



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 4
City Council Meeting: March 19, 2026

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: **ZONING CHANGE REQUEST (Project LD-26-0009)**
REQUESTED ZONE: GC (General Commercial)
PRESENT ZONE: HI (Heavy Industrial) and RA (Rural Agricultural)
APPLICANT: Green Engineering, PLLC
PROPERTY OWNER(s): Wilson County & Edmundson Farm Properties, LLC
PROPERTY ADDRESS: 4074 Exchange Place SE
PROPERTY SIZE: 74.532 acres
SPECIFIC DESCRIPTION: 3740-02-9565, 3740-02-9148, 3730-86-4309, and a portion of 3740-21-6461 (PINs)
PRESENT USE OF PROPERTY: Vacant and Under Development

STAFF RECOMMENDATION: 1) Approval as requested. 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-6

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: GI-2, GI-5, PEP-3, PEP-4, CGP-1, and CATC-4

BACKGROUND: 1) In Primary Growth Area and the Secondary Service Area. 2) Outside city limits and annexation will be required for water and sewer services. 3) Not located within a Watershed Protected Area. 4) The property is within 100-year, and the 500-year flood zones.

5) The property is being developed with Wilson Community College and the Biomanufacturing Education and Skills Training (BEST) Center of Eastern North Carolina. The properties are adjacent to Campus 587, an 800-acre industrial park, off I-587, formerly US-264. **6)** The proposed GC zoning district is adjacent to HI to the North and East, and RA to the West and South. **7)** Staff have received a plat for the property to be recombined and is currently under review by the Technical Review Committee. **8)** The City's "Future Land Use Map (FLUM)" in our 2043 Comprehensive Plan categorizes the city into shows this area as Industrial which is defined as follows:

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 2043 Comprehensive Plan Policy GI-1 states, *"The Framework builds on the foundations and character of existing places and provides new opportunities for an expanding Wilson. New development and redevelopment should reinforce Wilson's historic land use patterns to create a more connected network of neighborhoods, employment centers, and shopping and recreational destinations. 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."* Although the FLUM indicates a significant portion of this property as industrial, this area as General Commercial will support the adjacent industrial park (Campus 587) with the Wilson Community College BEST Center and future commercial development.

10) In Policy GI-2 continues with, *"To maximize existing infrastructure investments, create a more cohesive built environment, reduce the potential for sprawl development, and support the renewal of aging properties, the City will continue to facilitate and reinvest in established area (neighborhoods...)"* Also Policy GI-5 states, *"Manage public infrastructure, facilities, and services to achieve levels of service and support development and redevelopment in targeted areas."* In support of Policies GI-2 and GI-5, utility infrastructure is nearby and along portions of NC 58 and is be extended to the property.

11) Collaboratively, Policies PEP-1, PEP-3, and PEP-6 add, *"The City will support efforts to expand the local economic base of manufacturing, banking, technology, pharmaceutical, and other clean growth industries."* Also it will, *"Support the development of new employment-centered sites and reinvestment in existing areas and focus on educational excellence and supporting workforce development."* This rezoning will also support the enhancement of the greater Wilson economy by empowering our future workforce.

11) Staff recommends approval of the request.

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)** Comp Plan Analysis. **2)** List of those receiving notice. **3)** Area Zoning Map. **4)** Future Land Use Map. **5)** Aerial. **6)** Aerial with Flood. **7)** Survey of Property. **8)** Chapter 2 Use Table.

PROJECT LD-26-0009



Application for Zoning Map Amendment

Development Services
112 Goldsboro Street E., Wilson, NC 27893
PO Box 10, Wilson, NC 27894
252-399-2220
www.wilsonnc.org

The following must be submitted with one [1] copy of a Zoning Map Amendment Application:

1. A filing fee in accordance with the City of Wilson fee schedule
2. A metes and bounds legal description of the property to be rezoned.
3. A map, drawn to an engineer's scale, on 8 1/2 x 11 sheet or larger, showing the following:
 - a. The property, with bearings and distances of property lines as shown.
 - b. A location map drawn to a scale of 1"=400' [if the main map is not drawn to that scale]
 - c. A point of beginning at the nearest intersection of two public streets. Show all street names.
 - d. Date, north arrow, graphic scale.
 - e. Any boundaries of the floodplain or floodway that cross the property.

