



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 1
City Council Meeting: June 20, 2024

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: **ZONING CHANGE REQUEST (Project #24-175)**
REQUESTED ZONE: HI (Heavy Industrial)
PRESENT ZONE: AR Wilson County
APPLICANT: Wilson County Properties, Inc
PROPERTY OWNER(s): Constance S. & Calvin Russell Eason
PROPERTY ADDRESS: 4355 & 4357 Merck Road, W
PROPERTY SIZE: 1.912 acres
SPECIFIC DESCRIPTION: 3702-06-3214.000 (PIN)
PRESENT USE OF PROPERTY: Agricultural Uses

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: GI-1, GI-2, GI-5, PEP-1, PEP-3, AND PEP-5.

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: PEP-4 AND CGP-1.

BACKGROUND: 1) In Primary Growth Area and Primary Service Area. **2)** Outside city limits. Annexation petition has been received by staff. **3)** Located within the WS4-P Contentnea Creek Watershed Protected Area. Development shall meet the watershed standards. **4)** Not located within the 100-year flood zone and the 500-year flood zone. **5)** The property was deeded to

Constance S. Eason in March 1978 in DB 1152 PG 853. **6)** The proposed property will become part of the Wilson Corporate Park to the north and south pending the annexation of the Paul W. Tomlinson Property. **7)** The proposed HI (Heavy Industrial) has HI to the South and West of it and to the North pending the proposed rezoning. The property to the East is Wilson County AR (Agricultural Residential) across Merck Road. **8)** The City's "Future Land Use Map" in our 2043 Comprehensive Plan is shown as Industrial, the same as the proposed request.

Industrial – This classification is intended for both light and heavy industrial facilities. Typical use types include manufacturing, distribution and supply. Some compatible commercial and service uses are allowed in closer proximity to lower intensity industrial uses. Flex space and office uses may also be considered where allowed.

9) The rezoning supports the continuing efforts of Wilson Economic Development and their efforts to bring more industry and jobs to Wilson. **10)** Staff recommends approval of the petition to rezone to HI (Heavy Industrial).

COORDINATION:

Kathy Bangley, Director, Development Services, 252.206.5289, kbangley@wilsonnc.org.
Janet Holland, Land Development Manager, 252.399.2215, jholland@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)** Survey of Property. **8)** Chapter 2 – Use Table.

PROJECT # 24-175

4355 MERCK ROAD – PROJECT HARBOR ADDITION – COMP PLAN ANALYSIS

Current land use classification: Agriculture

Requested land use classification: Industrial

Future Land Use Map land use classification: Industrial

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy GI-1: Target growth and redevelopment through the 2043 Framework

Policy GI-2: Continue to support community reinvestment efforts in established neighborhoods, commercial centers and corridors, and employment locations

Policy GI-5: Manage public infrastructure, facilities, and services to achieve levels of service and support development and redevelopment in targeted areas

Policy PEP-1: Expand Wilson’s economic base

Policy PEP-3: Support the development of new employment-centered sites and reinvestment in existing areas

Policy PEP-5: Support strategic economic development catalyst projects

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy PEP-4: Continue to foster development of small businesses and support local entrepreneurs

Policy CGP-1: Serve as responsible stewards of environmental resources, protect environmentally sensitive areas, and conserve farmland and agricultural working lands

Proj#24-175 Project Harbor

EON PHARMA LLC DBA EON LABS
13155 NOEL RD #100 LB73
DALLAS TX 75240

EASON CONSTANCE S
4355 MERCK RD
WILSON NC 27893-9607

JOHNSON FREDERICKA ANNE
4346 MERCK RD
WILSON NC 27893-9606

DAVIS ROBERT CHASE
DAVIS AUTUMN CHURCHILL
4455 MERCK RD
WILSON NC 27893

WILSON COUNTY PROPERTIES INC
PO BOX 728
WILSON NC 27894-0728

TOMLINSON PAUL WADE
TOMLINSON CAROL E
4401 MERCK RD W
WILSON NC 27893-9609

OAKEY GEORGE ARTHUR
5831 NC 581 N
KENLY NC 27542-9041

JNR Homes Corporation
12072 Simms Road
Simms, NC 27880

John Robert Dildy
Loretta Dildy
4334 Merck Rd W
Wilson, NC 27893

Rezoning Request

PIN: 3702-06-3214.000

From AR to HI

Proposed Rezoning

- Parcels
- Railroads
- Parcels selection

County Zoning

Zoning

OS	AR	B1	B1-CD	B2	B2-CD	M1	M1-CD	M2	O1	O1-CD	R10-CD	R15MH	R15MH-CD	R15S	R20	R20MH	R30
CCMX	NMX	RMX	IMX	LI	HI	RA	SR4	SR6	GR6	UR	MHR						

