



CITY OF WILSON

Planning & Design Review Board Agenda Session

Agenda Item #: 2

City Council Meeting: September 17, 2020

**TO:** Planning & Design Review Board

**FROM:** Land Development Staff

**SUBJECT:** ZONING CHANGE REQUEST (Project #20-182)

REQUESTED ZONE: RMX (Residential Mixed-Use)

PRESENT ZONE: GC (General Commercial)

APPLICANT: Ron Sutton for Herring-Sutton and Associates, PA

PROPERTY OWNER(s): The Wilson Area Young Mens Christian Association

PROPERTY ADDRESS: 2832 Wooten Blvd., SW, 2840 Wooten Blvd., SW and portion of 2826 Wooten Blvd., SW

PROPERTY SIZE: approximately 12.34 acres combined

GENERAL DESCRIPTION: Property is located on the east side of Wooten Boulevard

SPECIFIC DESCRIPTION: 3702-594871.000, 3701-98-6258.000, and portion of 3701-97-7371.00 (PINs)

PRESENT USE OF PROPERTY: Vacant undeveloped

**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: 1.1/1.3/2.1/2.2/2.5/5.1/6.1/6.3/7.6/7.7/22.1/28.1/28.2/32.1**

**I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 5.2/6.2/6.5/30.3**

**BACKGROUND:** **1)** In Primary Growth Area and the Primary Service Area. **2)** Inside city limits. **3)** Significantly within the WS4-C Watershed/Contentnea Creek Watershed

Protection Area and a small portion within the WS4-P Watershed/Contentnea Creek Watershed Protection Area. Shall meet the watershed requirements for development.

4) Not within the 100-year flood zone or the Special Flood Hazard Conservation Area.

5) The Wilson YMCA has owned the property as per Plat Book 38 Page 62 since May 19, 2010. This property was a portion of the Forest Hills Business Center Lots 11 & 41.

6) The property currently has no structures nor any services to the site. 7) The properties along Wooten Blvd, NC 42 West and Forest Hills Road that adjacent these properties are GC zoned. These area businesses include a medical and dental facilities/offices, medical apparatuses, commercial contractors, insurance offices, as well as, retail businesses.

There are also residentially zoned properties in this area that are existing or under construction to the west and south of Wooten Blvd. 8) The City's "Future Land Use Map" in our Comprehensive Plan shows this property and some adjacent properties as "Medium-Density Residential" classification.

***Medium-Density Residential*** – Single-family detached subdivisions developed at a density between two to four dwelling units per acre. Some high density residential development can be included as part of a master-planned development.

Additional adjacent properties are shown as "Mixed-Use Office/Employment" classification.

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

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**FISCAL IMPACT:** 1) The source of the following information is the "Cost of Land Uses Fiscal Impact Analysis" prepared for the City by the consulting firm TischlerBise and dated February 4, 2008. 2) The study evaluated six residential land use prototypes on an annual cost-benefit basis: single-family low land value, single-family medium land value, single-family high land value, single-family infill, duplex, and multi-family. 3) The land use most-closely associated with the subject request is single-family medium land value. 4) According to the study, single-family medium land value developments produce a net surplus of \$277 per unit.

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**COORDINATION:** Janet Holland, Land Development Manager, 252.399.2215, [jholland@wilsonnc.org](mailto:jholland@wilsonnc.org).

**ATTACHMENTS:** 1) Application. 2) Comp Plan Analysis. 3) List of those receiving notice. 4) Area Zoning Map. 5) Future Land Use Map. 6) Aerial. 7) Chapter 2 Use Table.

**PROJECT # 20-0000182**

**APPLICATION FOR ZONING AMENDMENT**

**Owner & Petitioner Information:**

Name of Property Owner (s) THE WILSON AREA YOUNG MENS CHRISTIAN ASSOCIATION

Address of Property Owner 3436 C AIRPORT BLVD.

City WILSON State NORTH CAROLINA Zip 27896

**Owner & Petitioner Information:**

Name of Property Owner (s) THE WILSON AREA YOUNG MENS CHRISTIAN ASSOCIATION

Address of Property Owner 3436 C AIRPORT BLVD.

City WILSON State NORTH CAROLINA Zip 27896

Name of Petitioner: CORBETT FAMILY INVESTMENTS, INC.

Address of Petitioner 3000 NASH STREET N.

