

**APPLICATION FOR ZONING AMENDMENT**

**Owner & Petitioner Information:**

Name of Property Owner (s) Ralph Edward Williamson & BB&T Emmett Blackshear, Trustee

Address of Property Owner Williamson, 506 Cross Lake Dr. Fuquay Varina, NC 27526 - Blackshear, P.O. Box 2907, Wilson NC 27894

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name of Petitioner: Same as above

Address of Petitioner \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

CONTACT PERSON: Richard Herring

Phone Number (Day) 252-291-8887 Mobile 252-399-1858

Email: rherring@herring-sutton.com

**PROPERTY INFORMATION:**

Address/Location 4245 A and 4269 Raleigh Rd. PKWYW

City: Wilson State: NC Zip: 27894

Property Identification Number (PIN) 3703 21 4116, 3703 11 8405

Current Zoning District(s) R-A

Proposed Zoning District(s) RMX GR6 ZR14 4/24/22

Total Acreage Included in Rezoning: 115

Other Description DB 1472 P 303 , DB 1071 P 89

**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:

**Property is located on the South side of Raleigh Rd. PKWY across from Surrey Meadows Subdivision. The track consists of 114 acres and is zoned R-A. Property is currently farmed but is in close proximity to mixed use development such as commercial and residential. Rezoning to RMX is compatible with the surrounding land use.**

GR6 RMX 4/26/22

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/residential projections as outlined in the Comprehensive Plan**

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

**Mixed use development along this part of the highway is occurring now and will continue in the future. The RMX zone was designed to accommodate both residential and commercial uses in transitional areas such as this.**

GR6 RMX 4/26/22

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

## **APPLICATION FOR ZONING AMENDMENT**

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**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.

**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      Richard P. Williams      \_\_\_\_\_  
Date      3-7-22      \_\_\_\_\_  
Date

**Ralph Edward Williamson**

Print Name

\_\_\_\_\_  
Signature      \_\_\_\_\_  
Date

\_\_\_\_\_  
Signature      \_\_\_\_\_  
Date

**Property Owner(s):**

\_\_\_\_\_  
Signature      Richard P. Williams      \_\_\_\_\_  
Date      3-7-22      \_\_\_\_\_  
Date

**BB&T, Emmett Blackshear, Trustee**

Print Name

\_\_\_\_\_  
Signature      \_\_\_\_\_  
Date

Print Name

## Bloomery Forest – COMP PLAN ANALYSIS

Current land use classification: Residential

Requested land use classification: Residential

Future Land Use Map land use classification: Cluster Residential

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

**Policy 1.3:** New development, particularly those projects located on undeveloped land, should be designed using a master planning effort that takes a holistic and tailored approach to designing the development.

**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 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 5.1:** New development should take into consideration the existing conditions of surrounding properties and neighborhoods and create a development program that includes land uses, a site plan, and design treatments that accomplish the goals of the Comprehensive Plan and complement adjacent land uses.

**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 6.1:** 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 6.5:** Review of development proposals within Wilson should consider potential impacts on the community's real estate market, particularly the possible impact of trading development

in one area of the City to another and potentially leaving a vacant property that impacts adjacent property values.

**Policy 7.1:** Environmentally sensitive areas, including forested lands, riparian buffers and stream corridors, wetlands, floodplains, and areas of steep slope, are recognized as valuable environmental resources and should be set-aside as natural areas within new developments.

**Policy 7.2:** Environmentally sensitive areas should serve as either natural open spaces or passive/active recreational areas where only low-impact development is permitted.

**Policy 7.3:** Environmentally sensitive areas should be adequately protected during the construction of new developments to ensure the integrity of these resources.

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

**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 23.1:** New housing developments should provide a mix of housing types to meet differing lifestyle needs, such as town homes, condominium units, and two-bedroom single-family dwellings.

**Policy 32.1:** New development should be located within the primary growth area to ensure adequate provision of public safety services. Service to newly developing areas should not result in the reduction of service to existing developed areas.

**POLICIES THAT COULD BE INTERPRETED TO OPPOSE 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 2.5:** 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 6.5:** Review of development proposals within Wilson should consider potential impacts on the community’s real estate market, particularly the possible impact of trading development in one area of the City to another and potentially leaving a vacant property that impacts adjacent property values.

**Policy 7.2:** Environmentally sensitive areas should serve as either natural open spaces or passive/active recreational areas where only low-impact development is permitted.