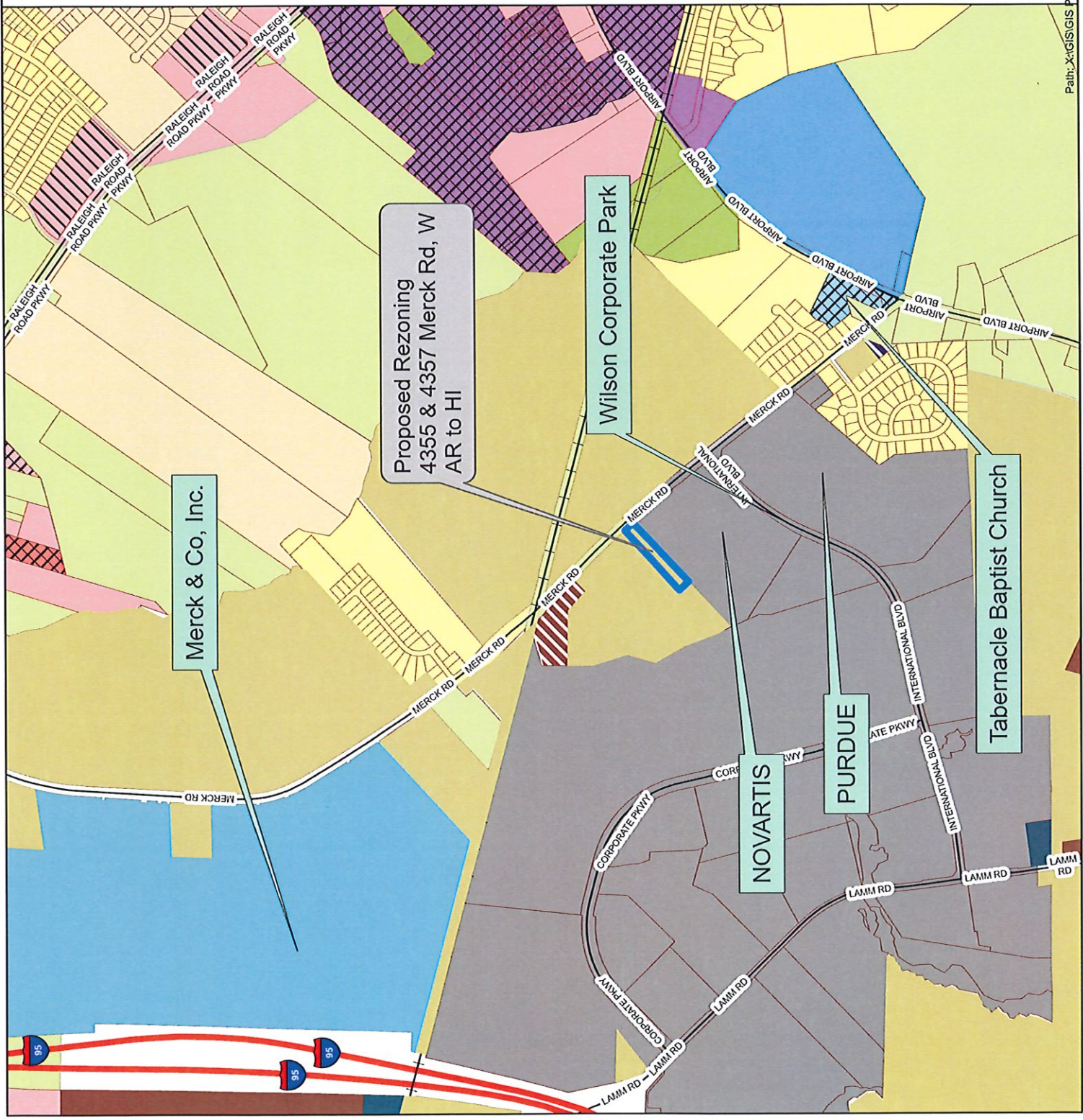
Date: 4/29/2024

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.

