



CITY OF WILSON  
Planning & Design Review Board Agenda Session

Agenda Item #: 5  
City Council Meeting: March 19, 2026

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**TO:** Planning & Design Review Board

**FROM:** Land Development Staff

**SUBJECT:** **ZONING CHANGE REQUEST (Project LD-26-0019)**  
REQUESTED ZONE: RMX-CD (Residential Mixed Use – Conditional District)  
PRESENT ZONE: GC (General Commercial) and GR6 (General Residential – Medium Density)  
APPLICANT: Jordan Neider  
PROPERTY OWNER(s): Jessie Barnes, Dorothy Tabron, and Jesse Tabron  
PROPERTY ADDRESS: 3351 & 3357 Airport Blvd NW  
PROPERTY SIZE: 6.9 acres  
SPECIFIC DESCRIPTION: 3712-03-3786.000 and 3713-03-3532.000 (PINs)  
PRESENT USE OF PROPERTY: Vacant

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**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-2, FVN-2**

**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-1**

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**BACKGROUND: 1) In Primary Growth Area and the Secondary Service Area. 2) Inside city limits. 3) Not located within a Watershed Protected Area. 4) The property is not within 100-year, and the 500-year flood zones. 5) The proposed RMX-CD zoning district is adjacent to GR6 to the North and East; GR6 and GC to the East; GC, RMX, and RA to the South; and RA, GC, and LI to the West and South. 6) A recombination of the parcel will be required to accommodate**

the proposed development. **7)** The City’s “Future Land Use Map (FLUM)” in our 2043 Comprehensive Plan categorizes the city into shows this area as Mixed Use Commercial which is defined as follows:

**Mixed Use and Commercial** – This classification allows for a combination or commercial and office uses. Residential development, when included as an integral part of a larger mixed-use project may also be allowed. Commercial includes both retail and service uses. Office uses include space for employees such as medical, financial, legal, or similar professions.

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**8)** 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 this property as mixed use commercial, the surrounding development supports an opportunity for an affordable housing project.

**9)** 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...)”* The proposed development is located along the Airport Blvd corridor and is surrounded by existing residential and commercial development.

**10)** Further, Policy FVN-2 references the Housing and Neighborhood Reinvestment Plan mission statement, *“Improve housing and neighborhood conditions and opportunities for the people of Wilson, with a particular emphasis on very low-, low-, and moderate-income households in historically underinvested areas.”* Although not underinvested, the requested rezoning and proposed affordable housing project will aid in providing diverse housing options for the residents of Wilson.

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**11)** The applicant is requesting a Conditional District and agrees to the following conditions:

- 1) Density not to exceed 12 units per acre.
- 2) No privacy fencing along Airport Blvd.
- 3) No units backing up to Airport Blvd.

**12)** Staff recommends approval of the request.

**COORDINATION:**

Kathy Bangle, Director, Development Services, 252.206.5289, [kbangley@wilsonnc.org](mailto:kbangley@wilsonnc.org).

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)** Survey of Property. **8)** Chapter 2 Use Table. **9)** Proposed development layout.

**PROJECT LD-26-0019**

## APPLICATION FOR ZONING AMENDMENT

**Owner & Petitioner Information:**

Name of Property Owner (s) Jessie Barnes, Dorothy Tabron, Jesse Tabron

Address of Property Owner CONTACT AGENT: LATONYA HARGROVE

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name of Petitioner: Jordan Neider