**Policy 7.3:** Environmentally sensitive areas should be adequately protected during the construction of new developments to ensure the integrity of these resources.

**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 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 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 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 23.1:** New housing developments should provide a mix of housing types to meet differing lifestyle needs, such as town homes, condominium units, and two-bedroom single-family dwellings.

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

**Policy 28.2:** Coordinate the extension of utility services and roads with the Future Land Use map by directing expansion to areas within the primary growth area.

**Policy 30.3:** Public water and sewer lines should be located in areas outside of Watershed Critical Areas, except as necessary to address emergency public health situations.

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



AJ & AG LP  
C/O HARRY ABBITT GOODWIN JR  
2308 BEECHRIDGE RD  
RALEIGH, NC 27608

BEBE PROPERTIES LLC  
220 LAKE MANOR RD  
CHAPEL HILL, NC 27516

BRANCH BANKING & TRUST TRUSTEE  
EMMETT BLACKSHEAR  
PO BOX 2907  
WILSON, NC 27894-2907

DESMITH FAMILY TRUST  
5620 CHAMPIONS DR  
PACE, FL 32571

HINES MARY H  
HINES WILLIAM EDWARD  
4510 MERCK RD W  
WILSON, NC 27893-9610

LAYALI HOLDINGS LLC  
PO BOX 2712  
WILSON, NC 27894-2712

OKEY GEORGE ARTHUR  
5831 NC 581 N  
KENLY, NC 27542-9041

SMITH JESSIE TAYLOR FAMILY LIMITED  
PARTNERSHIP  
925 NEW GARDEN RD APT 2209  
GREENSBORO, NC 27410

TIGERS PROPERTIES LLC  
803 CORBETT AVE N  
WILSON, NC 27893-2541

TOBACCO CITY AUTOMOTIVE  
INVESTMENTS LLC  
4170 RALEIGH ROAD PW W  
WILSON, NC 27896-9719

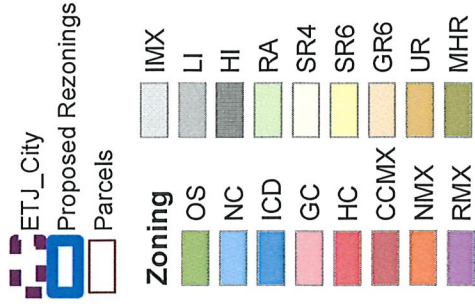
VICUS DEVELOPMENT LLC  
PO BOX 3353  
GREENVILLE, NC 27836

WILLIAMSON RALPH EDWARD JR  
STEPHENS BARBARA W  
306 CROSS LAKE DR  
FUQUAY VARINA, NC 27526-7210

# Rezoning Request

**PINs: 3703.21-4116.00'  
& 3703-11-8405.000**

**From R/A to GR6**



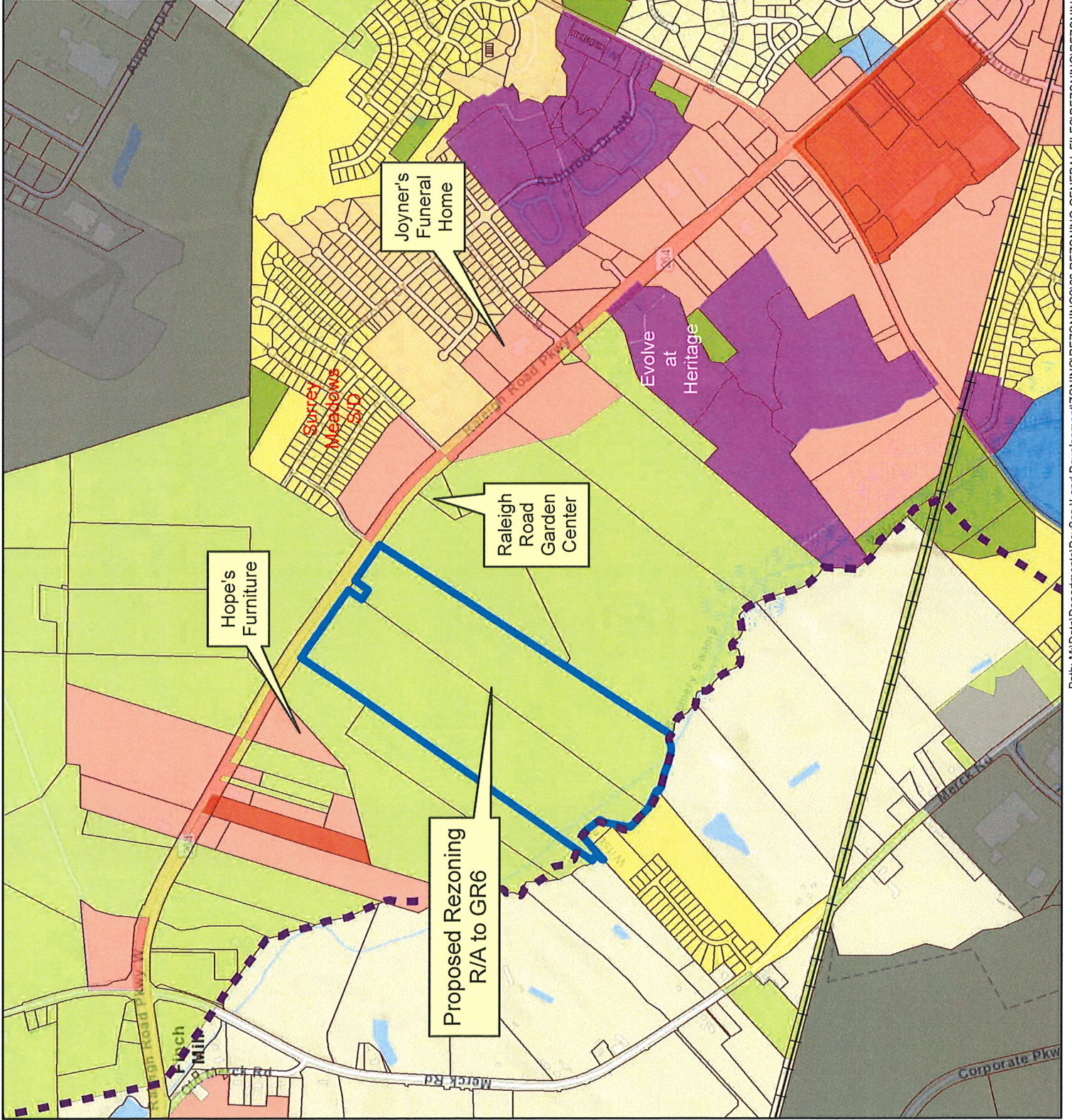
Date: 4/22/2022

### 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.

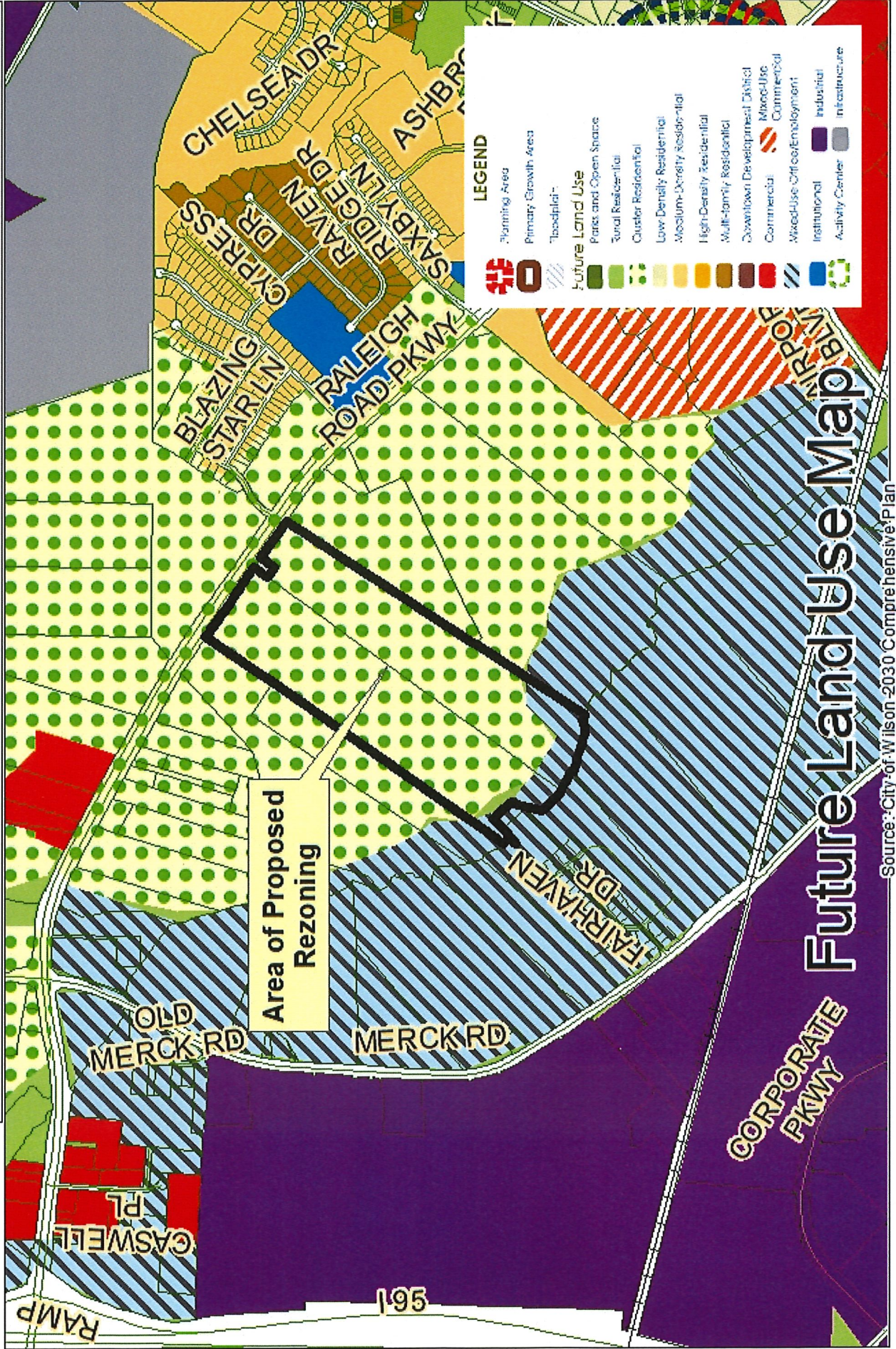
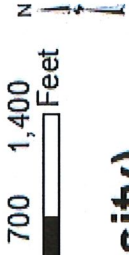
### Prepared by:

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



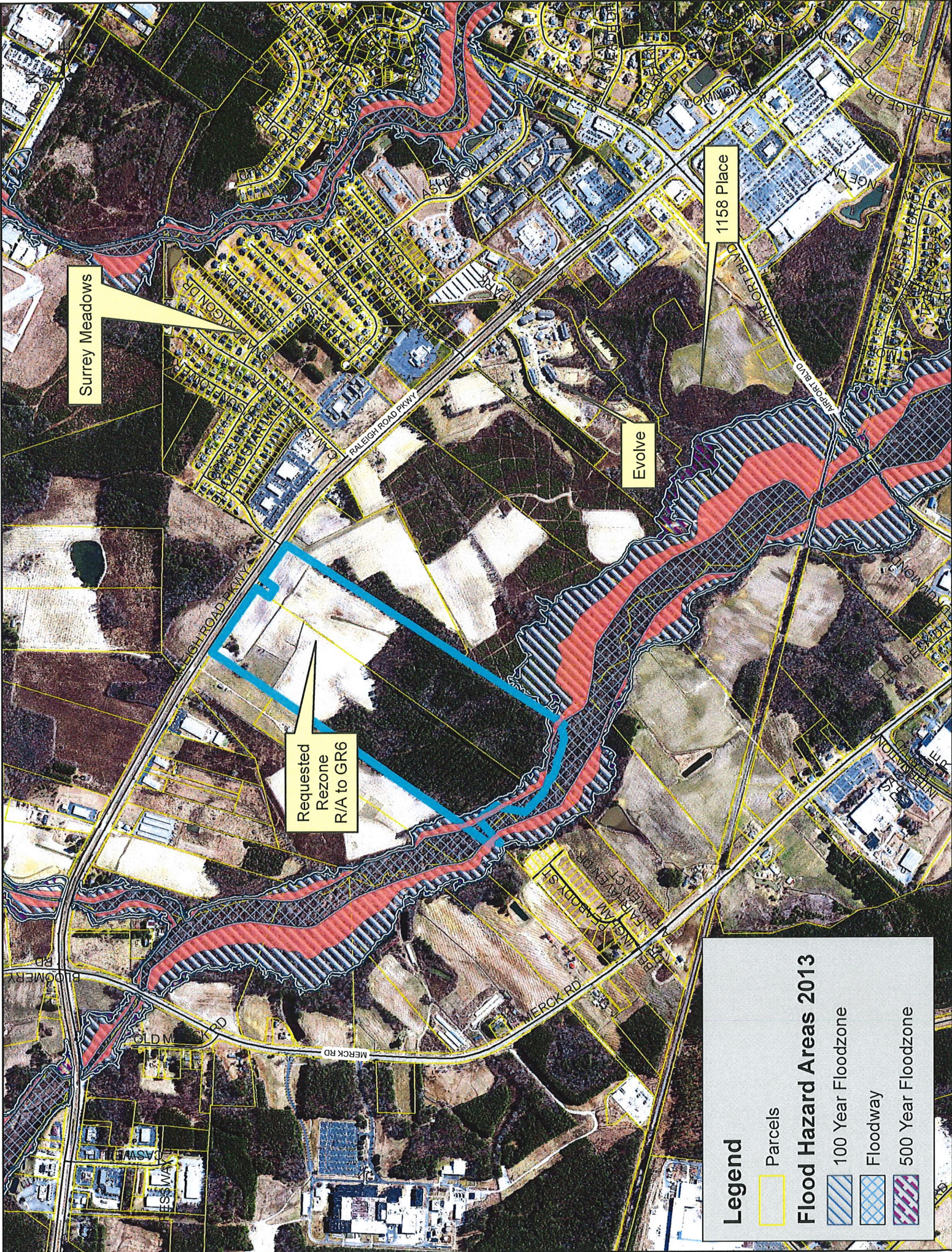


**REZONING: Wilson Co. Tax Parcel:  
 PIN: 3703-21-4116.000 and 3703-11-8405.000  
 RA (Rural Agricultural) to GR6 (Residential Med Density)**



**Future Land Use Map**

Source: City of Wilson - 2030 Comprehensive Plan



Surrey Meadows

Requested Rezone  
R/A to GR6

Evolve

1158 Place

**Legend**

- Parcels
- Flood Hazard Areas 2013**
- 100 Year Floodzone
- Floodway
- 500 Year Floodzone

USE TYPES	RURAL					SUBURBAN										URBAN				
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References		
<b>A. RESIDENTIAL</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References		
Dwelling-Single Family	P	-	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	RIMX	NIMX	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	RIMX	NIMX	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	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		

RA    
  GR6    
  Does Not Meet Requirements

**PS** – 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				
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References		
Kennels, Outdoor	PS	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.4.4		
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	SUP	-	P	P	P	P	3.4.5		
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			
Support Services, Commercial	-	-	-	-	-	-	PS	PS	-	P	-	-	-	-	-	PS	-	3.4.6		
Small Equipment Repair/Rental	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	P	P			
Veterinary Clinic	PS	-	-	-	-	PS	PS	PS	-	PS	-	-	-	PS	PS	PS	PS	3.4.3		

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	-	-	-	-	-	-	-	-	-
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	3.5.3
General Commercial	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	PS	PS	P	P	3.5.4
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	-	-	-	-	-	-	P	P	P	-	-	-	-	P	P	P	P	3.5.9
Riding Stables	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

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

RA    
  GR6    
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USE TYPES	RURAL												SUBURBAN												URBAN											
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	SUP/ND	UR	RIMX	NIMX	IIMX	C/IMX	References																	
Civic Meeting Facilities	-	PS	PS/ND	PS/ND	PS/ND	PS	P	P	P	-	-	SUP/ND	-	-	PS	PS	PS	PS	3.6.2																	
Conference/Convention Center	-	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	P	P	P	-	-	-	-	-	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	PS	3.6.5																	
Government Facility/Public Safety Station	SUP	-	SUP	SUP	SUP	PS	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	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	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IIMX	C/IMX	References
Child/Adult Day Care Home (8 or less persons)	PS	-	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	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	SUP	3.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	SUP	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	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	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IIMX	C/IMX	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	-	-	-	-	-	-	-	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	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IIMX	C/IMX	References
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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  
 RA GR6 Does Not Meet Requirements

USE TYPES	RURAL					SUBURBAN										URBAN				
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMIX	CCIMX	References		
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	-	-	-	P	P	P	P	3.9.7		
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	3.9.1		
Industry, Light	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-			
Industry, Heavy	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-			
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	3.9.2		
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	3.9.3		
Research and Development Facilities	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	P	P			
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.9.4		
Storage – Self-Service	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	-	-	-	3.9.5		
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	PS	-	3.9.6		
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	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	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	-	-	-	-	-	-	-			
Gardens (Community and Private)	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	3.11.1		
Utilities – Class 1	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			
Utilities – Class 3	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-			
<b>K. OTHER</b>																				
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12		

RA    
  GR6    
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