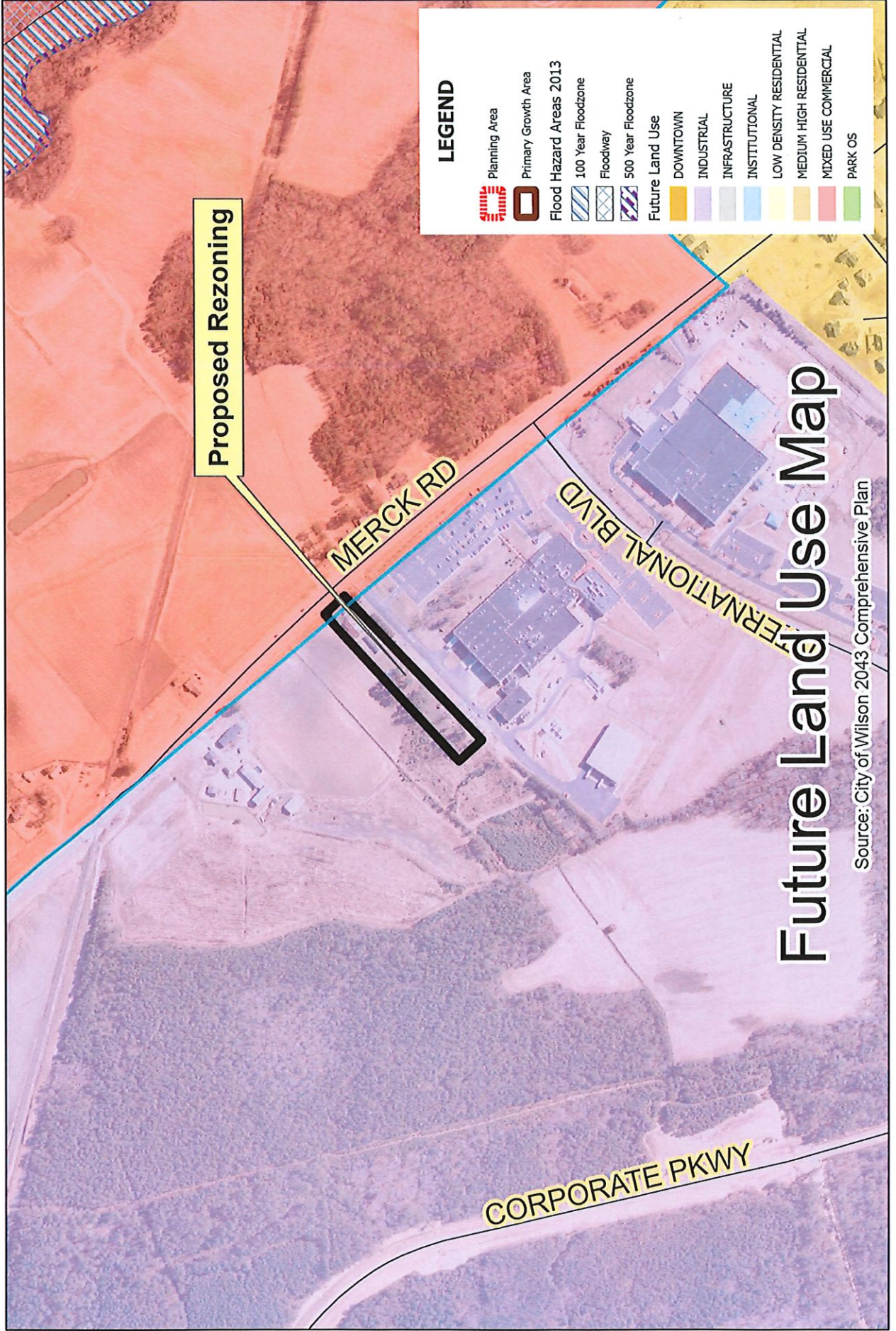


REZONING: Wilson Co. Tax Parcels:

Project Harbor Addition

PIN: 3702-06-3214.000

AR (Agricultural/Rural) to HI (Heavy Industrial)