Property Owner[s]: Wilson County

Mailing Address: P.O. Box 1728 Wilson, NC 27893

Phone: (252) 399-2803 Email: rhunt@wilsoncountync.gov

Name of Petitioner: Green Engineering, PLLC

Mailing Address: 303 Goldsboro St. E Wilson, NC 27893

Phone: (252) 237-5365 Email: elg3@greeneng.com

Contact Person: Jonathan Meade

Phone: (252) 237-5365 Email: j.meade@greeneng.com

Property Address: 4074 Exchange Place Wilson, NC 27893

Current Zoning District: HI (County) and RA (Edmundson) Proposed Zoning District: GC

PIN: 3740-02-9565, 3740-02-9148, portion of 3740-21-6461 Total Acreage Included in Rezoning: 74.532 Acres

Other Description:

Wilson County properties are currently being reviewed for recombination. Edmundson Farm Properties, LLC, 1200 Nash St N Wilson, NC 27893 PIN# 3730-86-4309 lot also to be rezoned from RA to GC as part of the overall 587 Exchange development.

Since the current Zoning Map is the product of careful investigation and analysis, it is presumed to be sound in its present state, 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].

Explain why this property should be rezoned:

The overall site development for the Campus at 587 was originally zoned HI for industrial uses. A portion of the development is proposed to rezone to GC (general commercial) to better conform to the proposed uses for that particular section of development. The area to be re-zoned is geographically confined with an existing pond to the south, floodplain to the east which would limit industrial development. Edmundson Farm Properties, LLC lot currently zoned RA to the north is planned as part of the 587 Exchange development and proposed to also rezone to GC.

Explain how this rezoning will conform to the comprehensive plan, or, if it will not, explain why the comprehensive plan should be changed to allow the zoning:

In discussion with the City of Wilson, the property to be re-zoned to GC would better conform to general commercial development. The property owned by others to the north are currently working with the County and rezone along with the overall GC development with a proposed regional stormwater pond to serve all of the developable lots and a conservation area as part of the overall 587 Exchange Development plans submitted to the City for stormwater review and approval.

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

The proposed overall 587 Exchange Development will allow better use of the developable lots with a common drive and regional stormwater control.

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

The re-zoning to GC will allow better use of the area to attract desired businesses with additional tax base.

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]:

E. Leo Green III
Signature

01/05/2026
Date

E. Leo Green
Print Name

Jonathan L. Meade
Signature

01/05/2026
Date

Jonathan L. Meade
Print Name

Property Owner[s]:

Ron Hunt
Signature

01/05/2026
Date

Wilson County (Ron Hunt, County Manager)
Print Name

Haywood Edmundson IV
Signature

01/05/2026
Date

Edmundson Farm Properties, LLC (Registered Agent: Haywood Edmundson, IV)
Print Name

4074 Exchange Place – COMP PLAN ANALYSIS

Current land use classification: Heavy Industrial and Rural Agricultural

Requested land use classification: General Commercial

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-6

Focus on educational excellence and supporting workforce development

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

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-3

Support the development of new employment-centered sites and reinvestment in existing areas

Policy PEP-4

Continue to foster development of small businesses and support local entrepreneurs

Policy CGP-1

Sever as responsible stewards of environmental resources, protect environmentally sensitive areas, and conserve farmland and agricultural working lands

