APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:				
Name of Property Owner (s) MC	hammed Nehal A	hmed		
Address of Property Owner 4300) Foxfire Lane			
Cíty Wilson	State N C	Zip_ 2	7896	
Name of Petitioner: Herring-St	utton and Associat	es, PA		
Address of Petitioner 2201 Nas	h Street NW			
City Wilson	State_N C		Zip_ 27896	
Phone 252-291-8887	Email <u>rsu</u> 1	ton@herring	र-sutton.com	
CONTACT PERSON: Mohamme	ed Nehal Ahmed			
Phone Number (Day) 252 315 3 5	661	Mobile_ 252	-315 3561	
Email: codoatraleigh@gmai	il.com			
PROPERTY INFORMATION:				
Address/Location <u>Airport BLVD</u>).			
City: Wilson	Stat	e:N_C	Zip: _27896	
Property Identification Number (PII	N) <u>3713 04 7034, 3</u>	713 04 7194,	3713 04 8117	
Current Zoning District(s) RA				-
Proposed Zoning District(s) GC				
Total Acreage Included in Rezoning	2.54			
Other Description DB 2692 P 47	'3, DB 2977 P 593,	DB 2952 P 3	95	
				3

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: This property is located on the north side of Airport Blvd approximately 0.3 of a mile northeast of the intersection of Airport BLVD. and Airport DR. I own 3405 Airport Blvd which has an acreage of 1.65 and is zoned commercial. Parcel # 7194 and #8117 are to the right of the commercial land and parcel #7034 is to the left. I want to make parcels 7194, 8117, and 7034 zoned commercial, so that I would have more than 4 acres to develop as commercial property. GC zoning currently exists along Airport BLVD. to the northeast and southwest. 2. Explain how this rezoning will conform to the comprehensive plan, or, it if won't, explain why the comprehensive plan should be changed to allow the rezoning: This request conforms with the commercial/mixed use projections as outlined in the Comprehensive Plan. This Development will benefit the community and the City of Wilson. 3. Explain how you think this rezoning will affect the immediate neighborhood: Since commercial /mixed use development already exist along Airport Blvd. between Raleigh Rd. Parkway and Nash St., this request will not have a negative impact on the immediate neighborhood. Once completed, this development will provide employment opportunities and easy access to consumer commercial uses.

APPLICATION FOR ZONING AMENDMENT	
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4. Explain how you think this rezoning will affect the City as a whole:	
	-
No major impact on 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.

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).
· · · · · · · · · · · · · · · · · · ·
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).

CERTIFICATION:

Mahmood Unnisa Arshia

Print Name

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

Herring-Sutton and Associates, PA

Print Name

Property Owner(s):

Signature

Date

Property Owner(s):

Mohammed Nehal Ahmed

Print Name

Mohammed Nehal Ahmed

Print Name

Colligs

Date

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,

3409 Airport Boulevard - COMP PLAN ANALYSIS

Current land use classification:	Rural Agricultural	
Requested land use classification:	Commercial	
Future Land Use Map land use classification:	Medium-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 1.3:** 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 2.3:** Discourage development from occurring outside primary growth areas and where the City does not intend to provide future public services by 2030. In addition, the fiscal and economic benefits of employment developments (i.e., business parks, industrial operations, etc.) proposing to locate outside of the primary growth area should be considered along with land use and infrastructure impacts when determining their appropriateness.
- **Policy 2.5:** Development should create a neutral or, preferably, positive fiscal impact on the City.
- **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 6.2:** 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 7.5:** 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 8.1:** A variety of employment opportunities and new businesses are encouraged to develop in Wilson.
- **Policy 8.2:** A diversified job market that provides employment opportunities for persons with varying educational levels and skill sets is needed and encouraged.
- **Policy 8.3:** The City of Wilson supports local partnerships and efforts to capitalize on Wilson's strengths and opportunities to provide new employment opportunities in Wilson.
- **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 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 1.3:** 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 2.5:** 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 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 7.5:** 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 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.
- **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 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.

