

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) Thompson-Smith Ventures, LLC

Address of Property Owner 703 Edgewater Drive

City Garner State N C Zip 27529

Name of Petitioner: Same as above

Address of Petitioner _____

City _____ State _____ Zip _____

_____ Email _____

CONTACT PERSON: Ronnie L. Sutton

Phone Number (Day) 252-291-8887 Mobile 252-230-0709

Email: rsutton@herring-sutton.com

PROPERTY INFORMATION:

Address/Location Beland Ave.

City: Wilson State: N C Zip: 27896

Property Identification Number (PIN) 3713-28-5389 (GR-6) & 3713-07-2067 (GR-6)^{OS}

Current Zoning District(s) SR6

Proposed Zoning District(s) GR6 & OS

Total Acreage Included in Rezoning: 7.863 AC (GR-6) & 8.962 AC (OS)

Other Description DB 3039 P 59

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:

Land is located West of Nash St. [N.C. 58] and North of Beland Ave. adjacent to Marion's Way Subdivision. Property is currently farmland and consists of approximately 7.86 acres (GR-6) and 8.92 acres (OS) for parcel paring. It adjoins GR6 zoning on the Southside along Beland Ave.

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 residential projections as outlined in the Comprehensive Plan.

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

The comprehensive Plan indicates this area will experience medium residential development and the GR6 district would allow this type of development. Proposed residential project will be similar to existing subdivisions in the area and the proposed OS area is allocated for conservation area for parcel paring purposes.

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

No major impact to the City is expected if this rezoning request is granted.

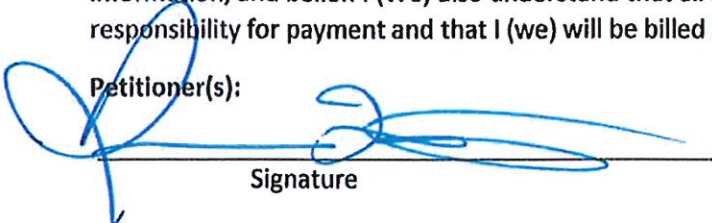
APPLICATION FOR ZONING AMENDMENT

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

11/13/23

Date

HERRING-SUTTON & ASSOCIATES, PA


Print Name

Signature

Date

Print Name

Property Owner(s):



Signature

11/13/2023

Date

Thompson-Smith Ventures, LLC

Print Name

Signature

Date

Print Name

Rezoning Description
Proposed Zone: GR6
Existing Zone: SR6
Tract #1
Sharpe Pointe – Phase III

BEGINNING at a point on the northerly right-of-way of Beland Avenue, said Point of Beginning being the southerly most corner of Lot 91, as shown on a plat entitled "Recombination Plat Marion's Way" (recorded in Plat Book 41 Page 109 of the Wilson County Registry), thence from said Point of BEGINNING and along abovementioned northerly right-of-way of Beland Avenue S 58°57'49" W 80.00' to a point cornering; thence along the easterly property line of Lot 92-B, as shown on a plat entitled "Revised Plat Marion's Way" (recorded in Plat Book 41 Page 254 of the Wilson County Registry) and along a curve to the left having a radius of 15.00', an arc length of 23.56', and a chord of N 13°57'47" E 21.21' to a point, thence N 31°02'10" W 110.00' to an existing 5/8" iron cornering; thence along the northerly property line of Lots 92-B thru 95-A, as shown on abovementioned plat entitled "Revised Plat Marion's Way" and Lots 96-B and 96-A, as shown on a plat entitled "Revised Plat Marion's Way" (recorded in Plat Book 43 Page 68 of the Wilson County Registry) S 58°57'50" W 383.87' to an existing 5/8" iron cornering; thence along a new property line across the property of Sharpe 58 West Farm (recorded in Deed Book 2619 Page 312 of the Wilson County Registry) N 09°48'59" W 89.01' to a point; thence N 04°04'37" E 163.34' to a point; thence N 20°38'27" W 402.01' to a point cornering; thence N 58°57'50" E 500.67' to a point cornering; thence S 31°02'12" E 437.00' to a point cornering; thence along the northerly property line of Lot 2, as shown on a plat entitled "Section One Sharpe Pointe" (as recorded in plat Book 37 Page 117-118 of the Wilson County Registry) S 58°57'50" W 89.87' to an existing 5/8" iron cornering; thence along the westerly property line of abovementioned Lot 2 S 31°02'12" E 175.00' to an existing 5/8" iron cornering; thence along the northerly property line of Lots 89-91, as shown on abovementioned plat entitled "Recombination Plat Marion's Way" S 58°57'50" W 175.64' to an existing 5/8" iron cornering' thence along the easterly property line of abovementioned Lot 91 S 31°02'10" E 110.00' to a point; thence along a curve to the left having a radius of 15.00', an arc length of 23.56', and a chord of S 76°02'10" E 21.21' to the Point of BEGINNING and containing 7.863 acres.