**Proposed Rezoning
4355 & 4357 Merck Rd, W
AR to HI**

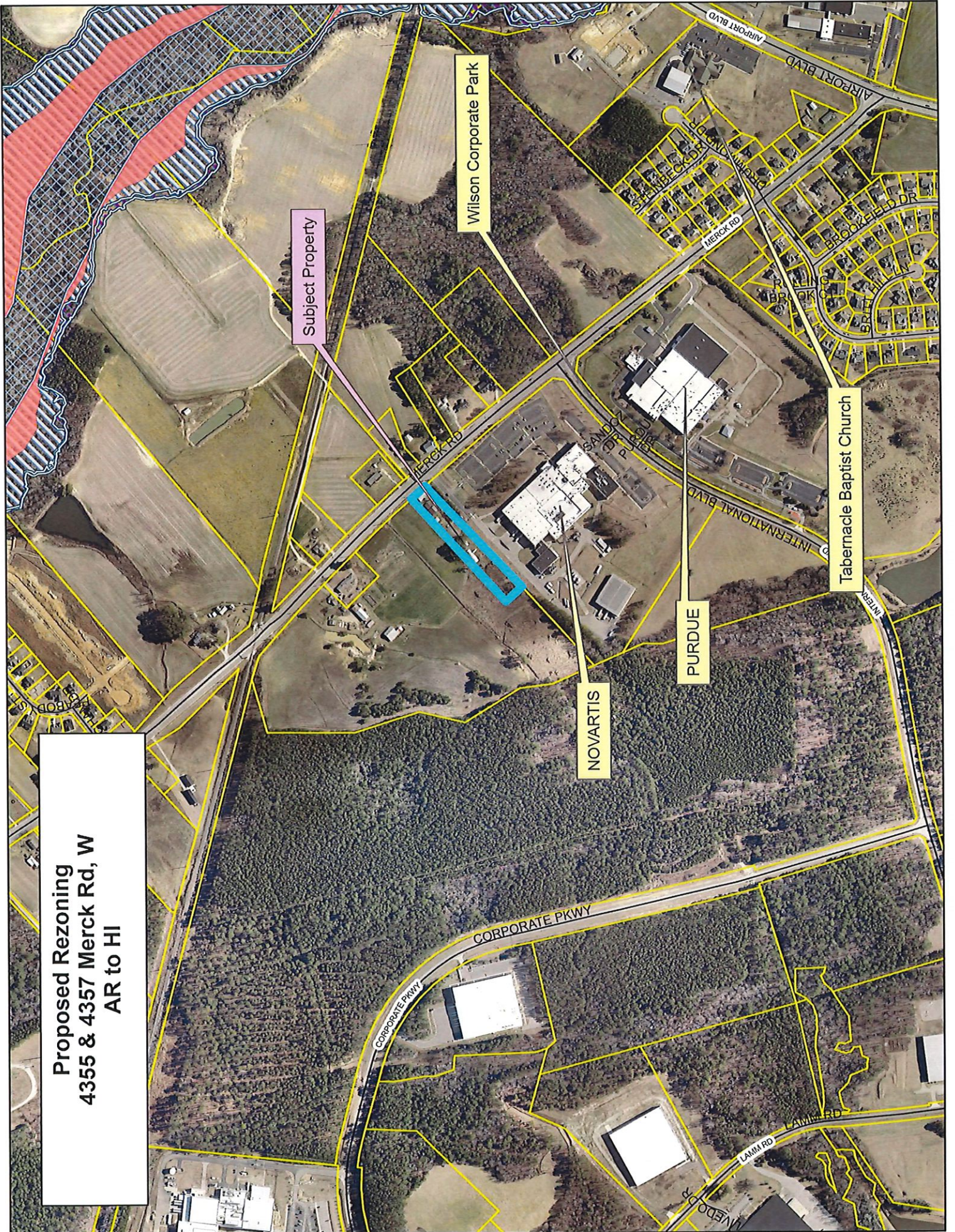
Subject Property

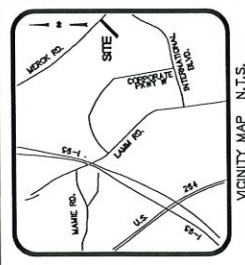
Wilson Corporate Park

Tabernacle Baptist Church

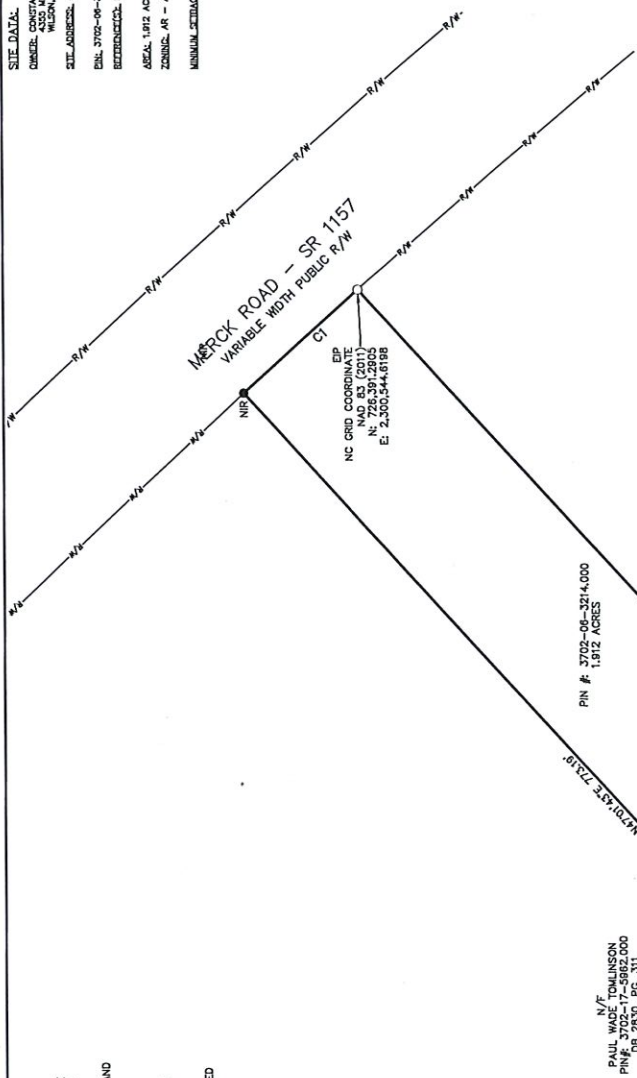
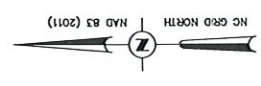
PURDUE

NOVARTIS





SITE DATA:
 OWNER: CONSTANCE S. EASON
 4333 MERCK RD.
 WILSON, NC 27893
 SITE ADDRESS: 4333 MERCK RD
 WILSON, NC 27893
 EAL 3702-06-3214.000
 REFERENCE DEED BOOK 1610, PAGE 619
 AREA: 1.912 ACRES (43,296 FT²)
 ZONING: AR - AGRICULTURE RESIDENTIAL
 MINIMUM SETBACKS: FRONT: 40'
 INTERIOR: 50'
 CORNER: 20' x 20'
 REAR: 1: 20'



SURVEY NOTES:
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT CONSTITUTE A TITLE SEARCH BY GREEN ENGINEERING, PLLC.
 THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.
 AREA COMPUTATION IS BY THE COORDINATE METHOD.
 THIS PROPERTY LIES IN ZONE X, MINIMAL FLOOD RISK, PER FIRM FLOOD INSURANCE RATE MAP & 3752279250K, BOTH FIRMS PANELS DATED APRIL 16, 2013.
 RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.
 NOT ALL IMPROVEMENTS TO THE PROPERTY HAVE BEEN SHOWN.

