



CITY OF WILSON  
Planning & Design Review Board Agenda Session

Agenda Item #: 2  
City Council Meeting: March 17, 2022

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**TO:** Planning & Design Review Board

**FROM:** Land Development Staff

**SUBJECT:** ZONING CHANGE REQUEST (Project #22-42)  
REQUESTED ZONE: RMX (Residential Mixed Use)  
PRESENT ZONE: CCMX (City Center Mixed Use)  
APPLICANT: Steve Prevatte  
PROPERTY OWNER(s): Wilson County Tourism Development Authority  
PROPERTY ADDRESS: 209 Broad Street, W  
PROPERTY SIZE: approximately 0.18 acres  
GENERAL DESCRIPTION: Located on Broad Street next to Truist.  
SPECIFIC DESCRIPTION: 3722-21-1055.000 (PIN)  
PRESENT USE OF PROPERTY: Wilson Tourism Office

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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: 2.1, 2.2, 2.5, 3.1, 3.4, 6.1, 7.4, 28.1, 43.1, 43.3**

**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, 6.1, 6.2, 7.4, 8.4, 22.1, 43.1, 43.2, 43.4, 43.5**

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**BACKGROUND 1) In the Primary Growth Area and Primary Service Area. 2) Inside the City of Wilson jurisdiction. 3) Not located within a Watershed. 4) Not within the 100-year flood zone**

or the Special Flood Hazard Conservation Area. **5)** The property is owned by the Wilson County Tourism Development Authority as per Deed Book 2433 Page 389. **6)** The property is in the hub of current development with the completion of the 4-story Truist Building, and the YMCA and the City of Wilson Parking Deck under construction. There is also a commercial business to the north and historic residential properties along Moss Street. **7)** The property is within the Broad-Kenan Historical District and any exterior improvements would require compliance to these standards. **8)** This property is currently zoned CCMX (City Center Mixed Use), the adjacent properties are zoned RMX (Residential Mixed Use) to the North and CCMX (City Center Mixed Use) to the East, South, and West. **9)** The City's "Future Land Use Map" in our Comprehensive Plan shows this property as "Mixed-use Office/Employment."

**Mixed-Use Office/Employment** – Concentrated areas of employment development primarily in the form of offices, but allowing for some light industrial in appropriate locations. Developments should include commercial and higher density residential that serve the employment uses. The intent is to allow for both vertical (multi-story) and horizontal (multiple uses on a site) mixed-use, including high density and multi-family residential.

The proposed use could be shown as "Low-Density Residential" or "Multi-Family Residential."

**High Density Residential** – *Single-family detached and attached developments with a density of five dwelling units per acre or greater.*

**Multi-Family Residential** – Apartment complexes and other multi-family developments.

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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 six residential land use prototypes on an annual cost-benefit basis: single-family low land value, single-family medium land value, single-family high land value, single-family infill, duplex, and multi-family. **3)** The land use most-closely associated with the subject request is single-family medium land value. **4)** According to the study, single-family medium land value developments produce a net surplus of \$277 per unit.

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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 # 22-00042**

**APPLICATION FOR ZONING AMENDMENT**

**Owner & Petitioner Information:**

Name of Property Owner (s) Wilson County Tourism Development Authority

Address of Property Owner 209 Broad Street

City Wilson State NC Zip 27893

Name of Petitioner: Steve Prevatte

Address of Petitioner 354 Alpine Drive

City Seven Devils State NC Zip 28604

Phone (252) 412-0045 Email shprevatte@me.com

**CONTACT PERSON:** Sandra Homes

Phone Number (Day) (252) 243-8440 Mobile (252) 230-2713

Email: homessandra@gmail.com

**PROPERTY INFORMATION:**

Address/Location 209 Broad Street

City: Wilson State: NC Zip: 27893

Property Identification Number (PIN) 3722 21 1055 000

Current Zoning District(s) CCMX

Proposed Zoning District(s) RMX

Total Acreage Included in Rezoning: 0.18

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:

Requesting the Property be rezoned to RMX to permit for a single family resident. The property was originally

\_\_\_\_\_ developed as single family resident in about 1925. In 2011 the property was purchased by the Wilson County Tourism

\_\_\_\_\_ Authority and converted to an office use. The Wilson County Tourism has purchased another property and is in the

\_\_\_\_\_ The process of relocating. The applicant is purchasing the property and intends to convert it back to residential use.