Policy CATC-4

Provide adequate public safety services

WILSON COUNTY
PO BOX 1728
WILSON NC 27893

HIGHWAY 58 WILSON LLC
8027 FORSYTH BLVD
ST LOUIS MO 631051706

VICK LAND LLC
11124 CHRISTIAN RD
WILSON NC 27896

WOODARD WILLIAM MOSES JR-
HEIRS WOODARD FREDERICK
HOLMES
PO BOX 1088
WILSON NC 27894

BEBA MANAGEMENT LLC C/O
ROBERT R BRUNSON III
7908 RIPPLESTIR COURT
RALEIGH NC 27615

THE MARGARET PATTESON
CHAPMAN 2002 REVOCABLE TRUST
DIXON ELIZABETH PATTESON
1200 NASH ST N
WILSON NC 278932408

PROPOSED REZONING - 4074 Exchange Place



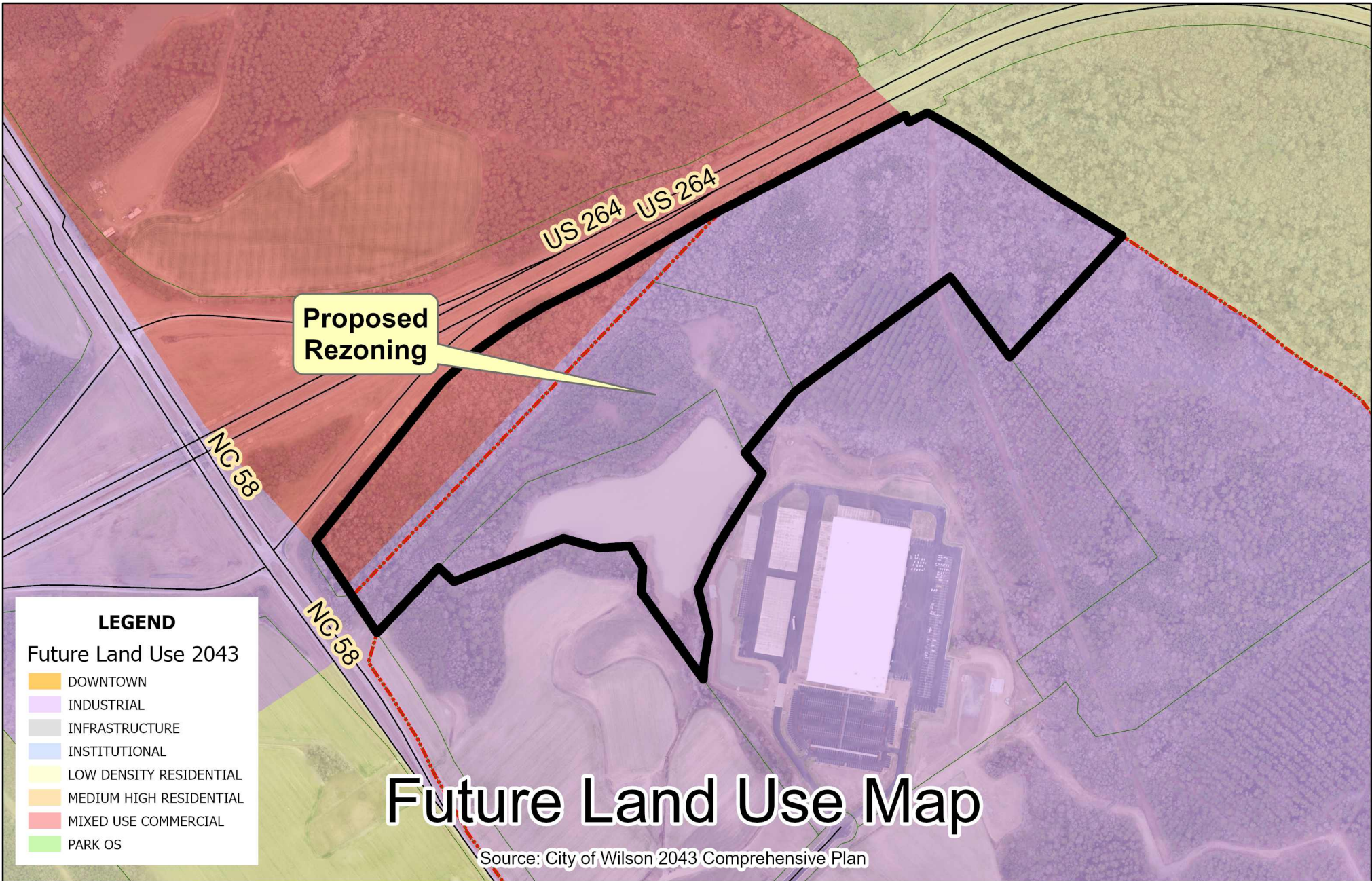
PINS: 3730-86-4309, 3740-02-9565, 3740-02-9148 & 3740-21-6461 (portion of)
RA (Rural Agricultural) & HI (Heavy Industrial)
to GC (General Commercial)