Address of Petitioner 100 Carlos Drive

City Huntersville State NC Zip 28078

Phone 315-382-3463 Email jwneider@outlook.com

**CONTACT PERSON:** Jordan Neider

Phone Number (Day) 315-382-3463 Mobile 315-382-3463

Email: jwneider@outlook.com

**PROPERTY INFORMATION:**

Address/Location 3357 Airport Blvd

City: Wilson State: NC Zip: 27896

Property Identification Number (PIN) 3713033786.000, 3713033532.000

Current Zoning District(s) GC, GR6

Proposed Zoning District(s) RMX Conditional

Total Acreage Included in Rezoning: 6.9

Other Description \_\_\_\_\_

## **APPLICATION FOR ZONING AMENDMENT**

### **APPLICANT'S JUSTIFICATION FOR REZONING:**

Since the current Zoning Map is the product of careful investigation and analysis, it is presumed to be sound in its present state, and the burden of proof of needed change falls upon the petitioners requesting such a change. Any alteration of the Zoning Map must be supported by sound and conclusive reasoning, particularly since a desirable attribute of the Zoning Map is the stability that it creates. In the spaces provided below, provide the FACTS and ARGUMENTS that justifies your request for rezoning (attach additional pages if you need to).

1. Explain why this property should be rezoned:

This property should be rezoned in order to promote affordable housing for years to come.

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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 rezoning supports the comprehensive plan as it adds more affordable housing for the families of Wilson as mentioned in the 2043 Plan.

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

This rezoning will help the local neighborhood as it brings new housing to the commercial corridor. This development will bring proximity to schools, jobs, food, and other town amenities.  
The immediate neighborhood and businesses will benefit greatly.

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

This rezoning will positively affect the City and its residents by providing affordable housing for families for years to come. The City can better provide for its citizens by having safe and affordable places for residents to call home and allow them to flourish in their local community.

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5. Any other facts, arguments, reasons, and/or considerations you may wish to present are welcomed. Please attach them to this application.

## **APPLICATION FOR ZONING AMENDMENT**

### **Conditional District**

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Condition(s): In considering an application for a conditional zoning district, the Commissioners shall consider conditions or restrictions associated with the petition, where any limitation to the conditions or standards in the corresponding standard zoning district are proposed. All other requirements of the corresponding district shall be met. List all proposed conditions, including site specific standards, which are proposed in the conditional zoning district request (attach additional sheets if necessary).

1. Density to not exceed 12 units per acre

2. No privacy fencing along Airport Blvd.


3. No units backing up to Airport Blvd.

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Permitted Uses(s): A petition for a conditional zoning district shall specify the permitted use(s) allowable, where any limitation to the uses allowed in the corresponding standard zoning district is proposed. A conditional zoning district does not provide for additional use permissions; only permitted uses authorized in the corresponding standard zoning district are allowable. All other requirements of the corresponding district shall be met. List such permitted uses below. (attach additional sheets if necessary).

CERTIFICATION:

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):**

	2/6/26
Signature	Date


Jordan Neider

Print Name

Signature	Date


Print Name

**Property Owner(s):**

<div style="border: 1px solid black; padding: 2px; display: inline-block;">  <div style="font-size: 8px; margin-left: 10px;">           dotloop verified            01/20/26 8:14 PM EST            LAYK-TT7L-NE2B-HNSH         </div> </div>	01/20/2026
Signature	Date

Jessie Tabron

Print Name

<div style="border: 1px solid black; padding: 2px; display: inline-block;">  <div style="font-size: 8px; margin-left: 10px;">           dotloop verified            01/23/26 2:53 PM EST            67SU-SZ1L-CCWP-5YOL         </div> </div>	01/20/2026
Signature	Date

Edna Ba

Print Name

(SEE ATTACHMENTS FOR ADDITIONAL SIGNATURES)



**ADDITIONAL SIGNATURES ADDENDUM**

**[Consult "Guidelines" (Form 3G) for guidance in completing this form]**

**NOTE:** This form should not be used to add new parties after a contract has been formed

Property Address: 3357 and 3351 Airport Blvd NW, Wilson, 27896

This ADDITIONAL SIGNATURES ADDENDUM is attached to and made a part of the following named document including any addendum listed here (*describe form and addendum by name*) APPLICATION FOR ZONING AMENDMENT

\_\_\_\_\_  
("Document").

The number of parties who need to sign the Document exceed the space provided in the Document. The sole purpose of this Addendum is to provide additional spaces for the identification and signature of the Document by all necessary parties.