Rezoning Description
Proposed Zone: OS
Existing Zone: SR6
Tract #2
Sharpe Pointe – Phase III

BEGINNING at a point on the northerly property line of Lot 9, as shown on a plat entitled "Final Plat Huntsmoor" (recorded in Plat Book 33 Page 258 of the Wilson County Registry), said Point of BEGINNING being S 86°57'27" W 31.45' from an existing iron on the westerly most right-of-way of Kingair Drive; thence from said Point of BEGINNING and along the northerly property line of Lots 5-9, as shown on abovementioned plat entitled "Final Plat Huntsmoor" S 86°57'27" W 388.56' to a point cornering; thence along the easterly property line of Hesmer Properties LLC (recorded in Deed Book 2809 Page 214 of the Wilson County Registry) N 00°14'53" W 1021.74' to a point cornering; thence along the southerly property line of Lots 3 & 4, as shown on a plat entitled "Phase Two – Section Two The Village" (recorded in Plat Book 28 Page 137-138 of the Wilson County Registry), and the southerly property line of Lots 61 & 62, as shown on a plat entitled "Addition to Phase One The Village" (recorded in Plat Book 27 Page 130 of the Wilson County Registry), S 89°02'46" E 388.18' to a point cornering; thence along a new property line across the property of Sharpe 58 West Farm (recorded in Deed Book 2619 Page 312 of the Wilson County Registry), S 00°14'53" E 994.65' to the Point of BEGINNING and containing 8.982 acres.

This certifies that there are no delinquent ad valorem real estate taxes, which the Wilson County Tax Collectors charged with collectiong, that are a lien on Pin Number Portion of 3713-17-7627 This is not a certification that this Wilson County Tax Department Pin Number matches this Deed description

Jordan J. Little

Date 11/03/2023

Tax Collector, Deputy Tax Collector, Tax Clerk

Type: CRP
Recorded: 11/3/2023 4:14:52 PM
Fee Amt: \$458.00 Page 1 of 6
Revenue Tax: \$432.00
Wilson, NC
Lisa J. Stith Register of Deeds

BK 3039 PG 59 - 64

This instrument prepared by and return to S. Bryan Radford, a licensed N.C. closing attorney, whose address is 2514 Nash Street, Wilson, NC 27896. Delinquent taxes, if any to be paid by S. Bryan Radford, closing attorney, to the county Tax Collector upon disbursement of the closing proceeds.

Revenue Stamps: \$432.00

CONNOR BUNN PLLC

**NORTH CAROLINA
WILSON COUNTY**

DEED

Wilson Co. Tax Parcel Nos. Portion of 3713-17-7627

THIS DEED, made this 23rd day of October, 2023, by **SHARPE 58 WEST FARM, L.L.C.**, a North Carolina limited liability company; party of the first part; to **THOMPSON SMITH VENTURES, LLC**, party of the second part, whose address is

703 Edgewater Drive, Granger, NC 27529;

WITNESSETH:

THAT the said party of the first part for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and by this deed does hereby bargain, sell and convey unto the said party of the second part, its successors and assigns, in fee simple, that certain real estate located in Wilson County, North Carolina, and more particularly described on Exhibit A, B, and C attached hereto and specifically made a part hereof.

All of a portion of the property herein conveyed does not include the primary residence of the party of the first part.

Submitted electronically by "Connor Bunn Rogerson Woodard & Fleming, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wilson County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the said party of the second part, and its successors and assigns, forever.

THIS CONVEYANCE is further made subject to all easements, restrictions, permits, and rights of way of record and specifically subject to the approval of the master development plan by the Architectural Committee consisting of James Warren Smith, III and Anne M. Sharpe. The Architectural Committee's approval shall be evidenced by an instrument duly executed and recorded in the Wilson County Registry.

AND the said party of the first part does hereby covenant to and with the said party of the second part, that it is seized of said land in fee herein described and has the full right to convey the same in fee simple, that there are no encumbrances thereon except as referred to above, and it will warrant and defend the title to the same against the lawful claims of any and all persons whomsoever.

SIGNATURE PAGE TO FOLLOW

IN TESTIMONY WHEREOF, the party of the first part has hereunto set its hand and seal, the day and year first above written.

SHARPE 58 WEST FARM, L.L.C., a North Carolina limited liability company

By: Anne M. Sharpe (SEAL)
ANNE M. SHARPE, Member/Manager

STATE OF NC
COUNTY OF Wilson

I, Brycen L. Radford, a Notary Public, in and for said County and State, do hereby certify that ANNE M. SHARPE., Member/Manager of SHARPE 58 WEST FARM, L.L.C., a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes expressed therein.