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

SOUTHBURY DDEVELOPMENT LLC 20 COCHRANE CASTLE CIR PINEHURST NC 28374

THE LEGACY PROPERTIES TRUST
3315 BLENHEIM PL NW
WILSON NC 27896-9305

DAVIS GRETCHEN M 3608 CHASE RD NW APT 3 WILSON NC 27896-9691

SKINNER DARREN L SKINNER TORA B PO BOX 72 WILSON NC 27894

ARSHIA MAHMOOD UNNISA AHMED MOHAMMED NEHAL 4300 FOXFIRE LN N WILSON NC 27896-9132

WILKINS N T 3217 AIRPORT BLVD NW WILSON NC 27896-8809

WESCOTT VILLAGE HOMEOWNERS ASSOCIATION INC 703 NASH ST W WILSON NC 27893-3058 LOPEZ HUGO IVAN SALINAS SALINAS MARIBEL 3508 CHRISTOPHER DR NW WILSON NC 27896-1160 ANDREWS PROPERTIES 2500 NASH ST N STE A WILSON NC 27896-1394

INSURANCE LEASING ASSOCIATES 3700 NASH ST N, SUITE A WILSON NC 27896

TWENTY ONE O THREE
W NASH PARTNERSHIP
2801 FIELDSTREAM DRIVE N
WILSON NC 27896

WINSTEAD-SMITH DEBORAH 3608 CHASE RD UT D WILSON NC 27896-9691

BROWN ROBERT DANIEL 3608-2 CHASE RD WILSON NC 27896-9691

R & K GROUP LIMITED

6624 LATIGO LN

WENDELL NC 27591-7652

ELLIS JOHN L ELLIS LINDA 6070 HAYWOOD DR ROCKY MOUNT NC 27803-8834

DAVENPORT BLAKE S DAVENPORT MARGARET 3601 AIRPORT BLVD NW WILSON NC 27896-8643 HOPE PARK HOMEOWNERS ASSOC INC 3609 CHASE RD NW WILSON NC 27896

HARRIS JEFFREY A HARRIS LAURA RAPER PO BOX 1343 WILSON NC 27894-1343

INSURANCE LEASING ASSOCIATES 3700 NASH ST N, SUITE A WILSON NC 27896

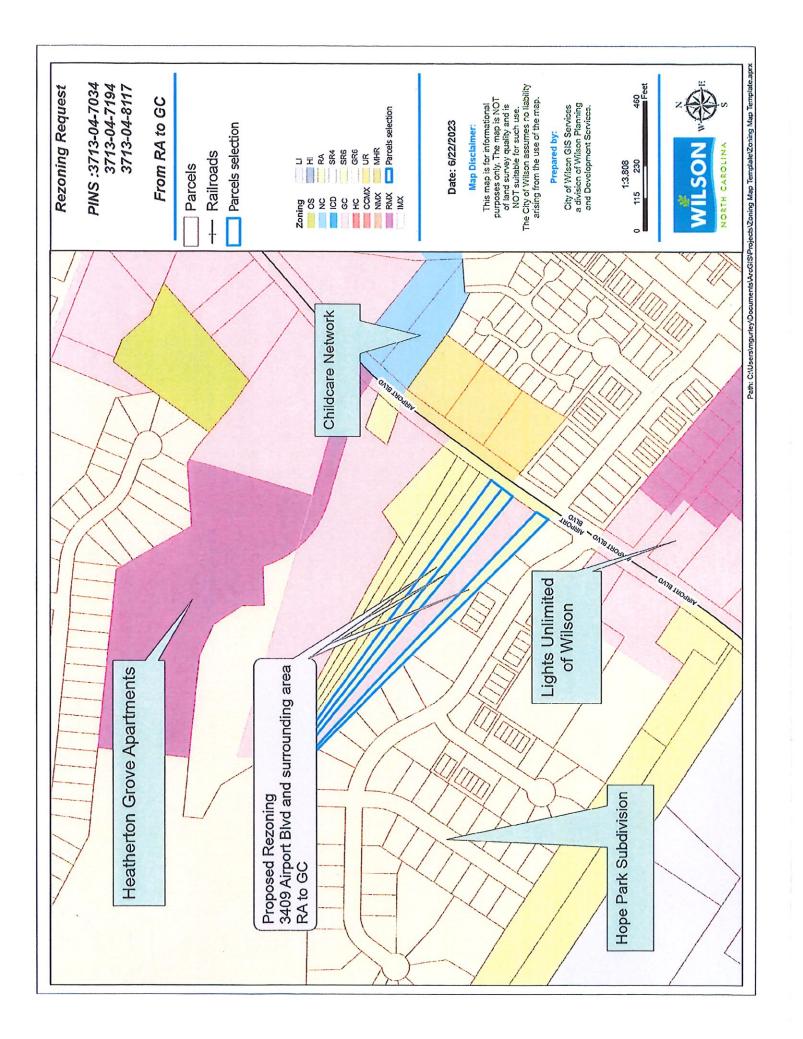
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AHMED MOHAMMED NEHAL 4300 FOXFIRE LN N WILSON NC 27896-9132

