



CITY OF WILSON  
Planning & Design Review Board Agenda Session

Agenda Item #:     1      
City Council Meeting: March 17, 2022

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**TO:** Planning & Design Review Board

**FROM:** Land Development Staff

**SUBJECT:** **ZONING CHANGE REQUEST (Project #22-36)**  
REQUESTED ZONE: GC (General Commercial)  
PRESENT ZONE: GR6 (Single Family Residential)  
APPLICANT: Bartlett Engineering & Surveying, PC  
PROPERTY OWNER(s): Catalina Marcovich  
PROPERTY ADDRESS: 1118 Ward Blvd & 129 Boswell Street, SW  
PROPERTY SIZE: approximately 0.39 acres  
GENERAL DESCRIPTION: Located on the southeast quadrant of Ward Blvd and Boswell St.  
SPECIFIC DESCRIPTION: 3711-68-3406 and 3711-68-4419 (PIN)  
PRESENT USE OF PROPERTY: Single family residential and vacant

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**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: 1.1, 1.2, 2.1, 2.2, 2.5, 3.2, 4.1, 4.5, 5.2, 6.2, 6.3, 7.5, 7.7, 20.4, 28.1, 47.1, 47.2**

**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, 2.5, 2.7, 4.5, 5.2, 7.5, 7.6, 7.7, 20.4, 20.5, 22.1, 47.1**

**BACKGROUND** 1) In Primary Growth Area and the Core Service Area. 2) Inside the City of Wilson jurisdiction. 3) Located within the Contentnea Watershed (WS4-P) and any development shall meet these standards. 4) Not within the 100-year flood zone or the Special Flood Hazard Conservation Area. 5) The properties are shown as Catalina Marcovich property and within Block B Lots 23 & 24 of the Oliver G. Rand and E. B. Jordan Subdivision per Plat Book 4 Page 44 and Lots 16 & 17 of the Scythia D. Boswell Subdivision per Plat Book 6 Page 13. 6) The properties are currently zoned GR6 (General Residential) with the same to the East and South, and the adjacent properties are zoned GC (General Commercial) to the North, South and West. 7) Surrounding development includes large scale commercial, small scale commercial, and single family residential. 8) The property's frontage along Ward Blvd continues the existing commercial corridor. Upon rezoning any future development will be required to provide all applicable buffering to the adjacent residential properties. 9) The City's "Future Land Use Map" in our Comprehensive Plan shows this property as "Low-Density Residential."

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

The proposed use is "Commercial."

**Commercial** – Includes both large and small commercial and retail uses, with some small office development along major thoroughfares.

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**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 "office." 4) According to the study, the Office prototype produces a net surplus of \$28 per 1,000 square feet and "can be considered fiscally neutral." It further states, "the Office prototype has the highest assessed value but produces a marginal surplus due to relatively high costs particularly for police. Police costs are based on actual calls for service data to specific land uses."

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**COORDINATION:**

Janet Holland, Land Development Manager, 252.399.2215, [jholland@wilsonnc.org](mailto:jholland@wilsonnc.org).  
Kathy Bangle, Land Development Sr. Planner, 252.206.5289, [kbangle@wilsonnc.org](mailto:kbangle@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) Chapter 2 Use Table.

**PROJECT # 22-000036**

**APPLICATION FOR ZONING AMENDMENT**

**Owner & Petitioner Information:**

Name of Property Owner (s) Catalina Marcovich  
Address of Property Owner P.O. Box 2011  
City Wilson State NC Zip 27894-2011

Name of Petitioner: Catalina Marcovich  
Address of Petitioner P.O. Box 2011  
City Wilson State NC Zip 27894-2011  
Phone 252-281-0261 Email COMARCOVICH@HOTMAIL.COM

**CONTACT PERSON:** Catalina Marcovich  
Phone Number (Day) 252-281-0261 Mobile 252-281-0261  
Email: COMARCOVICH@HOTMAIL.COM

**PROPERTY INFORMATION:**

Address/Location 1118 Ward Blvd. & 129 Boswell St.  
City: Wilson State: NC Zip: 27893  
Property Identification Number (PIN) 3711-68-3406, 3711-68-4419  
Current Zoning District(s) GR-6  
Proposed Zoning District(s) GC  
Total Acreage Included in Rezoning: 0.39  
Other Description \_\_\_\_\_

## **APPLICATION FOR ZONING AMENDMENT**

### **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 justifies your request for rezoning (attach additional pages if you need to).