City WILSON State NORTH CAROLINA Zip 27896

Phone 252-237-9411 Email tcorbett@1stventureproperties.com

**CONTACT PERSON: RON SUTTON, PE**

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

Email: rsutton@herring-sutton.com

**PROPERTY INFORMATION:**

Address/Location 2832 WOOTEN BLVD SW

City: WILSON State: NORTH CAROLINA Zip: 27896

Property Identification Number (PIN) 3701-98-9072

Current Zoning District(s) GC GENERAL COMMERCIAL

Proposed Zoning District(s) RMX RESIDENTIAL/COMMERCIAL MIXED USE

Total Acreage Included in Rezoning: 10.5734 AC

Other Description LOT 11 PLAT BOOK 38 PAGE 62 WILSON COUNTY REGISTRY

**APPLICATION FOR ZONING AMENDMENT**

**PROPERTY INFORMATION:**

Address/Location 2840 WOOTEN BLVD SW AND PORTION OF 2826 WOOTEN BLVD SW

City: WILSON State: NORTH CAROLINA Zip: 27896

Property Identification Number (PIN) 3701-98-6258 & PORTION OF 3701-97-7374

Current Zoning District(s) GC GENERAL COMMERCIAL

Proposed Zoning District(s) RMX RESIDENTIAL/COMMERCIAL MIXED USE

Total Acreage Included in Rezoning: 1.77 AC

Other Description LOT 41 AND PORTION OF LOT # R-1 AND R-3 PLAT BOOK 38 PAGE 62 WILSON COUNTY REGISTRY

**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:

**SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF WOOTEN BLVD. SOUTH OF BADCOCK FURNITURE AND FRED'S FOOD CLUB AND WEST OF THE WILSON COUNTY ABC STORE. A LARGE PORTION OF THIS TRACT OF LAND WAS ASSEMBLED FOR NEW YMCA, WHICH HAS RECENTLY DECIDED TO BUILD THEIR NEW COMPLEX DOWNTOWN ON THE CURRENT BB&T SITE ON NASH STREET. THE REMAINING PORTIONS OF THE PROPERTY ARE ADJACENT THERETO AND PRIMARILY ADJACENT TO WOOTEN BLVD. THE PROPOSED RMX ZONING WILL ALLOW A MIX OF BOTH COMMERCIAL AND HIGHER DENSITY RESIDENTIAL USES.**

2. Explain how this rezoning will conform to the comprehensive plan, or, if it won't, explain why the comprehensive plan should be changed to allow the rezoning:

**THE PROPOSED REZONING WILL CONFORM WITH THE COMPREHENSIVE DEVELOPMENT PLAN IN THAT THE REZONING WILL ALLOW A MIXTURE OF HIGHER DENSITY RESIDENTIAL USES IN CLOSE PROXIMITY TO BOTH COMMERCIAL AND SERVICES ORIENTED USES, THAT ALLOW FOR NON-VEHICULAR ACCESS.**

**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):

**ALL CONDITIONS WILL REMAIN THE SAME.**

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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).

**ALLOW ALL PERMITTED LAND USES ALLOWED IN A RMX ZONING DISTRICT WITH THE EXCEPTION OF TWO FAMILY DWELLING UNITS.**

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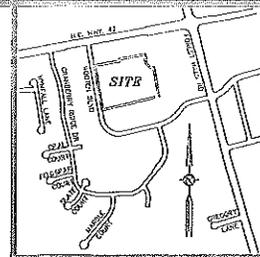
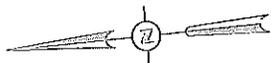
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**Rezoning Description for  
Corbett Family Investments, LLC**

BEGINNING at a point on the easterly right-of-way of Wooten Boulevard, said Point of BEGINNING being the southwesterly most corner of Lot #2C, as shown on a plat entitled "Minor Subdivision Plat Forest Hills Commercial Center" (recorded in Plat Book 35 Page 175-176 of the Wilson County Registry); thence from said Point of BEGINNING S 84°14'11" E 369.53' to a point; thence N 05°51'16" E 27.00' to a point; thence S 84°14'22" E 385.14' to a point; thence S 05°55'41" W 128.88' to a point; thence S 29°56'46" E 96.30' to a point; thence S 84°08'23" E 43.88' to a point; thence S 05°51'04" W 436.83' to a point; thence N 87°16'04" W 590.33' to a point; thence N 86°54'44" W 264.74' to a point; thence along the abovementioned easterly right-of-way of Wooten Boulevard N 05°45'49" E 660.53' to the Point of BEGINNING and containing 12.41 acres.