By signing this Addendum, each of the additional parties named below acknowledges receipt of the Document and agrees to be bound by all the terms, conditions and/or other provisions contained in the Document.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

Party Name (print): \_\_\_\_\_  
Signature: *Sharon D. Barnes* dotloop verified 01/23/26 7:36 PM EST ETPE-AXUI-W8VG-EP62  Buyer  Seller  Other: \_\_\_\_\_  
Date: 1/20/26

Party Name (print): \_\_\_\_\_  
Signature: *Shameika V. Rhodes* dotloop verified 01/21/26 2:08 PM CST EGJB-AUYD-EBSA-IKWQ  Buyer  Seller  Other: \_\_\_\_\_  
Date: 1/20/26

Party Name (print): \_\_\_\_\_  
Signature: *Tonicia C. Smalls* dotloop verified 01/20/26 8:26 PM EST EJZX-Z7OY-XA5L-EBUN  Buyer  Seller  Other: \_\_\_\_\_  
Date: 1/20/26

Party Name (print): \_\_\_\_\_  
Signature: *Tequila C. Smalls* dotloop verified 01/20/26 6:52 PM EST KZIE-K8HI-WSKO-DZ1Z  Buyer  Seller  Other: \_\_\_\_\_  
Date: 1/20/26

Party Name (print): \_\_\_\_\_  
Signature: *Chicquita A. Lucas* dotloop verified 01/21/26 7:36 AM EST WU4S-AVLN-BSFD-47DL  Buyer  Seller  Other: \_\_\_\_\_  
Date: 1/20/26

Party Name (print): \_\_\_\_\_  
Signature: *Jessie T. Tabron* dotloop verified 01/27/26 5:18 PM EST TTWC-NJNG-Q6EK-IOHN  Buyer  Seller  Other: \_\_\_\_\_  
Date: 1/20/26

Party Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  Buyer  Seller  Other: \_\_\_\_\_  
Date: \_\_\_\_\_

Entity Party Name (print): \_\_\_\_\_

By: \_\_\_\_\_  
Signature of authorized representative Date Print name and title  
 Buyer  Seller  Other: \_\_\_\_\_

Entity Party Name (print): \_\_\_\_\_

By: \_\_\_\_\_  
Signature of authorized representative Date Print name and title  
 Buyer  Seller  Other: \_\_\_\_\_



This form jointly approved by:  
North Carolina Bar Association's Real Property Section  
North Carolina Association of REALTORS, Inc.



STANDARD FORM 3-T  
Revised 7/2020  
© 7/2024

## 3351 & 3357 Airport Blvd NW (LD-26-0019) – COMP PLAN ANALYSIS

<b>Current land use classification:</b>	<b>General Commercial</b> <b>General Residential Medium Density</b>
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<b>Requested land use classification:</b>	<b>Residential Mixed Use – Conditional District</b>
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<b>Future Land Use Map land use classification:</b>	<b>Mixed Use Commercial</b>
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### **POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:**

Policy FVN-2

Expand the existing housing stock in Wilson, including the number and types of housing units available to rent or own.

Policy GI-2

Continue to support community reinvestment efforts in established neighborhoods, commercial centers and corridors, and employment locations