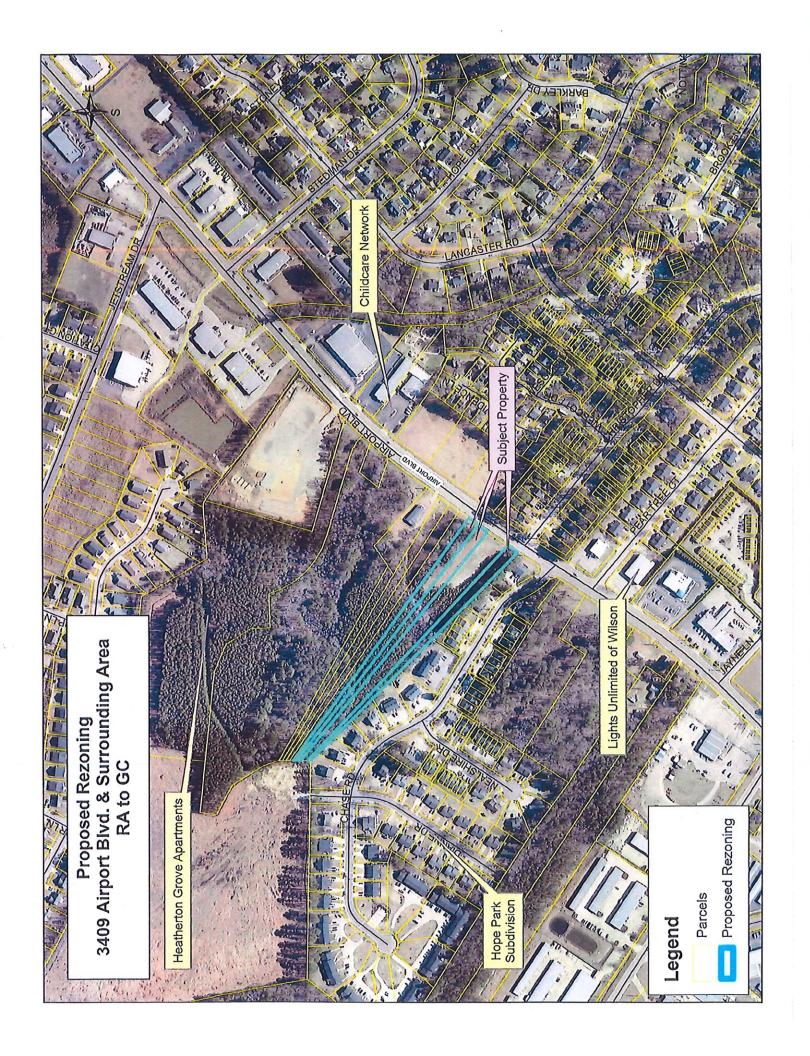
LAFFERTY BRUCE STEWART LAFFERTY LESLIE JADE 3510 CHRISTOPHER DR NW WILSON NC 27896-1160

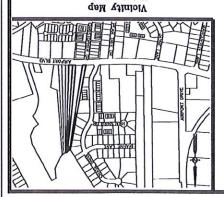
EDMONDSON JERREMY M BOOSE SAMANTHA J 3512 CHRISTOPHER DR NW WILSON NC 27896-1160