CURVE TABLE			
CURVE	ARC	RADIUS	CHORD DISTANCE
C1	108.65'	15719.43'	108.65'

NIR
 NC GRID COORDINATE
 MAD 83 (2011)
 N: 726,391,2803
 E: 2,300,544,6196

NIR
 EDN PLATT, LLC
 PIN: 3702-05-3682.000
 DB 1789, PG 786

NIR
 PAUL WADE TOMLINSON
 PIN: 3702-17-3962.000
 DB 2830, PG 311

NIR
 PIN #: 3702-06-3214.000
 1.912 ACRES

SURVEYOR'S CERTIFICATION:
 I, E. LEO GREEN III, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND ACCORDING AS SHOWN HEREON. ALL DIMENSIONS AND DISTANCES ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING UNDER CHAPTER 23, N.C.A.C. (56-1000). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 2ND DAY OF APRIL, A.D., 2024.
 E. LEO GREEN III
 PROFESSIONAL LAND SURVEYOR L-3791
 THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLANS.

BOUNDARY SURVEY

PROPERTY OF
CONSTANCE S. EASON
 DB 1610 PAGE 615

LOCATED IN
WILSON COUNTY, NC
APRIL 2, 2024
 SCALE: **1" = 60'**

GREEN ENGINEERING
 NC FIRM LICENSE: P4015
 WATER, WASTEWATER, SURVEYING, PLANNING, PROJECT MANAGEMENT
 303 LOCUST STREET, SUITE 100
 WILSON, NC 27893
 TEL: (252) 242-6265 FAX: (252) 242-7488 info@greeneng.com