WITNESS my hand and Notarial Seal, this 2 day of November, 2023

Brycen L. Radford
Notary Public

My Commission Expires: 7-24-27 Printed Name of Notary: Brycen L. Radford

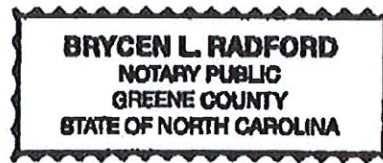


Exhibit A

Lying and being situate in Wilson County, North Carolina, and more particularly described as follows:

Tract One:

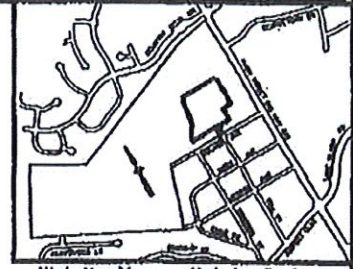
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Tract Two:

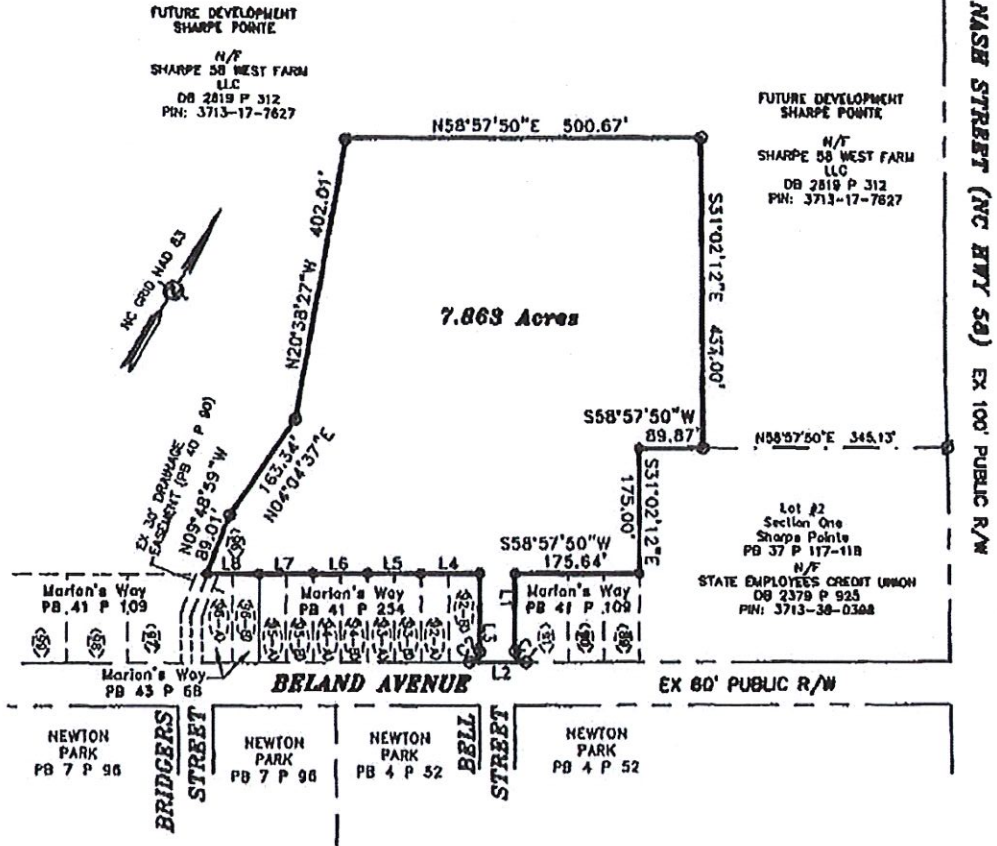
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SURVEY SYMBOLS

- EXISTING 5/8" IRON (UNLESS NOTED OTHERWISE)
- NEW 5/8" IRON SET
- COMPUTED POINT



Vicinity Map - Not to Scale



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S31°02'10"E	110.00'
L2	S58°57'49"W	80.00'
L3	N31°02'10"W	110.00'
L4	S58°57'50"W	82.04'
L5	S58°57'50"W	78.00'
L6	S58°57'50"W	78.00'
L7	S58°57'50"W	76.00'
L8	S58°57'50"W	73.83'

CURVE DATA TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.58'	S76°02'10"E	21.21'
C2	15.00'	23.58'	N13°57'47"E	21.21'

**Boundary Map
- A Portion of Sharpe Pointe -
City of Wilson, N.C.**

Scale: 1" = 200'