NEAL WILLIE HAROLD JR & DONNA V HOLTERHAUS JAMES L 7168 NEAL RD LUCAMA NC 27851-9008



PINs: 3713-04-7034, 3713-04-7194, 3713-04-8117 Area of Proposed REZONING: Wilson Co. Tax Parcels: Rezoning and Use Map RA (Rural Agricultural) to GC (General Commercial) ource: City of Wilson-2030 Comprehensive Plan ledium-Density Resident w.Density Residential arks and Open Space Primary Growth Area LEGEND NORTH CAROLINA Cluster Residential aral Residentia Planning Area ure Land Use





THIS MAP IS NOT A CERTIFIED SURVEY COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

Not to Scale

УРТО!ИИС БИОБВИТУ ОУМВЗБ

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ATOO FONTHG LH N, MLSON, NC 27896
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BK: 271-04-7171
BX ZONG: GC

SX ZOMB: C866 PIN: 2712-04-5115 RGC: 09 2611 F 860 DARRBU L. SXINNBR € BX ZONB: CRE
C/C KOBGRIA WOLFB
TOOB PARK HOUBOWNERS ASSOC
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BX ZON3: CR6

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RE: D3 2675 P 702

RE: D4 2675 P 702

RE: D5 2675 P 702

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AIRPORT BOULBVARD 0 (3) **(1)** (3) 1 (9) TRACT "A"
0.82± Ao (1) (8) TRACT "B" 6

Rezoning Request for Proposed GC from Existing RA

Mohammed Nehal Ahmed

Date: May 2023

Scale: 1"= 200'

Herring-Sutton & Associates,

Firm License #C-2310 Engineers - Surveyors - Planners

(262) 291-5900 Tel. (252) 291-8887

Wilson, NC 27896 2201 Mash Street NW

		RURAL	Andrew Street	THE REAL PROPERTY.			SUBURBAN	BAN				The same of	Section Section	URBAN	AN			
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Dwelling-Accessory	PS	ı	PS	S	S.	1	Sd	PS	PS	1	ı	PS	PS	PS	S	PS	PS	3.2.3
Halfway Homes	1	1	ı	ı	ι	ı	SUP	1	SUP	1	1	1	1	1	SUP	1	1	3.2.4
Live-Work Units	1	1	ı	1	ı	PS	PS	PS	PS	1	ı	PS	PS	PS	۵	а	۵	3.2.5
Manufactured Housing	PS	ı	SA	1	ı	ı	1	1	1	1	1	1	1	1	1	1	-	3.2.6
Manufactured Home Park	1	ı	SUP	ı	ı	1	1	1	1	1	1	1	1	1	1	ı	-	3.2.6
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Residential/Family Care Home (6 or fewer residents)	a	ı	۵.	a.	۵.	1	۵	۵.	۵.	ı	1	۵.	۵.	۵.	PS	PS	PS	3.2.8
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Bed and Breakfast Inn (up to 12 rooms)	1	ı	ı	ı	ı	۵	1	1	a.	1	1	1	а	ď	۵.	۵.	۵.	
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Campground	SUP	SUP	1	1	1	1	1	1	1	1	1	ĩ	1	ı	1	ı	1	3.3.2
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Dry Cleaning & Laundry Services	1	1	ı	1	1	۵.	Д	۵.	a.	۵.	۵.	ı	ı	n.	۵	۵.	۵.	
Funeral Homes	۵	ı	ı	1	1	Ь	Ф	Д.	а.	1	1	ı	ı	۵.	۵	۵.	۵.	
Home Occupation	Sd	1	PS	PS	PS	ı	Д	۵.	PS	ı	ι	S	PS	S	S	PS	S.	3.4.2
Kennels, Indoor	PS	1	1	1	ı	ı	PS	PS	1	S.	PS	1	-	S	S.	PS	Sd.	3.4.3

P – Permitted by Right PS – Permitted with Special Conditions CD – Permitted as part of an Approved Conditional District Only