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:

The adjacent property on the North is currently zoned RMX. The building located on the Property is historic

\_\_\_\_\_ Single family structure and rezoning from CCMX to RMX will permit the structure to maintain its historic

\_\_\_\_\_ use.

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

The surrounding neighborhood consist of a mixture of single family residents and office buildings. This RMX

\_\_\_\_\_ rezoning is in keeping with the current neighborhood and is consistent with the neighborhood.

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

It would be of a benefit and a great example of redevelopment of a historic bungalow style architectural

\_\_\_\_\_ In the Historic Municipal District. This is an excellent example of maintaining the residential use surrounding


\_\_\_\_\_ Central Business District.

**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):**

Signature	Date
Dr Steve Prevatte	January 26, 2022

Print Name	
	January 26, 2022
Signature	Date

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

**Property Owner(s):**

	January 26, 2022
Signature	Date

Sandra Homes	January 26, 2022
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Print Name \_\_\_\_\_

	January 26, 2022
Signature	Date

Sandra Homes, Executive Director Wilson County Tourism Development Authority

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

## 209 Broad Street – COMP PLAN ANALYSIS

Current land use classification: CCMX – City Center Mixed Use

Requested land use classification: RMX – Residential Mixed Use

Future Land Use Map land use classification: Multi-Family Residential

### POLICIES THAT COULD BE INTERPRETED TO SUPPORT 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 2.2:** 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 3.1:** Foster development within Wilson’s Downtown and Center City neighborhoods, including mixed-use developments that provide new residential opportunities in Downtown and a more vibrant pedestrian environment.

**Policy 3.4:** Partner with other organizations (public, private, and non-profit) to accomplish development and revitalization goals.

**Policy 6.1:** A diversity of development, including a variety of residential unit types and densities, mixed-use developments, and employment centers should occur within the City.

**Policy 7.4:** New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

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

**Policy 43.1:** Redevelopment within Downtown should be in accordance with the Downtown Future Land Use map and classifications for the area. General uses in the Downtown area should include civic, office, personal and professional services, a mix of residential types, retail, hospitality uses, and restaurants.

**Policy 43.3:** Historic properties in Downtown should be rehabilitated to serve new uses. State and federal tax credits are available for qualified rehabilitations that follow federal standards. The City should utilize and promote the use of the North Carolina Rehabilitation Code.

**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 6.1:** A diversity of development, including a variety of residential unit types and densities, mixed-use developments, and employment centers should occur within the City.

**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 7.4:** New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

**Policy 8.4:** Employment center development is encouraged within the primary growth area and especially as infill development within the Center City and Downtown areas.

**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 43.1:** Redevelopment within Downtown should be in accordance with the Downtown Future Land Use map and classifications for the area. General uses in the Downtown area should include civic, office, personal and professional services, a mix of residential types, retail, hospitality uses, and restaurants.

**Policy 43.2:** Downtown uses should create an 18-hour (day and night) destination for local residents and tourists. Such uses could include community events, restaurants, unique shopping, art galleries, a boutique public market, a civic center, and other destination uses.

**Policy 43.4:** Development within Downtown should include a mix of uses within individual buildings: commercial or retail on the ground floor and housing or office on upper floors.