Date: October 2023

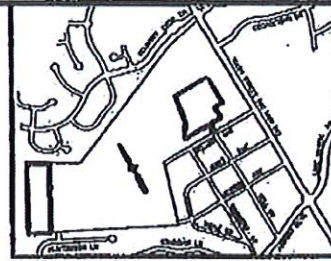
Herring-Sutton & Associates, P.A.
Engineers - Surveyors - Planners

2201 Nash Street NW, Wilson, North Carolina 27806 • (252)291-8887 • NC FIRM #C-2310

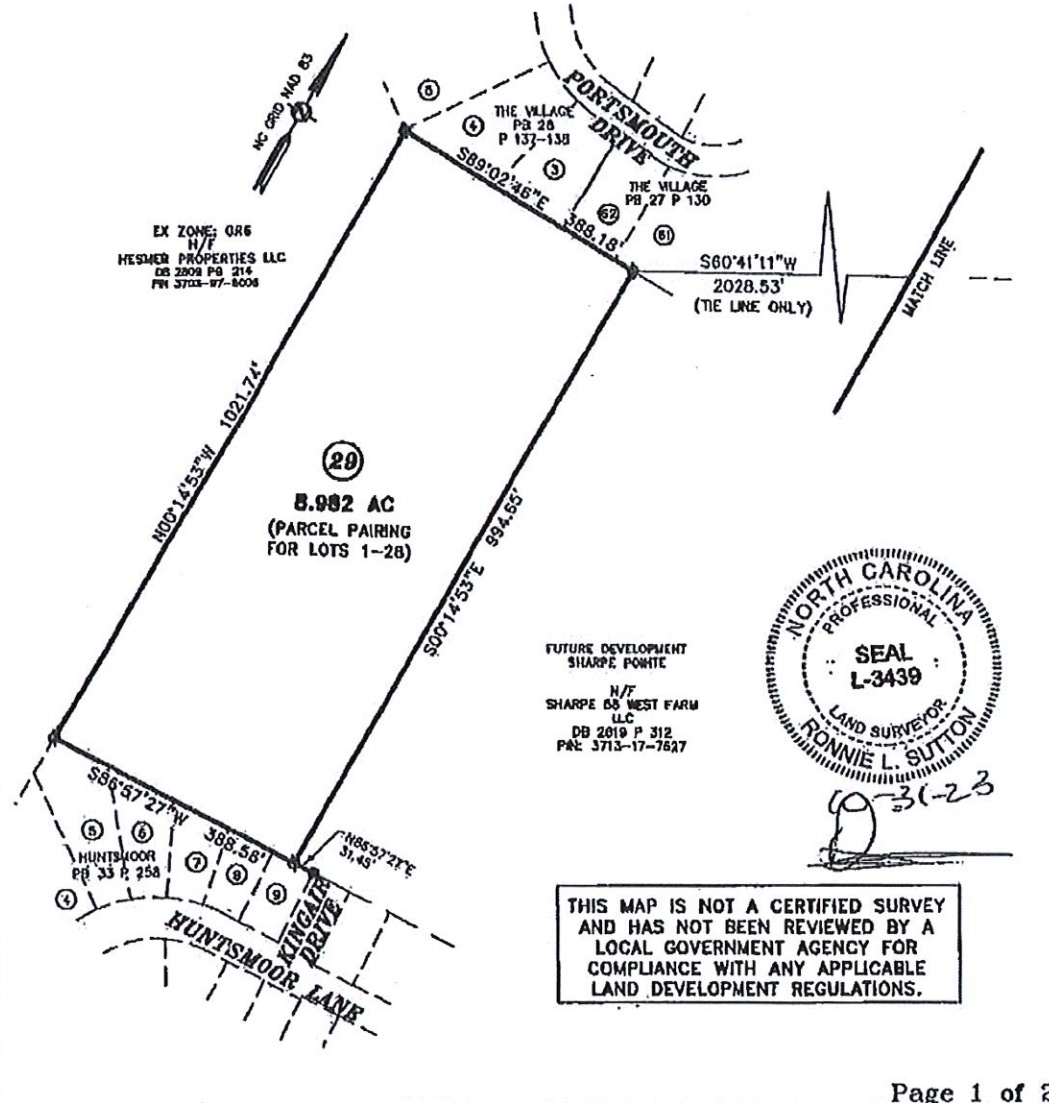
EXHIBIT C

SURVEY SYMBOLS

- ⊙ EXISTING 5/8" IRON (UNLESS NOTED OTHERWISE)
- NEW 5/8" IRON SET
- ⊗ COMPUTED POINT



Vicinity Map - Not to Scale



Boundary Map for
 Lot 29 - Sharpe Pointe - Phase III
 City of Wilson, N.C.

Scale: 1" = 200'

Date: October 2023

Herring-Sutton & Associates, P.A.