SUP – Special Use Permit Required ND – Permitted in New Development Only

RA GC Does Not Meet Requirements

WSETYPES R/A OS MHR SR4 Kennels, Outdoor Bar/Tavem/Night Club - <td< th=""><th>SR8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</th><th>8 1 9 9 1 9 8 9 8 9 1 9</th><th></th><th>1</th><th>Ξ Ω ι</th><th>GR6</th><th>저 -</th><th>- RMX</th><th>I d</th><th>IMX CCMX</th><th>MX References</th></td<>	SR8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8 1 9 9 1 9 8 9 8 9 1 9		1	Ξ Ω ι	GR6	저 -	- RMX	I d	IMX CCMX	MX References
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Food Truck Court		PS	PS	PS PS	(0				PS	PS - PS	3.5.13
General Commercial – – – –	- PS	PS	PS	-	1	ı	ı	PS	PS	<u>а</u>	3.5.4
Sweepstakes Facilities/Adult Arcade – – – –	1	1	1	1	SUP	1	1	ι	1	1	3.5.5
Outside Sales	1	PS	PS S	- Sd	1	1	1	PS	PS	PS PS	3.5.6
Outside Sales, Sidewalk Sales	1	1	1	- Sd	1	ı	1	PS	PS		PS 3.5.7
Pawnshops – – – – – –	1	1	PS	1	1	1	1	ı	1	1	3.5.8
Racetrack	1	1	ı	1	۵.	ı	ı	1	1	1	
Restaurant – – – – –	- SUP	Д	Д.	Ь	1	,	1	۵.	۵.	<u>а</u>	P 3.5.9
Riding Stables – – P	1	1	1	1	1	1	1	1	ı	1	
Shooting Range, Indoor – – – – –	1	PS	PS	- PS	S PS	ı	1	ı	1	1	- 3.5.10
Shooting Range, Outdoor – – – –	1	1	1	- SUP	P SUP	1	1	ı	1	1	- 3.5.11
Theater, Indoor Movie or Live Performance – – – – – –	1	Ф	۵	a.	1	1	1	ı	۵	<u>а</u>	
Theater, Outdoor – – Theater, Outdoor	1	1	PS	1	1	1	1	ι	PS	PS P	PS 3.5.12
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P – Permitted by Right PS – Permitted with Special Conditions CD – Permitted as part of an Approved Conditional District Only