1. Explain why this property should be rezoned:

The proposed rezoning from GR-6 to GC will blend in well with this existing growing commercial corridor and surrounding GC Zoning.

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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 proposed rezoning is within an existing, growing commercial corridor and will conform to the UDO and Comprehensive Plan by matching the surrounding adjacent parcels zoning of GC.

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3. Explain how you think this rezoning will affect the immediate neighborhood:

The proposed plan for this rezoned property will blend well into the existing established commercial area and furthermore, any addition of traffic and/or noise to the area would be at a minimum.

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4. Explain how you think this rezoning will affect the City as a whole:

This proposed rezoning would potentially allow for additional employment opportunities as well as increase the City's Commercial Revenue Tax Base.

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

**APPLICATION FOR ZONING AMENDMENT**

**Conditional District**

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Condition(s): In considering an application for a conditional zoning district, the Commissioners shall consider conditions or restrictions associated with the petition, where any limitation to the conditions or standards in the corresponding standard zoning district are proposed. All other requirements of the corresponding district shall be met. List all proposed conditions, including site specific standards, which are proposed in the conditional zoning district request (attach additional sheets if necessary).

N/A

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CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Permitted Uses(s): A petition for a conditional zoning district shall specify the permitted use(s) allowable, where any limitation to the uses allowed in the corresponding standard zoning district is proposed. A conditional zoning district does not provide for additional use permissions; only permitted uses authorized in the corresponding standard zoning district are allowable. All other requirements of the corresponding district shall be met. List such permitted uses below. (attach additional sheets if necessary).

N/A

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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. I (We) also understand that all legal advertisement fees will be my (our) responsibility for payment and that I (we) will be billed at a later date.

**Petitioner(s):**

C. Marcovich      01/19/22  
Signature      Date

Catalina Marcovich, Owner  
Print Name

\_\_\_\_\_  
Signature      Date

\_\_\_\_\_  
Print Name

**Property Owner(s):**

C. Marcovich      01/19/22  
Signature      Date

Catalina Marcovich, Owner  
Print Name

\_\_\_\_\_  
Signature      Date

\_\_\_\_\_  
Print Name

## 1118 Ward Blvd & 129 Boswell St – COMP PLAN ANALYSIS

Current land use classification: Single Family Residential

Requested land use classification: Commercial

Future Land Use Map land use classification: Low Density Residential

### POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

**Policy 1.1:** New development and redevelopment should be designed to create a compact land use pattern that efficiently uses public services and facilities, reinforces the use of multiple modes of transportation, creates greater mobility within the City, and provides better connections between adjacent developments. (See Policy 7.7.)

**Policy 1.2:** As indicated on the Future Land Use map, new developments and redevelopment along major thoroughfares, within activity centers, and in the Downtown area should incorporate a mix of land uses (both vertical and horizontal) to efficiently use land, reduce commuting and vehicle trip times, and create better connections between uses.

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

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

**Policy 3.2:** Encourage the redevelopment of underutilized sites in the Center City area, included but not limited to vacant sites, underutilized and blighted sites, surface parking lots, and Brownfields sites.

**Policy 4.1:** Redevelopment of properties within aging commercial corridors should be consistent with the intent of the Future Land Use map.

**Policy 4.5:** New development and redevelopment within aging commercial corridors should improve visual character along the corridor through site orientation, tree plantings and landscaping, architectural features, location of parking, and signage.

**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 6.3:** Infill developments are encouraged as these types of developments have been shown, through study, to maximize existing services and have a lower impact on public infrastructure and service costs in comparison to new developments.

**Policy 7.5:** To the furthest extent possible, existing mature tree canopies should be protected and maintained throughout the community, with a focus on new developments and along major thoroughfares.

**Policy 7.7:** Land development should promote the protection of air quality in Wilson through a compact development form that reduces the need for vehicular trips resulting in less air emissions from vehicles. (See Policy 1.1.)

**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.

**Policy 28.1:** Encourage the development of land to its highest and best use where public infrastructure currently exists.

**Policy 47.1:** New development and redeveloped lands should incorporate vegetated landscaping for aesthetic purposes and provide natural buffers between adjacent uses.

**Policy 47.2:** Vacant lots should be well maintained. Overgrown lots and blighted areas are strongly discouraged.

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



**Policy 2.7:** Areas located within water supply watershed protected or critical areas and within primary growth areas should be developed as clustered developments that protect open spaces and environmentally sensitive lands and provide for a more compact development form. (See Policy 7.6.)