Engineers - Surveyors - Planners

2201 Nash Street NW, Wilson, North Carolina 27698 • (252)291-8887 • NC FIRM #C-2310

Beland Avenue – COMP PLAN ANALYSIS

Current land use classification:	Residential
Requested land use classification:	Commercial
Future Land Use Map land use classification:	Mixed Use Office/Employment

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 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 5.1: 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 6.2: 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 7.2: Environmentally sensitive areas should serve as either natural open spaces or passive/active recreational areas where only low-impact development is permitted.

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

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 1.3: 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 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 5.1: 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 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 8.2: A diversified job market that provides employment opportunities for persons with varying educational levels and skill sets is needed and encouraged.

Policy 8.6: 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 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 20.4: 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.

SHARPE 58 WEST FARM LLC

1000 WOODLAND DR NW

WILSON NC 27893-2120

STATE EMPLOYEES CREDIT UNION

WILSON-NASH ST

PO BOX 26807

RALEIGH NC 27611

T G W OF WILSON LLC

4851 NASH ST NW

WILSON NC 27896-7941

DAVIS DEBORAH MARLYNN

4710 NASH ST N

WILSON NC 27896

**Sharpe 58 West Farm,
LLC - Property
SR6 to GR6**

HESMER PROPERTIES LLC

2403 NASH ST W

WILSON NC 27896-1360

MYRICK TOBY MICHAEL MYRICK FARAH
EDWARDS

4315 PORTSMOUTH DR NW

WILSON NC 27896-9520

SHARPE 58 WEST FARM LLC

1000 WOODLAND DR NW

WILSON NC 27893-2120

CLIFTON MOZELL

4017 HUNTSMOOR LN

WILSON NC 27896-8696

BARNES ERIC L JR BARNES LINDA RENEE

8012 PARKER MILL TRL

FUQUAY VARINA NC 27526-5795

SKINNER ASHLEY KATHRYN

4313 PORTSMOUTH DR NW

WILSON NC 27896-9520

WATKINS KIESHA MINIQUE

4011 HUNTSMOOR LN

WILSON NC 27896-8696

FAISON JAMES A

4309 PORTSMOUTH DR NW

WILSON NC 27896-9520

CASALEGNO STEVEN JOSEPH
CASALEGNO TAMARA NICOLE

8100 NC HWY 42 E

SELMA NC 27576

HORNE ANTONIO

4101 HUNTSMOOR LN

WILSON NC 27896-8695

MCLANE LOGAN I MCLANE COURTNEY

4311 PORTSMOUTH DR NW

WILSON NC 27896-9520

EAST RIDGE INVESTMENTS LLC

PO BOX 486

ELM CITY NC 27822

SHARPE 58 WEST FARM LLC

1000 WOODLAND DR NW

WILSON NC 27893-2120

TRUKAWINSKI DAVID S

4013 HUNTSMOORE LN NW

WILSON NC 27896

WISMANN DONALD E WISMANN
JANNA K

4300 HYANNIS DR

WILSON NC 27896

DAVIS NICHOLAS SKYLER

4317 PORTSMOUTH DR NW






















WILSON NC 27896-9520

**Sharpe 58 West Farm,
LLC – Property
SR6 to OS**

Rezoning Request

PINS : 3713-28-5389.000
3713-07-2067.000

From SR6 to GR6 & OS

 Proposed Rezoning	 NMX
 Parcels	 RMX
 Railroads	 IMX
 Parcels selection	 LI
Zoning	 HI
 OS	 RA
 NC	 SR4
 ICD	 SR6
 GC	 GR6
 HC	 UR
 CCNX	 MHR