SUP – Special Use Permit Required ND – Permitted in New Development Only

RA GC Does Not Meet Requirements

		RIPAI					SUBURBAN	BAN						URBAN	AN			
		3		700	200	4	5	91	2		5	300	G.	VA.C	NIMY	INAV		Doformación
USETYPES	A A	3	F	OK4	oke	2	3	2	3		2	925	אַ	KINIA	NIMA	INIA	~	veielelles
Cemetery	PS	S	S	S	S	PS	PS	Sa	S	1	ı	PS	S	PS	S	S	S	3.6.1
Civic Meeting Facilities	1	PS	DN/Sd	PS/ND	DN/Sd	PS	А	۵.	۵.	۵.	-	SUP/ND	SUP/ND	PS	S	PS	S.	3.6.2
Conference/Convention Center	1	۵.	1	ı	1	1	Ф	۵.	۵.	1	ı	1	1	1	1	۵.	۵	
Cultural or Community Facility	1	S	1	1	1	PS	Ь	Д.	Д	1	1	PS	PS	PS	S	PS	S	3.6.3
Private Recreation Facilities	1	PS	1	ı	,	PS	PS	PS	۵	PS	ı	1	-	PS	PS	PS	PS	3.6.4
Public Recreation Facilities	PS	S	PS	S	S.	S	PS	PS	PS	S	PS	PS	PS	PS	PS	PS	PS	3.6.5
Government Facility/Public Safety Station	SUP	ı	SUP	SUP	SUP	PS	Sd	Sd	PS	PS	PS	PS	PS	PS	S.	S	PS	3.6.6
Religious Institution	a.	۵	Sd.	PS	PS	Ф	Ь	۵	۵.	PS	1	PS	PS	PS	S	PS	S	3.6.7
Sports Arena/Stadium (4,000 or more seats)	1	SUP	ı	ı	1	ı	ı	SUP	SUP	SUP	ı	1	1	ī	1	SUP	1	3.6.8
E. EDUCATIONAL/INSTITUTIONAL	R/A	so	MHR	SR4	SR6	NC	၁၅	HC	CD		豆	GR6	UR	RMX	NMX	IMX	CCMX	References
Ö	PS	ı	PS	PS	PS S	æ	PS	S	PS	,	1	PS	PS	PS	PS	PS	PS	3.7.1
Child/Adult Day Care Center (More than 8 persons)	1	1		ı	ı	S.	PS	PS.	PS	1	1	SUP	SUP	PS	PS	PS	PS	3.7.2
College/University	1	ı	1	ı	1	ı	1	ı	۵.	ı	ı	1	1	1	1	Δ.	۵.	
Community Support Facility	1	1	ı	1	1	ı	PS	PS	PS	ι	ı	ı	ı	PS	8	S	SUP	3.7.3
Correctional Institution	1	ı	ı	1	ı	ı	1	ı	1	SUP	SUP	1	1	1	1	1	SUP	3.7.4
Day Treatment Center	1	ı	1	ı	ı	ı	PS	PS	PS	PS	1	ı	1	PS	S	PS	1	3.7.5
Hospital	1	1	ı	.1	1	1	1	۵.	۵.	Ь	-	1	1	1	-1	ı	1	
Schools - Elementary & Secondary	PS	1		PS	PS	PS	Sd	PS	PS	1	-	Sd.	PS	PS	S.	S	S.	3.7.6
Schools - Vocational/Technical	1	1	1	1	ı	۵.	Ь	Д.	۵.	Д.	Д.	1	1	Δ.	۵.	a.	۵.	
Studio – Art, dance, martial arts, music	۵.	1	1	1	-	Ъ	Д	۵	Δ.	۵	1	ı	ı	Δ.	۵.	С.	۵.	
G. AUTOMOTIVE	RIA	so	MHR	SR4	SR6	NC	35	НС	ICD	=	豆	GR6	UR	RMX	NMX	IMX	CCMX	References
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	1	1	-	1	1	1	PS	PS	PS	S.	S.	ı	ı	PS	SUP	SUP	SUP	3.8.1
Heavy Equipment/Manufactured Home Rental/Sales/Repair	ı	1	1	1	ı	ı	1	SUP	1	Ф	Ф	ı	ı	ı	ı	ı	ı	3.8.2
Parking Lot/Structure – Principal Use	1	ı	1	1	1	-	Д	۵.	۵.	۵.	۵.	1	1	n.	۵.	۵.	SUP	3.8.3
Theater, Drive-In	1	ı	-	1	ı	ı	1	PS	1	PS	1	1	1	ι	1	1	1	3.8.4
Vehicle Rental/Leasing/Sales	1	ı	1	ı	ı	ı	PS	PS	ı	PS	1	ı	1	ı	8	PS	S	3.8.5
Vehicle Services – Minor Maintenance/Repair	1	1	1	1	ı	-	PS	۵.	1	۵.	۵.	1	1	1	SUP	PS	SUP	3.8.6
Vehicle Services – Major Repair/Body Work	1	ı	ı	ı	1	ı	SUP	SUP	1	۵.	۵.	1	1	1	1	1	1	3.8.7

P – Permitted by Right PS – Permitted with Special Conditions CD – Permitted as part of an Approved Conditional District Only