**Policy 4.5:** New development and redevelopment within aging commercial corridors should improve visual character along the corridor through site orientation, tree plantings and landscaping, architectural features, location of parking, and signage.

**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 7.5:** To the furthest extent possible, existing mature tree canopies should be protected and maintained throughout the community, with a focus on new developments and along major thoroughfares.

**Policy 7.6:** Lands located within water supply watersheds should be developed in a manner that protects water resources through cluster development patterns that set-aside open space as a buffer to water sources. (See Policy 2.7.)

**Policy 7.7:** Land development should promote the protection of air quality in Wilson through a compact development form that reduces the need for vehicular trips resulting in less air emissions from vehicles. (See Policy 1.1.)

**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.

**Policy 20.5:** After exhausting all renovation options, blighted, uninhabitable buildings should be replaced with new infill structures that are compatible with the neighborhood context and enhance the visual appearance of the area. (See Policy 21.3.)

**Policy 22.1:** Through land development standards and zoning, facilitate the development of a mix of housing types at different price points to meet the needs of households with different incomes.

**Policy 47.1:** New development and redeveloped lands should incorporate vegetated landscaping for aesthetic purposes and provide natural buffers between adjacent uses.

BARNES JACLYN WILLSON  
4761 POTATO HOUSE RD  
WILSON, NC 27893

BAZA-MARTINEZ FELICIANO  
DUARTE PASCUALA CRUZ  
1219 SCYTHIA ST SW  
WILSON, NC 27893-4747

BEST WILLIAM L  
BEST ADA F  
1124 CHURCHILL AVE SW  
WILSON, NC 27893-4760

BRYANT BOBBY BROOKS  
BRYANT LISA C  
PO BOX 1823  
WILSON, NC 27894-1823

BULLOCK CHARLES C  
BULLOCK SONYA N  
305 GOLDSBORO ST  
LUCAMA, NC 27851

GODWIN ALLEN JORDAN  
1118 CHURCHILL AVE SW  
WILSON, NC 27893-4760

HARRIS MICHAEL D  
HARRIS TANIKA A  
5818 CASTLE CT  
ELM CITY, NC 27822-9653

JEE INVESTMENTS LLC  
PO BOX 3506  
WILSON, NC 27895

JUMEN USA INC  
1804 LAKESIDE DR NW  
WILSON, NC 27896-1802

MARCOVICH CATALINA  
PO BOX 2011  
WILSON, NC 27894-2011

MELVIN LINDA DUNN  
903 CARDINAL DR NW  
WILSON, NC 27896-1501

MIN PROPERTIES LLC  
1201 WARD BLVD STE A  
WILSON, NC 27893-4674

NORVILLE BOBBY KENT  
5947 LAMM RD  
WILSON, NC 27896-8020

RIVER CITY VENTURES LLC  
806 STONYBROOK DR  
ROANOKE RAPIDS, NC 27870

STEED VICTOR F  
1003 PEACHTREE RD NW  
WILSON, NC 27893-2115



WILLIAMS FAMILY HEIRS LLC  
C/O PROPERTY TAX DEPT  
539 S MAIN ST  
FINDLAY, OH 45840

WOOTEN TERESA ANN  
124 BOSWELL ST SW  
WILSON, NC 27893-4767

# Rezoning Request

**PINs: 3711-68-3406.000  
and 3711-68-4419.000**

**From GR6 to GC**

 Proposed Rezonings  
 Parcels

Zoning	Color	Zoning	Color
OS	Light Green	IMX	Light Yellow
NC	Light Blue	LI	Light Grey
ICD	Blue	HI	Dark Grey
GC	Light Pink	RA	Light Green
HC	Red	SR4	Light Yellow
CCMX	Dark Red	SR6	Yellow
NMX	Orange	GR6	Light Yellow
RMX	Purple	UR	Yellow
		MHR	Dark Yellow

