIAN RD

USE TYPES	RURAL				SUBURBAN										URBAN				References
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX		
Personal Services	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P		
Personal Services, Restricted	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-		
Post Office	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P		
Professional Services	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	P	P		
Small Equipment Repair/Rental	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-		
Veterinary Clinic	PS	-	-	-	-	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS		

D. COMMERCIAL/ENTERTAINMENT	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References
Adult Establishment	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	3.5.1
Alcoholic Beverage Sales Store	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	-	P	
Amusements, Indoor	-	-	-	-	-	-	P	P	-	P	-	-	-	-	P	P	P	
Amusements, Outdoor	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.5.2
Billiard/Pool Hall	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Bar/Tavern/Night Club	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	-	SUP	3.5.3
General Commercial	-	-	-	-	-	-	PS	PS	-	-	-	-	-	PS	PS	P	P	3.5.4
Internet Sweepstakes Facilities/Adult Arcade	-	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	3.5.5
Outside Sales	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	PS	3.5.6
Outside Sales, Sidewalk Sales	-	-	-	-	-	-	-	-	PS	-	-	-	-	PS	PS	PS	PS	3.5.7
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	3.5.8
Racetrack	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	-	P	P	P	-	-	-	-	P	P	P	P	3.5.9
Riding Stables	P	P	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	
Shooting Range, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	3.5.10
Shooting Range, Outdoor	SUP	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	3.5.11
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	
Theater, Outdoor	PS	PS	-	-	-	-	-	PS	-	-	-	-	-	-	PS	PS	PS	3.5.12

E. CIVIC	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References
Cemetery	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.6.1
Civic Meeting Facilities	-	PS	PS/ND	PS/ND	PS/ND	PS	P	P	P	P	-	SUP/ND	SUP/ND	PS	PS	PS	PS	3.6.2
Conference/Convention Center	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	PS	-	-	-	PS	P	P	P	-	-	PS	PS	PS	PS	PS	PS	3.6.3
Private Recreation Facilities	-	PS	-	-	-	PS	PS	PS	P	PS	-	-	-	PS	PS	PS	PS	3.6.4
Public Recreation Facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.5

GC
 LI
 Does Not Meet Requirements

P – Permitted by Right
PS – Permitted with Special Conditions
SUP – Special Use Permit Required
CD – Permitted as part of an Approved Conditional District Only
ND – Permitted in New Development Only

USE TYPES	RURAL										SUBURBAN										URBAN						References								
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD		LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX
Storage – Outdoor Storage Yard	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.4
Storage – Self-Service	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.5
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.6
Wholesaling and Distribution	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

I. AGRICULTURE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References																	
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.10.1	
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	PS	3.10.2																
Crop Production	P	P	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets	P	P	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Nurseries & Garden Centers	P	-	-	-	-	-	P	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

J. INFRASTRUCTURE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References																		
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.11.1																	
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Utilities – Class 3	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

K. OTHER	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References	
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12

GC LI
 Does Not Meet Requirements

P – Permitted by Right **PS** – Permitted with Special Conditions **SUP** – Special Use Permit Required
CD – Permitted as part of an Approved Conditional District Only **ND** – Permitted in New Development Only