**Policy 43.5:** Live-work units, such as art studios with dwelling space, should be provided in Downtown.



BATTEN DAVID R  
4606 WHISPERING PINES LN  
WILSON, NC 27896

BRANCH BANK & TRUST CO  
C/O PROPERTY TAX DEPARTMENT  
PO BOX 167  
WINSTON-SALEM, NC 27102

DE PERLINGHI JEROME  
DE PERLINGHI ROSA  
210 MOSS ST W  
WILSON, NC 27893-3926

DREAM HOMES INTERIOR  
CARPENTRY LLC  
2109 CHARNY DR  
RALEIGH, NC 27604-8478

JONES ERNESTINE NEWBY (HEIRS)  
312 KENAN ST W  
WILSON, NC 27893-3841

MYLES PROPERTY HOLDINGS LLC  
PO BOX 4696  
WILSON, NC 27893

RAHMAAN SAFIYYAH  
204 MOSS ST W  
WILSON, NC 27893-3938

SHARPE BETTY JEAN  
211 BROAD ST W  
WILSON, NC 27893-3858

SNOW MICHAEL  
1165 LAWSON COVE CIR  
VIRGINIA BEACH, VA 23455

WILSON COUNTY  
PO BOX 1728  
WILSON, NC 27893



















WILSON COUNTY TOURISM  
DEVELOPMENT AUTHORITY  
209 BROAD ST  
WILSON, NC 27893

WILSON HOUSING AUTHORITY  
301 NASH ST E  
WILSON, NC 27893

CITY OF WILSON  
PO BOX 10  
WILSON, NC 27894

# Rezoning Request

209 Broad St, W  
From CCMX to RMX

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

Date: 2/18/2022

### 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  
CCMX to RMX



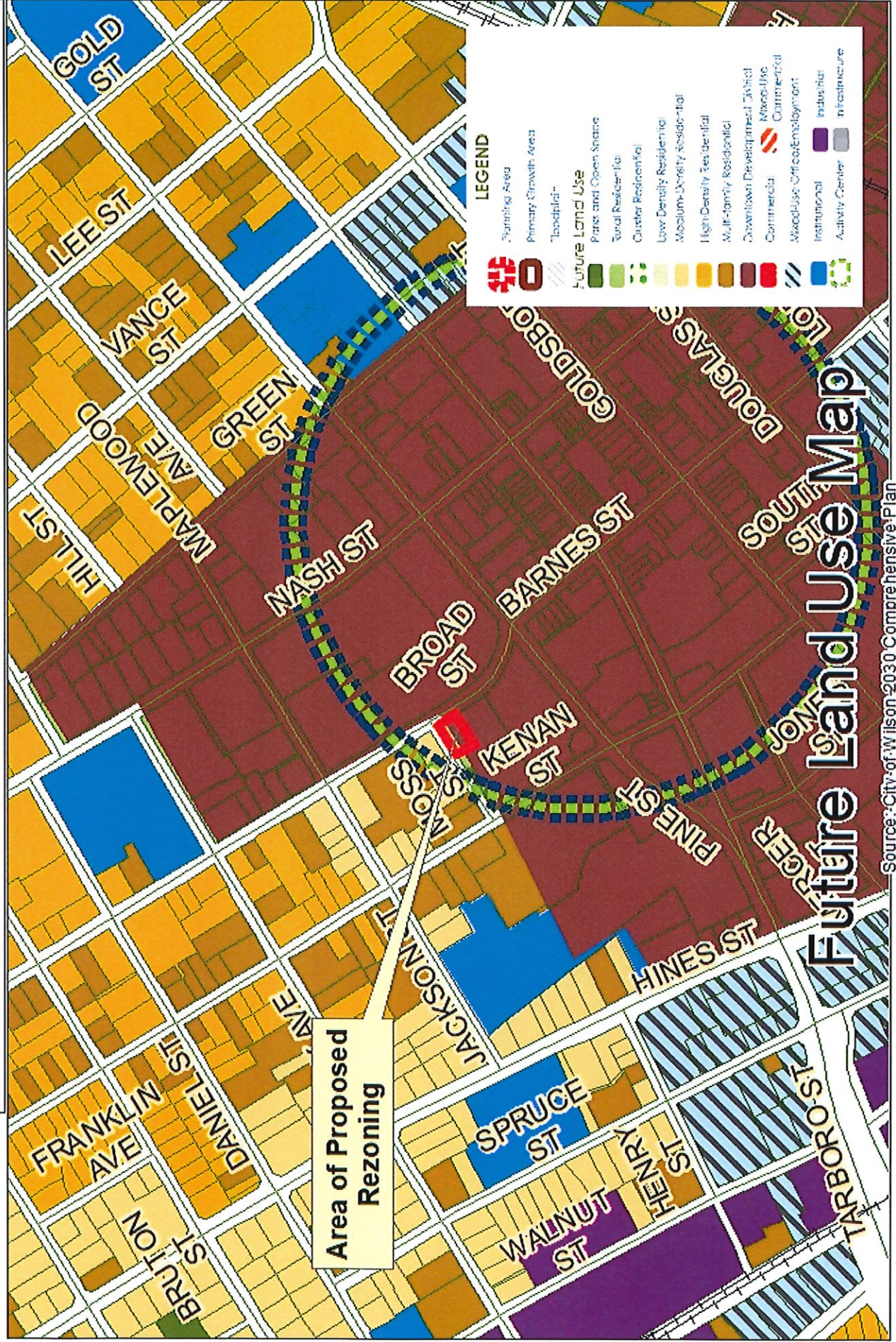
Wilson Co. Board of Ed

Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NP, CNR, Esri, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# REZONING: Wilson Co. Tax Parcel:

PIN: 3722-24-1055.000

CCMX (Center City Mixed Use) to  
RMX (Residential Mixed Use)



**LEGEND**

- Planning Area
- Primary Growth Area
- Toodiplat
- Future Land Use
  - Forest 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 Office/Employment
  - Institutional
  - Activity Center
  - Industrial
  - Infrastructure

## Future Land Use Map

Source: City of Wilson 2030 Comprehensive Plan



YMCA

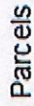
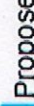



City of Wilson  
Parking Deck

Truist

The Venue  
(formerly  
Golden Leaf  
Apts)

Requested  
Rezoning  
RMX

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

RMX    
  CCMX    
  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

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									
Veterinary Clinic	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	P	P	P									
Amusements, Indoor	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P									
Amusements, Outdoor	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	-	-	-	3.5.2								
Billiard/Pool Hall	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-									
Bar/Tavern/Night Club	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	-	SUP	3.5.3								
General Commercial	-	-	-	-	-	PS	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	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	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	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								

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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	NIMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCMX	References		
Government Facility/Public Safety Station	SUP	-	SUP	SUP	SUP	PS	PS	PS	PS	PS	-	PS	PS	PS	PS	PS	PS	3.6.6																				