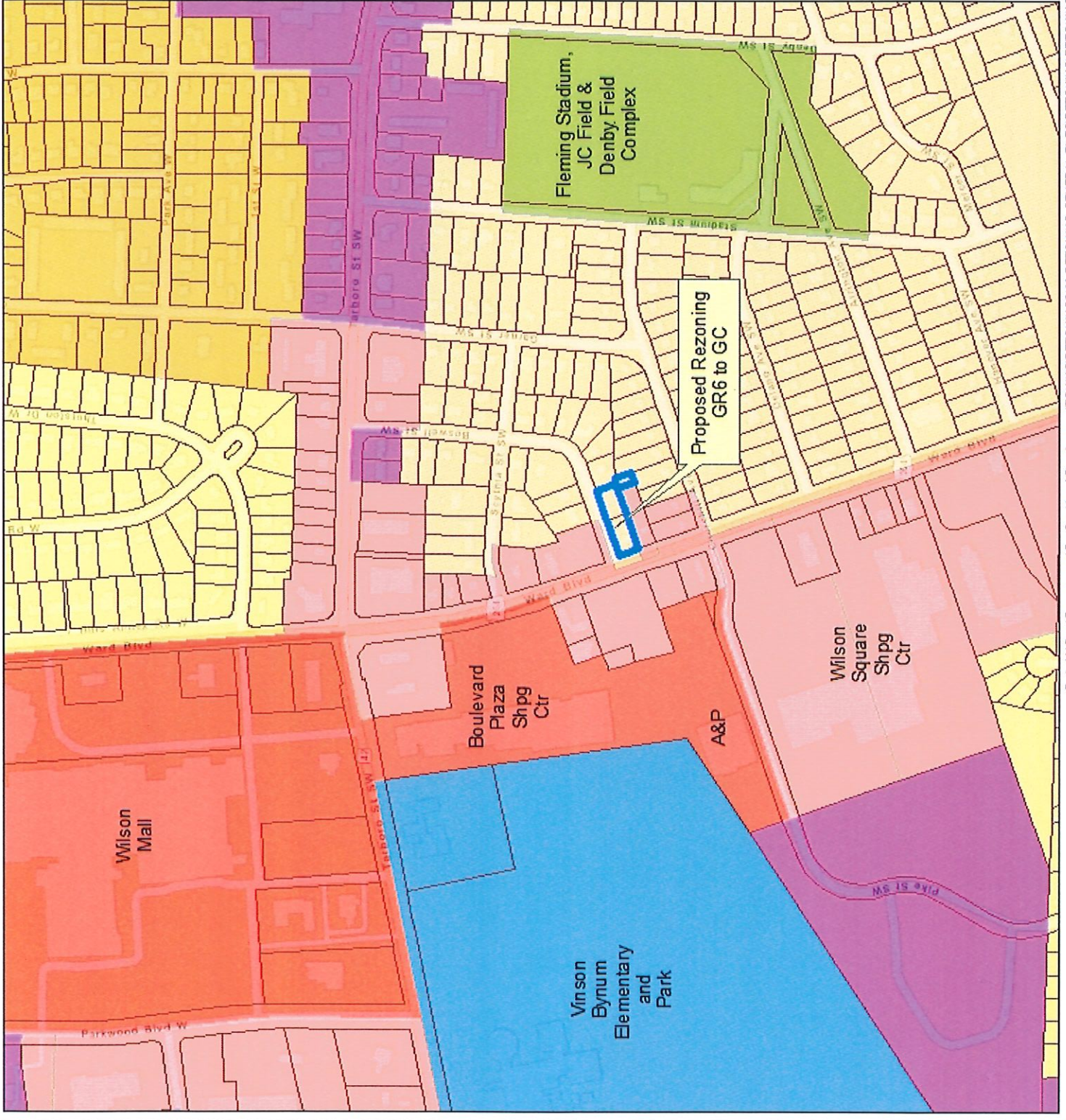
**Date: 2/23/2022**

**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.



**Proposed Rezoning  
GR6 to GC**