### **POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:**

Policy GI-1

Target growth and redevelopment through the 2043 Framework

ANDREWS PROPERTIES  
2500 NASH ST N STE A  
WILSON NC 278961394

ARTHUR LARRY  
ARTHUR LUCY ADELLA  
3400 BERKSHIRE DR NW  
WILSON NC 278961559

BARNES LYNN NEELAND  
PO BOX 718  
ELM CITY NC 278220718

BATCHELOR HELEN MURRAY (HEIRS)  
3607 CHASE RD NW #4  
WILSON NC 278969688

BROWN JENNIFER SUSAN  
3609-4 CHASE RD  
WILSON NC 27896

CEDAR ISLAND PROPERTIES LLC  
C/O MARY GOODWIN  
8715 SHIPWATCH DRIVE  
WILMINGTON NC 284123547

COBB JERRY L JR  
5821 CHATMOSS DR  
RALEIGH NC 276105465

COX JAMES B COX  
CHAOWEI ZHU  
1294 MEADOW QUEEN LN  
APEX NC 27502

HOPE PARK HOMEOWNERS ASSOC  
C/O ROBERTA WOLFE  
3609 CHASE RD #4  
WILSON NC 27896

INSURANCE LEASING ASSOCIATES  
C/O JOHN HACKNEY AGENCY INC  
3700 NASH ST N, SUITE A  
WILSON NC 278940998

JERUSALEM GROVE PRIMITIVE  
BAPTIST CHURCH  
3339 AIRPORT BLVD  
WILSON NC 27893

JNR HOME CORPORATION  
600 HERRING AVE NE  
WILSON NC 27893

MCKOY MARCUS  
415 MARTIN LUTHER KING JR AVE  
OXFORD NC 27565

MYLES PROPERTY HOLDINGS LLC  
PO BOX 4696  
WILSON NC 27893

NAVI CONSULTANTS LLC  
3326 JENNINGS FARM RD NW  
WILSON NC 27896

NEWTON ELDON SHARPE JR  
NEWTON BEATRICE LEE  
1703 WILSHIRE BLVD N  
WILSON NC 278931857

OWENS RENTALS LLC  
PO BOX 1279  
ELM CITY NC 278221279

PRIMARY ST PAULS LLC  
PO BOX 159  
ST PAULS NC 283840159

PRIME CHOICE RENTALS LLC  
1714 FLOURISH AVE  