**PRELIMINARY - NOT FOR SALES,
 RECORDATION OR CONVEYANCES**

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	RIMX	NIMX	IMIX	CCIMX	References						
A. RESIDENTIAL	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMIX	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	-	-	-	-	-	-	PS	PS	P	-	-	P	P	P	P	P	P	3.2.2						
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	P	P	P	3.2.8						
B. LODGING	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMIX	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.2						
Dormitory	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-						
Fraternity/Sorority House	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	SUP	-	-	-	3.3.3						
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	-						
C. OFFICE/SERVICE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMIX	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	-						
Home Occupation	PS	-	PS	PS	PS	-	P	P	PS	-	-	PS	PS	PS	PS	PS	PS	3.4.2						
Kennels, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	PS	-	-	PS	PS	PS	PS	3.4.3						
Kennels, Outdoor	PS	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	3.4.4						

P – Permitted by Right PS – Permitted with Special Standards SUP – Special Use Permit Required
 CD – Permitted as part of an Approved Conditional District Only ND – Permitted in New Development Only

HI
 Does not meet requirements

City of Wilson: Unified Development Ordinance – Use Table

USE TYPES	RURAL					SUBURBAN										URBAN				
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References		
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	SUP	P	P	P	P	P	3.4.5		
Personal Services	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-			
Personal Services, Restricted	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-			
Post Office	-	-	-	-	-	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			
Veterinary Clinic	PS	-	-	-	-	PS	PS	PS	-	PS	-	-	-	PS	PS	PS	PS	3.4.3		

D. COMMERCIAL/ENTERTAINMENT	RURAL					SUBURBAN										URBAN				
	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			
Amusements, Outdoor	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.5.2		
Billiard/Pool Hall	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-			
Bar, Tavern, or Nightclub	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	SUP	SUP	3.5.3		
Food Truck Court	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	-	PS	PS	PS	PS	3.5.14		
General Commercial	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	PS	PS	P	P	3.5.4		
Sweepstakes Facilities/Adult Arcade	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.5		
Outside Sales	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	PS	3.5.6		
Outside Sales, Sidewalk Sales	-	-	-	-	-	-	-	-	PS	-	-	-	-	PS	PS	PS	PS	3.5.7		
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	3.5.8		
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Restaurant	-	-	-	-	-	SUP	P	P	P	-	-	-	-	-	-	-	-	3.5.9		
Riding Stables	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Shooting Range, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	-	-	-	3.5.10		
Shooting Range, Outdoor	SUP	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	3.5.11		
Smoke/Vape Shops	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	3.5.12		
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-			
Theater, Outdoor	PS	PS	-	-	-	-	-	PS	-	-	-	-	-	-	PS	PS	PS	3.5.13		

E. CIVIC	RURAL					SUBURBAN										URBAN				
	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		

HI
 Does not meet requirements

P – Permitted by Right **PS** – Permitted with Special Standards **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											
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References																		
Civic Meeting Facilities	-	PS	PS/ND	PS/ND	PS/ND	PS	P	P	P	P	-	SUP/ND	SUP/ND	PS	PS	PS	PS	3.6.2																		
Conference/Convention Center	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	3.6.2																		
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	3.6.5																		
Government Facility/Public Safety Station	SUP	-	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6																		
Religious Institution	P	P	PS	PS	PS	P	P	P	P	-	PS	PS	PS	PS	PS	PS	PS	3.6.7																		
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	SUP	-	-	-	-	-	SUP	-	3.6.8																		

F. EDUCATIONAL/INSTITUTIONAL	RURAL												SUBURBAN												URBAN											
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	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	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	3.7.3																		
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	-	-	-	-	-	-	-	3.7.5																		
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	3.7.6																		
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	3.7.6																		

G. AUTOMOTIVE	RURAL												SUBURBAN												URBAN											
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	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	-	-	-	-	-	-	-	3.8.2																		
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	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	PS	SUP	3.8.6																		
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	-	P	-	-	-	-	-	-	-	3.8.7																		

H. INDUSTRY/WHOLESALE/STORAGE	RURAL												SUBURBAN												URBAN											
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References																		
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7																		

PS – Permitted by Right PS – Permitted with Special Standards SUP – Special Use Permit Required
 CD – Permitted as part of an Approved Conditional District Only ND – Permitted in New Development Only

HI
 Does not meet requirements

City of Wilson: Unified Development Ordinance – Use Table

USE TYPES	RURAL					SUBURBAN										URBAN				
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References		
Distillery	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-		
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	3.9.1		
Industry, Light	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-		
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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	-		
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	-	-	-	-	-	-	-	-		

I. AGRICULTURE	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	3.10.1
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	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12

HI
 Does not meet requirements

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