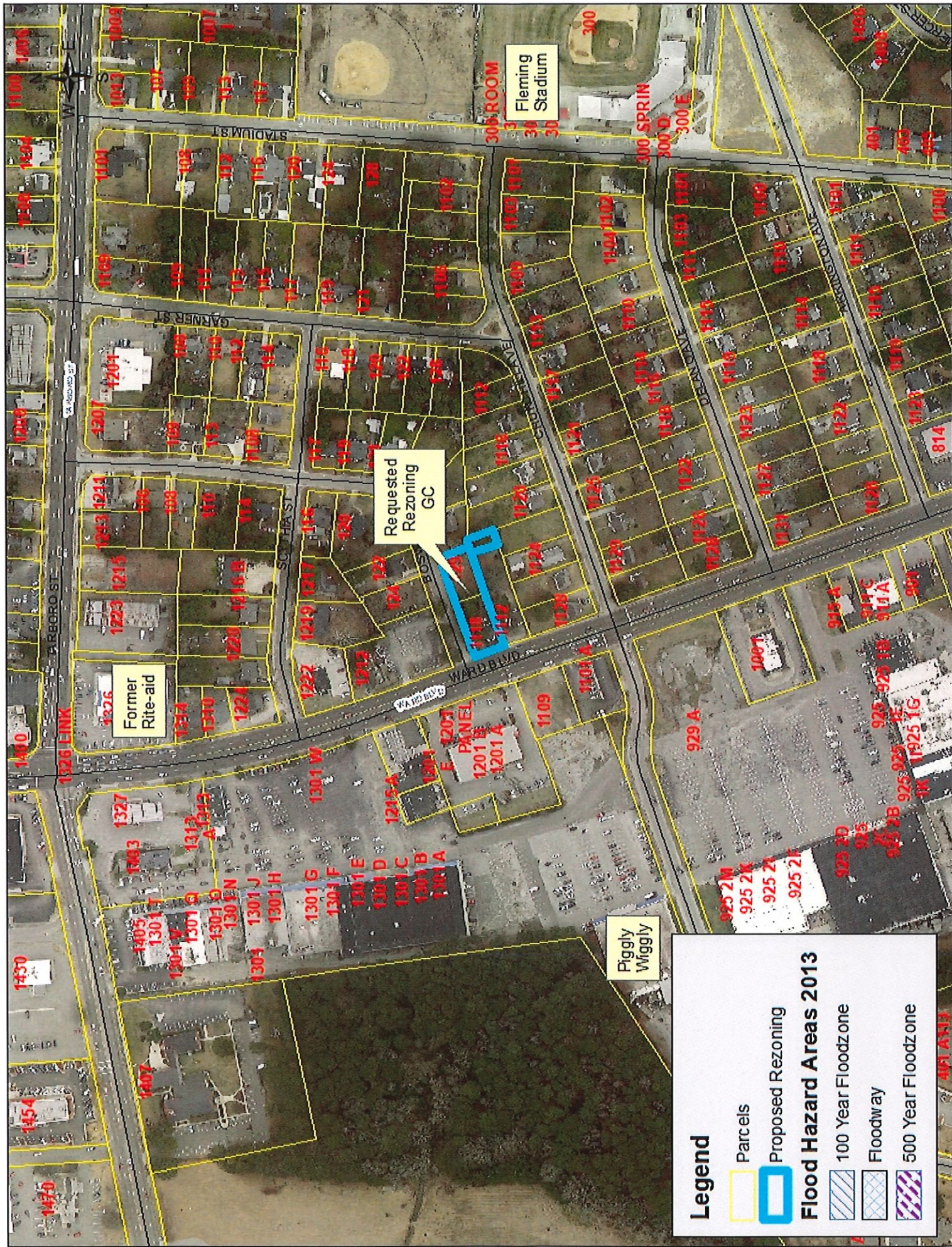


**REZONING: Wilson Co. Tax Parcel:  
 PIN: 3711-68-3406 & 3711-68-4419  
 GR6 (Gen. Res.- Med. Density) to GC (Gen. Commercial)**