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RA (Rural Agricultural) & HI (Heavy Industrial)
to GC (General Commercial)



Aerial Map

City of Wilson: Unified Development Ordinance – Use Table

USE TYPES	RURAL			SUBURBAN								URBAN						References
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	
A. RESIDENTIAL	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.2.2
Dwelling-Multifamily	-	-	-	-	-	-	PS	PS	P	-	-	PS & CD	PS	PS	PS	PS	PS	3.2.3
Dwelling-Accessory	PS	-	PS	PS	PS	-	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.2.4
Halfway Homes	-	-	-	-	-	-	SUP	-	SUP	-	-	-	-	-	SUP	-	-	3.2.5
Live-Work Units	-	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	P	P	P	3.2.6
Manufactured Housing	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.7
Manufactured Home Park	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Residential Care Facilities (more than 6 residents)	P	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.2.8
Residential/Family Care Home (6 or fewer residents)	P	-	P	P	P	-	P	P	P	-	-	P	P	P	PS	PS	PS	3.2.9
B. LODGING	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Bed and Breakfast Homes (up to 8 rooms)	P	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	P	-	-	P	-	-	-	P	P	P	P	P	
Boarding or Rooming House	-	-	-	-	-	-	-	-	PS	-	-	-	PS	-	-	-	-	3.3.1
Campground	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.2
Dormitory	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	SUP	-	-	-	3.3.3
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	
C. OFFICE/SERVICE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	
Event Center	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	3.4.7
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
CD – Permitted as part of an Approved Conditional District Only

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

 **GC**  **HI & RA**
 **Does Not Meet Requirements**

City of Wilson: Unified Development Ordinance – Use Table

USE TYPES	RURAL			SUBURBAN								URBAN						References
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	
OFFICE/SERVICE (Continued)	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	-	SUP	P	P	P	P	3.4.5
Personal Services	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	
Personal Services, Restricted	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Post Office	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P	
Professional Services	-	-	-	-	-	P	P	P	P	P	P	-	P	P	P	P	P	
Support Services, Commercial	-	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	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	RMX	NMX	IMX	CCMX	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	3.5.14
General Commercial	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	PS	PS	P	P	3.5.4
Sweepstakes Facilities/Adult Arcade	-	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	3.5.5
Outside Sales	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	PS	3.5.6
Outside Sales, Sidewalk Sales	-	-	-	-	-	-	-	-	PS	-	-	-	-	PS	PS	PS	PS	3.5.7
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	3.5.8
Racetrack	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	SUP	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	3.5.13

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GC HI & RA
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E. CIVIC	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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/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	P	
Cultural or Community Facility	-	PS	-	-	-	PS	P	P	P	-	-	PS	PS	PS	PS	PS	PS	3.6.3
Private Recreation Facilities	-	PS	-	-	-	PS	PS	PS	P	PS	-	-	-	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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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

P – Permitted by Right **PS** – Permitted with Special Standards
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 **Does Not Meet Requirements**

City of Wilson: Unified Development Ordinance – Use Table

USE TYPES	RURAL			SUBURBAN								URBAN					References	
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX		CCMX
H. INDUSTRY/WHOLESALE/STORAGE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7
Distillery	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	
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
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	-	-	-	-	-	-	
I. AGRICULTURE	R/A	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	R/A	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	R/A	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

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

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

 GC  HI & RA
 Does Not Meet Requirements