Vicinity Map  
Not to Scale

N/F  
WILSON COUNTY ABC BOARD  
DB 1846 P 663  
PIN: 3711-07-663  
EX ZONE: GC

N/F  
J W HARRISON FAMILY LLC  
DB 1629 P 304  
PIN: 3701-97-7374  
EX ZONE: GC

N/F  
NEW SUNRISE PROPERTY LLC  
DB 2604 P 55  
PIN: 3711-07-4514  
EX ZONE: GC

N/F  
R&D LLC  
DB 1795 P 463  
PIN: 3711-07-3501  
EX ZONE: GC

N/F  
BUNN-EAGLE FARMS LLC  
DB 1902 P 880  
PIN: 3711-07-1513  
EX ZONE: GC

N/F  
DS RENTALS LLC  
DB 2225 P 695  
PIN: 3711-07-0562  
EX ZONE: GC

N/F  
J W HARRISON  
FAMILY LLC  
DB 1629 P 304  
PIN: 3701-97-7374  
EX ZONE: GC

S05°51'04"W 436.83'

S05°55'41"W 128.88'  
96.30'  
S29°56'46"E

**PROPOSED ZONE: RMX-CD**  
**EXISTING ZONE: GC**

**12.41 Acres**

THE WILSON AREA YOUNG MEN'S  
CHRISTIAN ASSOCIATION  
DB 2407 P 130  
PIN: 3701-98-9072  
EX ZONE: GC

27.00'  
N05°51'16"E

N/F  
BARRY ALTMAN  
DB 2818 P 485  
PIN: 3701-98-8434  
EX ZONE: GC

N/F  
JAMES A HUDSON  
DB 2704 P 854  
PIN: 3701-98-8550  
EX ZONE: GC

LOT #2C  
FOREST HILLS  
COMMERCIAL CENTER  
PB 35 P 175-176

J W HARRISON  
FAMILY LLC  
DB 1629 P 304  
PIN: 3701-98-6258  
EX ZONE: GC

J W HARRISON FAMILY LLC  
DB 1629 P 304  
PIN: 3701-97-7374  
EX ZONE: GC

N05°45'49"E 660.53'

**WOOTEN BOULEVARD**

20PROJ/8440-Q

# Rezoning Request for Corbett Family Investments, LLC

Scale: 1"=100'

Date: August 2020

## Herring-Sutton & Associates, P.A.

Engineers - Surveyors - Planners

Firm License #C-2310

2201 Nash Street NW  
Wilson, NC 27886

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

## 2800 Block of Wooten Blvd – COMP PLAN ANALYSIS

Current land use classification: General Commercial

Requested land use classification: Residential Mixed-Use

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 2.5:** 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 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 6.3:** Infill developments are encouraged as these types of developments have been shown, through study, to maximize existing services and have a lower impact on public infrastructure and service costs in comparison to new developments.

**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 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 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 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 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.