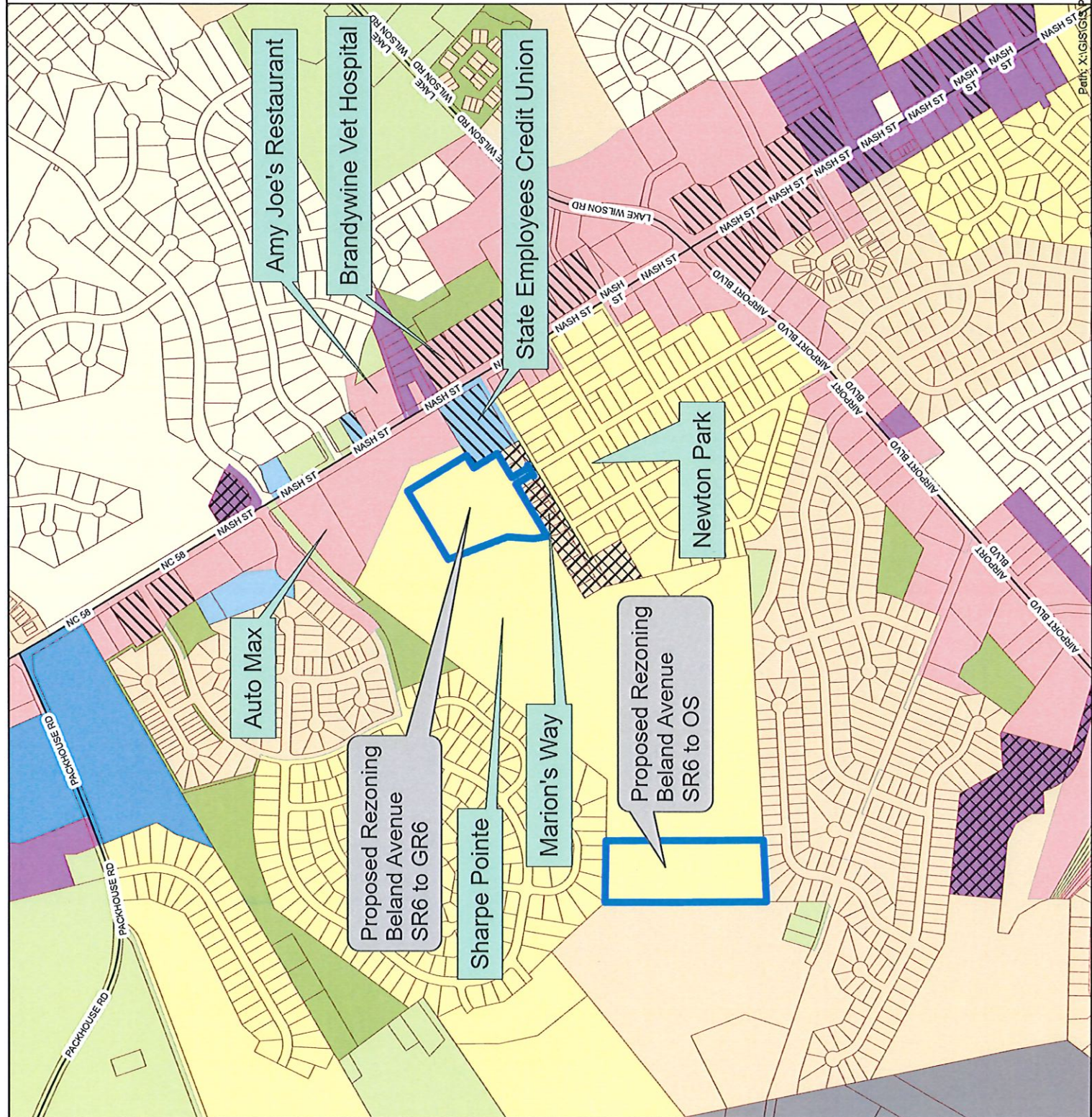
Date: 12/20/2023

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:

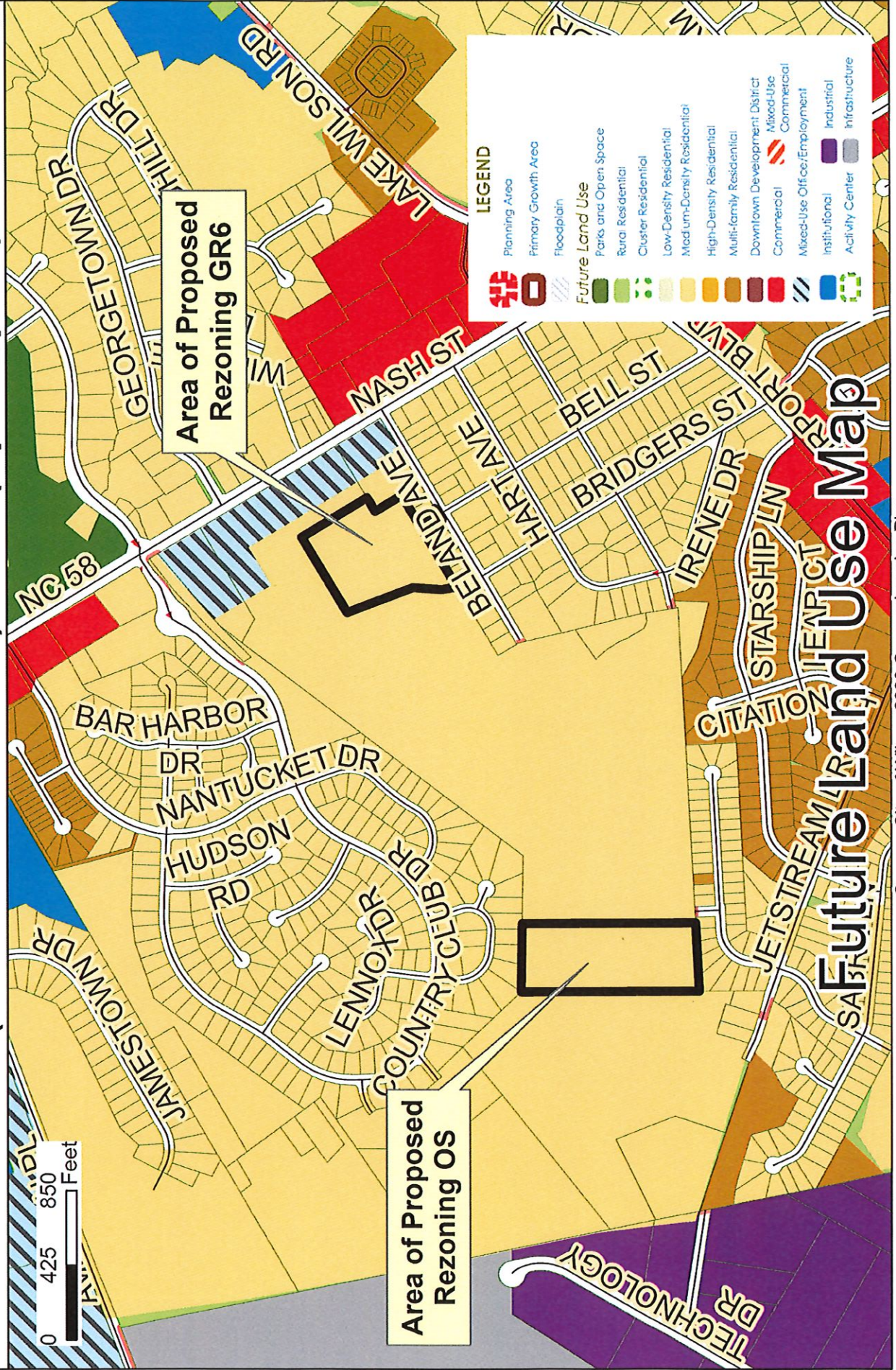
City of Wilson GIS Services
a division of Wilson Planning and Development Services.