SUP – Special Use Permit Required ND – Permitted in New Development Only



City of Wilson: Unified Development Ordinance - Use Table

	The same of the sa	RURAL		THE STREET	A CHARLES		SUBURBAN	BAN					A STATE OF	URBAN	N.			
USETYPES	RIA	so	MHR	SR4	SR6	NC	29	HC	CD	=	豆	GR6	NR.	RMX	NMX	IMX	CCMX	References
H. INDUSTRY/WHOLESALE/STORAGE	RIA	so	MHR	SR4	SR6	NC	gc	HC	<u>CD</u>	П	≡	GR6	UR	RMX	NMX	IMX	CCMX	References
Artist Studio/Light Manufacturing Workshops	PS	1	1	1	1	1	а	а.	1	Ъ	а.	-	1	а.	۵.	α.	Д.	3.9.7
Landfills and Junkyards	1	1	1	1	1	1	1	1	1	1	PS	1	1	1	1	1	1	3.9.1
Industry, Light	1	1	1	ı	1	1	1	1	1	a.	a.	1	1	1	-	1	1	
Industry, Heavy	.1	1	1	1	ı	1	1	ı	ı	1	۵.	ı	1	1	ı	1	ı	
Materials Recovery & Waste Transfer Facilities	1	1	1	1	1	1	1	1	1	æ	PS	1	ı	1	1	1	ı	3.9.2
Recycling Collection Stations	1	ı	ı	ı	ı	1	1	ı	1	S	PS	1	1	1	1	1	1	3.9.3
Research and Development Facilities	1	ı	ι	1	ı	ı	a.	a.	1	۵.	۵.	1	1	ı	1	а.	۵.	
Storage - Outdoor Storage Yard	1	1	1	1	1	ı	1	PS	1	S	PS	1	1	ı	1	1	1	3.9.4
Storage - Self-Service	1	ı	1	1	ı	1	PS	S	1	S	PS	1	1	-	ı	1	1	3.9.5
Storage - Warehouse, Indoor Storage	1	ı	ı	1	ı	1	1	1	ı	۵.	۵	1	1	1	ı	PS	1	3.9.6
Wholesaling and Distribution	1	ı	1	ı	ı	1	1	ı	1	۵.	a .	ı	1	1	1	1	1	
I. AGRICULTURE	R/A	so	MHR	SR4	SR6	NC	39	HC	ICD	П	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Animal Production/Possession	SUP	-	1	ı	ı	-	-	1	1	1	SUP	1	1	ı	ı	ı	1	3.10.1
Backyard Pens/Coops/Beekeeping	ď	1	PS	PS	S	ı	1	1	PS	1	1	PS	PS	PS	PS	PS	PS	3.10.2
Crop Production	a	۵	1	1	ı	1	1	۵.	ı	۵.	۵.	1	ı	1	1	1	ı	
Farmer's Markets	۵	۵.	ı	1	ı	۵.	Д	d .	۵	d.	1	1	1	۵.	۵.	௳	۵.	
Nurseries & Garden Centers	a.	ı	1	1	1	ı	ď	۵.	1	۵.	۵.	1	1	1	ı	ட	۵.	
Gardens (Community and Private)	а	۵.	۵.	۵.	а.	۵	Д	۵.	۵	۵.	ď	۵.	۵.	<u>а</u>	۵.	а.	۵.	
									3					division.	A. Carrier	A		
J. INFRASTRUCTURE	RIA	so	MHR	SR4	SR6	SC	ည္ဗ	皇	<u>3</u>		E	GK6	ž	KMX	NMX	IIMX	CCIMIX	Kelerences
Airstrip/Airport	1	1	ı	1	1	1	1	ı	1	ı	۵.	1	ı	ı	ſ	ı	ı	
Wireless Communications Facility	PS	PS	PS	PS	PS	S	Sd	PS	PS	S	S	S	S	S	S	82	PS	3.11.1
Utilities - Class 1	а.	۵.	۵.	۵.	۵.	۵.	Д.	۵.	a.	۵.	<u>а</u> .	Д.	Д	۵.	۵	۵	۵	
Utilities - Class 2	Ь	Ь	Д	۵.	۵.	۵.	Д	а.	n.	۵.	а	Д.	۵.	۵	۵.	<u>а</u>	۵.	
Utilities - Class 3	-	1	1	1	ı	1	1	ı	ı	۵.	۵.	ı	1	1	1	ı	1	
K. OTHER	RIA	SO	MHR	SR4	SR6	NC	၁၅	HC	ICD	=	H	GR6	UR	RMX	NMX	IMX	CCMX	References
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	S	PS	S	PS	PS	PS	S.	PS	3.12

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