ADAMS ADAM FRED  
PO BOX 1988  
ROCKY MOUNT, NC 27802

AIM OF GOLDSBORO LLC  
203 COX BLVD  
GOLDSBORO, NC 27534

BEACON REAL ESTATE ASSOC LLC C/O  
EDDIE WHITE  
572 NC 96 HWY E  
YOUNGSVILLE, NC 27596-8865

BKC PROPERTIES II LLC  
850 JOHNS HOPKINS DR  
GREENVILLE, NC 27834

BUNN EAGLES FARM LLC  
2231 NASH ST NW STE D  
WILSON, NC 27896-1783

DEW RAE H & THORNE JEAN 1/3EA  
RUFFIN HARVEY B JR ETAL 1/3  
136 CANTERBURY RD NW  
WILSON, NC 27896-1386

DS RENTALS LLC  
2806B WOOTEN BLVD  
WILSON, NC 27893

HUDSON JAMES H & FLEETWOOD  
FARMS LLC  
2105 CLOVERFIELD LN  
EASTOVER, NC 28312

J W HARRISON FAMILY LLC  
136 CANTERBURY RD NW  
WILSON, NC 27896-1386

JUWA INVESTMENTS LLC  
6932 GRASSY ISLAND RD  
WADESBORO, NC 28170-7259

NEW SUNRISE PROPERTIES LLC  
3227 SPOTTSWOOD ST  
RALEIGH, NC 27615

PROPCO LLC  
PO BOX 10907  
GOLDSBORO, NC 27532

R&D LLC  
PO BOX 1548  
WILSON, NC 27894-1548

RHGC WILSON LLC  
223 US HWY 70 E STE 100  
GARNER, NC 27529

THE FALLS I LLC  
6741 MARANATHA DR  
ROCKY MOUNT, NC 27804-8335

THE WILSON AREA YOUNG MENS  
CHRISTIAN ASSOCIATION  
3436 C AIRPORT BLVD  
WILSON, NC 27896

WILSON COUNTY ABC BOARD  
P O BOX 7290  
WILSON, NC 27895

WILSON COUNTY FARM BUREAU INC  
2853 WOOTEN BLVD SW  
WILSON, NC 27893-8625

# Rezoning Request 2800 Block of Wooten Blvd GC to RMX-CD

 Proposed Rezoning  
 Parcels

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

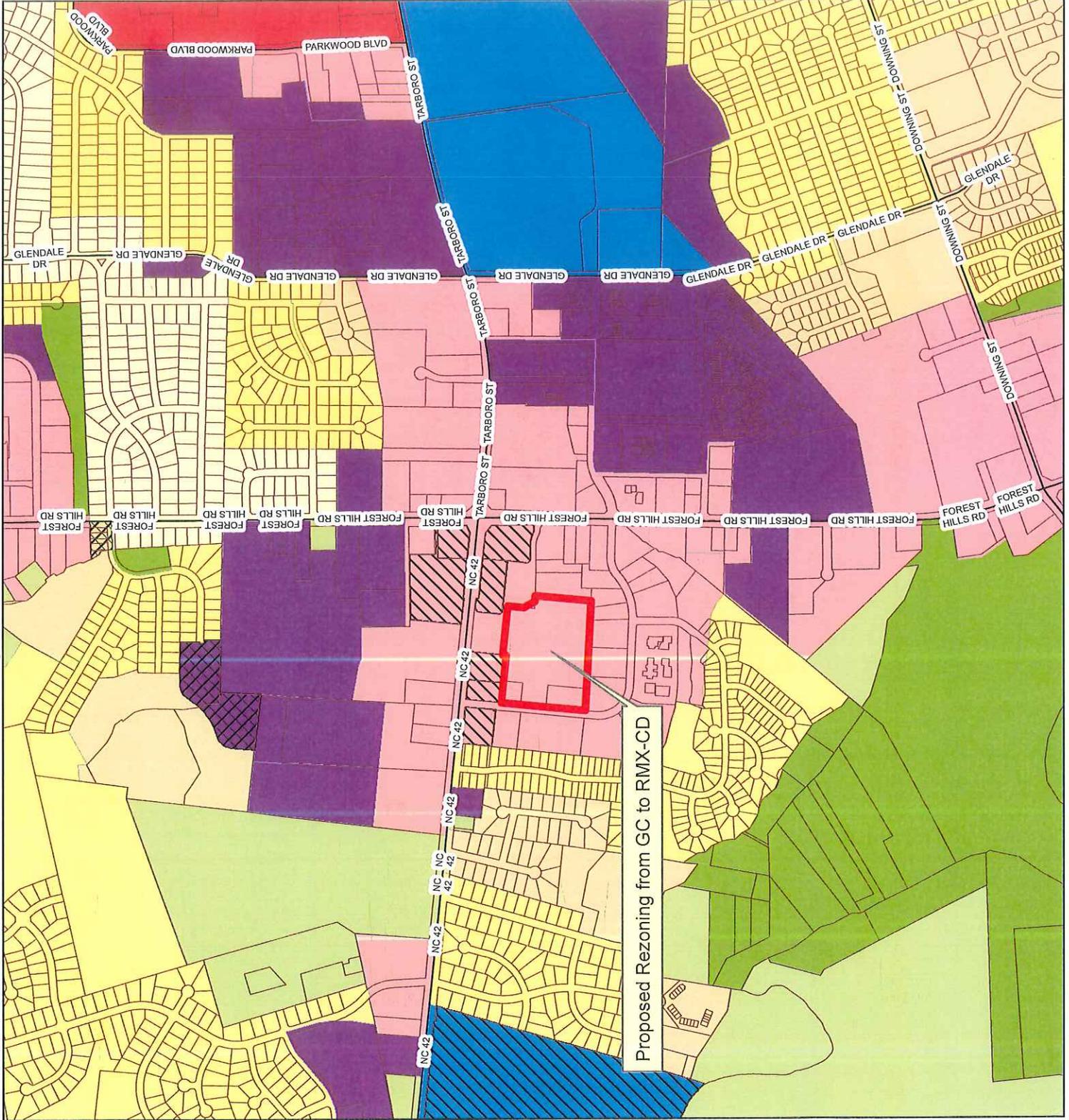
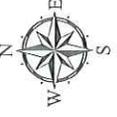
Date: 8/27/2020