REZONING: Wilson Co. Tax Parcels:

PINs: 3713-28-5389.000 & 3713-07-2087.000

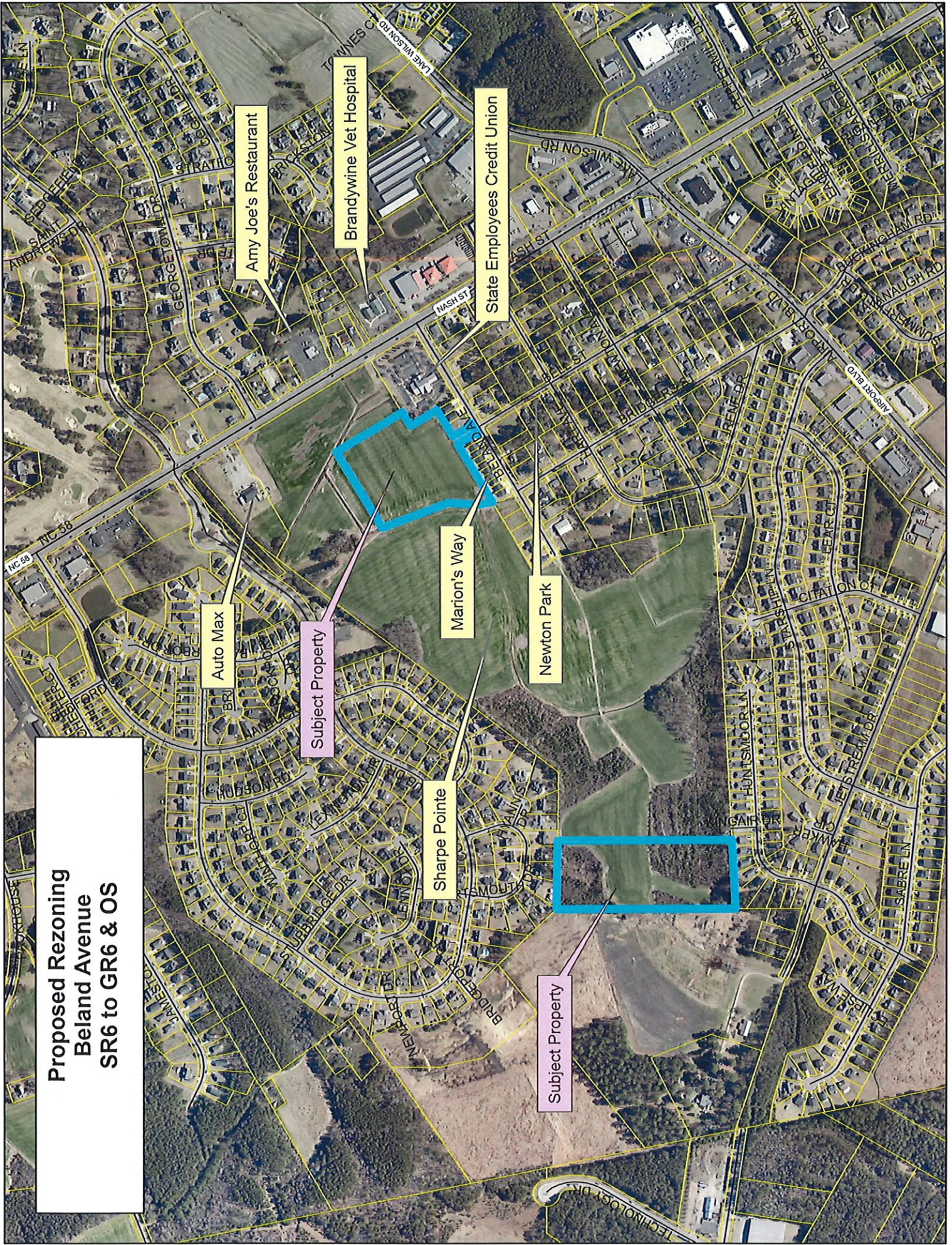
SR6 (Suburban Residential) to
GR6 (General Residential) & OS (Open Space)