# Future Land Use Map

Source: City of Wilson 2030 Comprehensive Plan





Requested  
Rezoning  
GC

Former  
Rite-aid




Fleming  
Stadium

Piggly  
Wiggly

**Legend**

-  Parcels
-  Proposed Rezoning

**Flood Hazard Areas 2013**

-  100 Year Floodzone
-  Floodway
-  500 Year Floodzone

City of Wilson: Unified Development Ordinance – Use Table

USE TYPES	RURAL						SUBURBAN						URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
<b>A. RESIDENTIAL</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
Dwelling-Single Family	P	-	P	P	P	-	-	-	P	-	-	P	P	P	-	-	-	-
Dwelling-Two Family	-	-	-	-	PS	-	-	-	P	-	-	PS	PS	P	-	-	-	3.2.1
Dwelling-Townhome	-	-	-	-	-	-	P	P	P	-	-	P	P	P	P	P	P	-
Dwelling-Multifamily	-	-	-	-	-	-	PS	PS	P	-	-	PS & CD	PS	PS	PS	PS	PS	3.2.2
Dwelling-Accessory	PS	-	PS	PS	PS	-	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.2.3
Halfway Homes	-	-	-	-	-	-	SUP	-	SUP	-	-	-	-	-	SUP	-	-	3.2.4
Live-Work Units	-	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	P	P	P	3.2.5
Manufactured Housing	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6
Manufactured Home Park	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6
Residential Care Facilities (more than 6 residents)	P	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.2.7
Residential/Family Care Home (6 or fewer residents)	P	-	P	P	P	-	P	P	P	-	-	P	P	P	PS	PS	PS	3.2.8
<b>B. LODGING</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
Bed and Breakfast Homes (up to 8 rooms)	P	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	-
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	P	-	-	P	-	-	-	P	P	P	P	P	-
Boarding or Rooming House	-	-	-	-	-	-	-	-	PS	-	-	-	PS	-	-	-	-	3.3.1
Campground	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.2
Dormitory	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Fraternity/Sorority House	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	SUP	-	-	-	3.3.3
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	-
<b>C. OFFICE/SERVICE</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
ATM	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Banks, Credit Unions, Financial Services	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Business Support Services	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Crematoria	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	-	-	-	-	3.4.1
Dry Cleaning & Laundry Services	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Funeral Homes	P	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-
Home Occupation	PS	-	PS	PS	PS	-	P	P	PS	-	-	PS	PS	PS	PS	PS	PS	3.4.2
Kennels, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	PS	-	-	PS	PS	PS	PS	3.4.3
Kennels, Outdoor	PS	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	3.4.4
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	-	SUP	P	P	P	P	3.4.5

GC      GR6  
 PS – Permitted by Right      SUP – Special Use Permit Required  
 CD – Permitted as part of an Approved Conditional District Only      ND – Permitted in New Development Only      Does Not Meet Requirements

City of Wilson: Unified Development Ordinance – Use Table

USE TYPES	RURAL						SUBURBAN						URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
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	P	P	
Veterinary Clinic	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	PS	PS	PS	PS	3.4.3
<b>D. COMMERCIAL/ENTERTAINMENT</b>																		
Adult Establishment	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	3.5.1
Alcoholic Beverage Sales Store	-	-	-	-	-	-	P	P	-	-	-	-	-	P	-	-	P	
Amusements, Indoor	-	-	-	-	-	-	P	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	PS	3.5.7
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	3.5.8
Racetrack	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	SUP	P	P	P	-	-	-	-	P	P	P	P	3.5.9
Riding Stables	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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
<b>E. CIVIC</b>																		
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	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	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   
  GR6   
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USE TYPES	RURAL										SUBURBAN										URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References								
Government Facility/Public Safety Station	SUP	-	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6								
Religious Institution	P	P	PS	PS	PS	P	P	P	PS	-	PS	PS	PS	PS	PS	PS	PS	3.6.7								
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	SUP	-	3.6.8								

F. EDUCATIONAL/INSTITUTIONAL	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
	Child/Adult Day Care Home (8 or less persons)	PS	-	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	-	PS	PS	PS	PS	-	-	SUP	SUP	PS	PS	PS	PS	3.7.2
College/University	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	3.7.3
Community Support Facility	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	SUP	3.7.4
Correctional Institution	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	SUP	3.7.5
Day Treatment Center	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	PS	PS	PS	-	3.7.5
Hospital	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	3.7.6
Schools – Elementary & Secondary	PS	-	-	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.6
Schools – Vocational/Technical	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	3.7.6
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	3.7.6

G. AUTOMOTIVE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
	Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	PS	SUP	SUP	SUP
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	SUP	-	P	P	-	-	-	-	-	-	3.8.2
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	SUP	3.8.3
Theater, Drive-In	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.8.4
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	PS	PS	PS	3.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	-	P	P	-	-	-	SUP	PS	SUP	3.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	-	P	P	-	-	-	-	-	-	3.8.7

H. INDUSTRY/WHOLESALE/STORAGE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
	Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	3.9.1
Industry, Light	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	3.9.1
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	3.9.2
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.2
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.3
Research and Development Facilities	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	P	3.9.3

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City of Wilson: Unified Development Ordinance – Use Table

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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	MMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	MMX	IMX	CCMX	References	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.4		
Storage – Self-Service	-	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.5			
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.6			
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
<b>I. AGRICULTURE</b>																																					
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.10.1		
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.10.2		
Crop Production	P	P	-	-	-	-	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Farmer's Markets	P	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Nurseries & Garden Centers	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	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
<b>J. INFRASTRUCTURE</b>																																					
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	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	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	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
Utilities – Class 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>K. OTHER</b>																																					
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12	

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