Religious Institution	P	P	PS	PS	PS	P	P	P	P	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	NIMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCMX	References						
Child/Adult Day Care Home (8 or less persons)	PS	-	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.1																								
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	-	-	-	-	-	-	-	-																									
Community Support Facility	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	SUP	3.7.3																								
Correctional Institution	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	3.7.4																								
Day Treatment Center	-	-	-	-	-	PS	PS	PS	PS	-	-	-	PS	PS	PS	-	3.7.5																								
Hospital	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-																									
Schools – Elementary & Secondary	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																									
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	P	P	P	P	-	-	P	P	P	P																									

G. AUTOMOTIVE																																										
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCMX	References							
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	PS	SUP	SUP	SUP	3.8.1																									
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	PS	PS	-	-	-	-	-	-	-	3.8.4																									
Vehicle Rental/Leasing/Sales	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	-	-	-	-	3.8.5																									
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	PS	P	-	P	P	-	-	-	-	-	-	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	NIMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCMX	References							
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7																									
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	3.9.1																									
Industry, Light	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-																										
Industry, Heavy	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-																										
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	-	-	-	-	-	-																										

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USE TYPES	RURAL										SUBURBAN										URBAN																	
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCMX	References		
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.4		
Storage – Self-Service	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.5		
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.6			
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
<b>I. AGRICULTURE</b>																																						
Animal Production/Possession	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	PS	PS	3.10.2	
Crop Production	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	P	P	-	
<b>J. INFRASTRUCTURE</b>																																						
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	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	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	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	PS	PS	3.12

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