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

Source: City of Wilson 2030 Comprehensive Plan

**Proposed Rezoning
Beland Avenue
SR6 to GR6 & OS**



Amy Joe's Restaurant

Brandywine Vet Hospital

State Employees Credit Union

Auto Max

Subject Property

Marion's Way

Newton Park

Sharpe Pointe

Subject Property

USE TYPES	RURAL					SUBURBAN					URBAN							
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
A. RESIDENTIAL																		
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	-	-	-	-	-	-	PS	PS	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	P	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	P	P	P	3.2.8
B. LODGING																		
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	P	
C. OFFICE/SERVICE																		
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
Kennels, Outdoor	PS	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	3.4.4
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	SUP	SUP	P	P	P	P	3.4.5
Personal Services	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	

OS
 GR6
 Does Not Meet Requirements

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

GR6
 OS
 SR6

USE TYPES	RURAL					SUBURBAN					URBAN							
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References
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	
Support Services, Commercial	-	-	-	-	-	-	PS	PS	-	P	-	-	-	-	-	PS	-	3.4.6
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

D. COMMERCIAL/ENTERTAINMENT																		
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References	
Adult Establishment	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	3.5.1
Alcoholic Beverage Sales Store	-	-	-	-	-	P	P	-	-	-	-	-	-	P	-	-	P	
Amusements, Indoor	-	-	-	-	-	P	P	-	P	-	-	-	-	P	P	P	P	
Amusements, Outdoor	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	3.5.2
Billiard/Pool Hall	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Bar/Tavern/Night Club	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	-	SUP	-	3.5.3
Food Truck Court	-	-	-	-	-	PS	PS	PS	PS	-	-	-	-	PS	PS	PS	PS	3.5.13
General Commercial	-	-	-	-	PS	PS	PS	-	-	-	-	-	PS	PS	P	P	P	3.5.4
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	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
Smoke/Vape Shops	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	3.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	P	P	P	-	-	-	-	-	-	P	P	P	
Theater, Outdoor	PS	PS	-	-	-	-	PS	-	-	-	-	-	-	PS	PS	PS	PS	3.5.13

E. CIVIC																		
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References	
Cemetery	PS	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	PS	3.6.1
Civic Meeting Facilities	-	PS	PS/ND	PS/ND	PS	P	P	P	P	-	SUP/ND	SUP/ND	PS	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	PS	PS	P	PS	-	-	-	PS	PS	PS	PS	PS	3.6.4

GR6
 OS
 SR6
 P – Permitted by Right PS – Permitted with Special Standards SUP – Special Use Permit Required Does Not Meet Requirements
 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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References	
Public Recreation Facilities	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	3.6.5
Government Facility/Public Safety Station	SUP	-	SUP	SUP	SUP	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	3.6.6
Religious Institution	P	P	PS	PS	PS	P	P	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	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	RIMX	NIMX	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	PS	PS	3.7.1
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	SUP	SUP	PS	PS	PS	PS	PS	3.7.2
College/University	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	-	-	-
Community Support Facility	-	-	-	-	-	-	PS	PS	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	PS	-	-	3.7.5
Hospital	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Schools – Elementary & Secondary	PS	-	-	-	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	P	P	-
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	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	RIMX	NIMX	IMX	CCIMX	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	-	-	-	PS	PS	PS	PS	3.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	P	P	P	P	-	-	-	SUP	PS	SUP	3.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	-	SUP	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	RIMX	NIMX	IMX	CCIMX	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	-	-	-	-	-	-	-
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	-

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

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

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

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

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