**Map Disclaimer:**

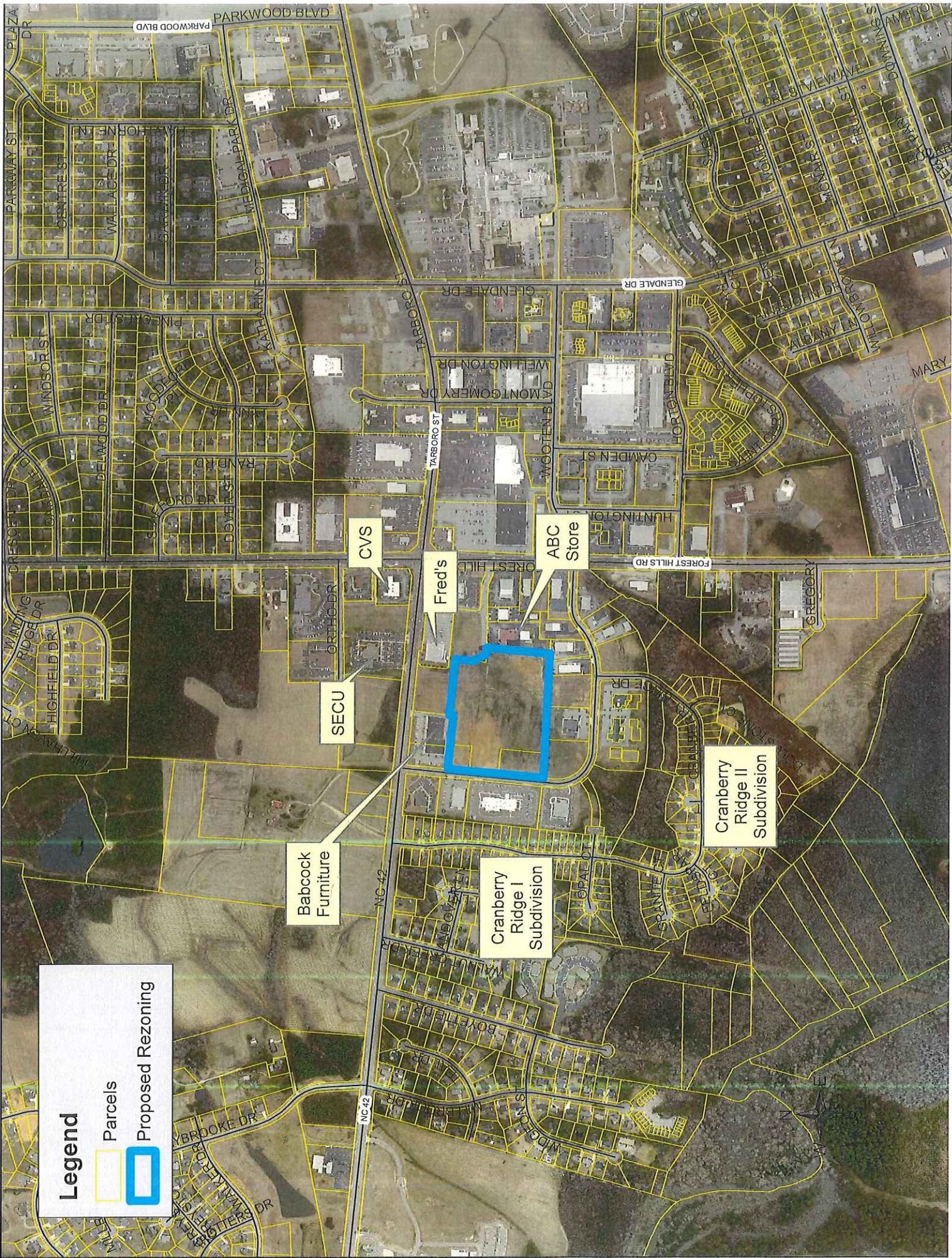
This map is for informational purposes only. The map is NOT of land survey quality and is NOT suitable for such use. The City of Wilson assumes no liability arising from the use of the map.

**Prepared by:**

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







**Legend**

- Parcels
- Proposed Rezoning

Babcock Furniture

SECU

CVS

Fred's

ABC Store

Cranberry Ridge I Subdivision

Cranberry Ridge II Subdivision







USE TYPES	SUBURBAN										URBAN								
	RURAL	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMIX	CCIMX	References
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	P	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	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMIX	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	-
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	RMIX	NMIX	IMIX	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	-	-	-	-	-	-	-	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	RMIX	NMIX	IMIX	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	-
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	3.9.4

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   
 GC   
 RMX-CD   
 Does Not Meet Requirements