KISSIMMEE FL 34744

R & K GROUP LIMITED  
6624 LATIGO LN  
WENDELL NC 275917652

RALPH HOLG LLC  
120 WILLOWBROOK CT  
PARAMUS NJ 76521833

RICHARDSON WILLIE GERALD  
9400 PHILBECK LN  
WAKE FOREST NC 275871608

RILEY DIONNE LYNNETTE  
1217 QUEEN ANNE RD NW  
WILSON NC 278961441

ROBBINS JANET CROOM  
3611 CHASE RD NW APT 2  
WILSON NC 278969690

RODRI JO ANNE GRAY  
1303 LAKESIDE DR NW  
WILSON NC 278961529

SAULS RASHUN T  
18 RED FEATHER CT  
DURHAM NC 27704

SHELLY TOD ALAN  
SHELLY BARBARA JANICE  
2404 EYRE HALL WAY  
VIRGINIA BEACH VA 234566718

SKUBALLING LLC  
1001 PROCURE ST STE 101  
FUQUAY VARINA NC 275262697

SMALL L & BARNES JESSE  
C/O EDNA BARNES  
117 SUMMERDALE DRIVE  
PIKEVILLE NC 27863

STALLINGS PAUL C  
STALLINGS MARILYN V  
4518 H NASH ST N  
WILSON NC 27896

TABRON DOROTHY HARRIS  
TABRON JESSE T  
1818 W RALEIGH BLVD  
ROCKY MOUNT NC 27803

TAYLOR PAULINE BAILEY  
3607-3 CHASE RD  
WILSON NC 27896

THE LEGACY PROPERTIES TRUST  
3315 BLENHEIM PL NW  
WILSON NC 278969305

TIGERS PROPERTIES LLC  
803 CORBETT AVE N  
WILSON NC 278932541

TOWNHOME INVESTORS  
OF HOPE PK INC  
PO BOX 718  
ELM CITY NC 27822

TWENTY ONE O THREE W NASH  
PARTNERSHIP C/O BISSETTE REALTY  
2108 FIELDSTREAM DR N  
WILSON NC 278940969

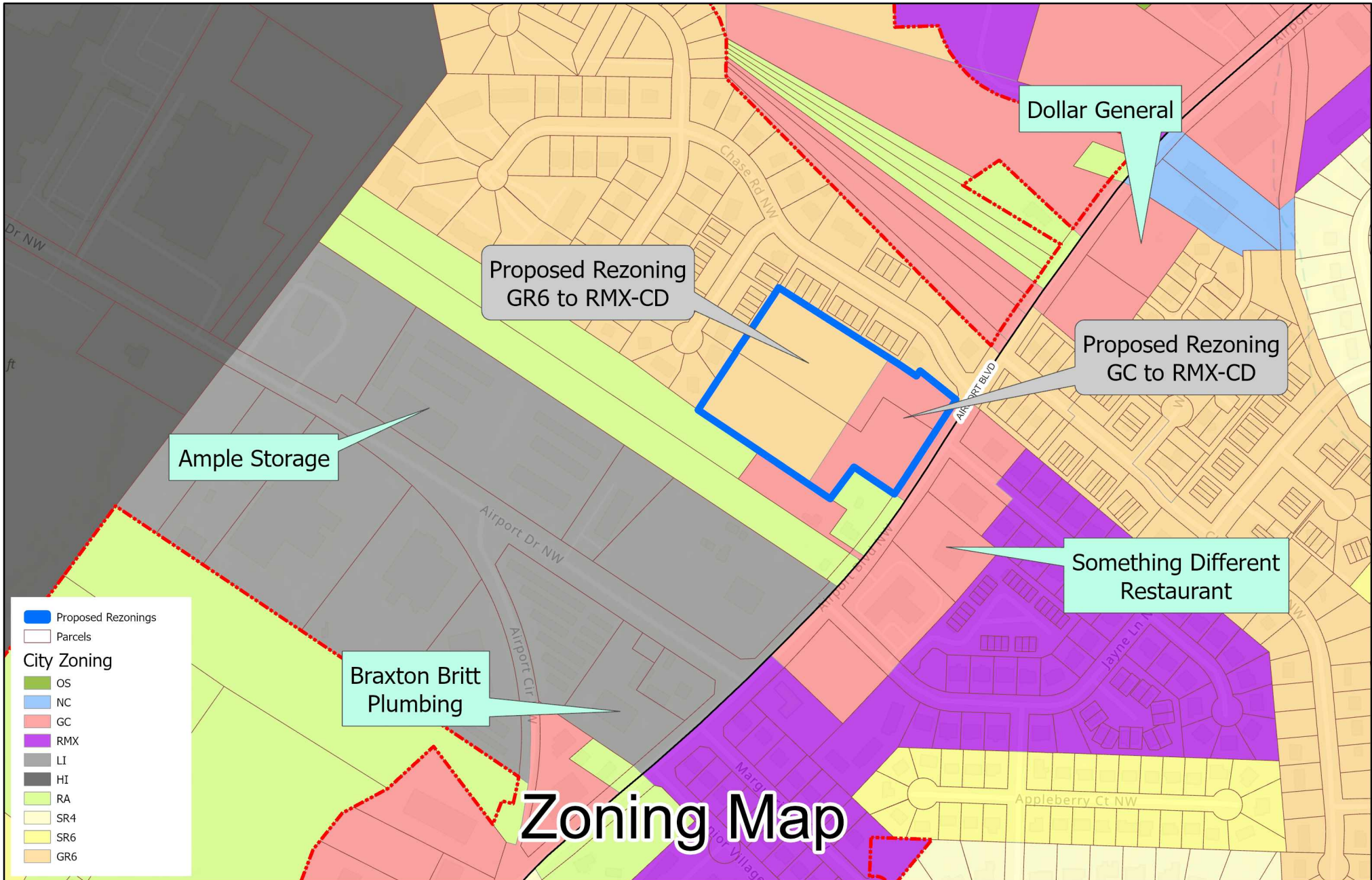
WESCOTT VILLAGE HOMEOWNERS  
ASSOCIATION INC  
703 NASH ST W  
WILSON NC 278933058

YL PROPERTIES LLC  
317 S WESTGATE DR SUITE E  
GREENSBORO NC 27407

# PROPOSED REZONING - 3351 & 3357 Airport Blvd



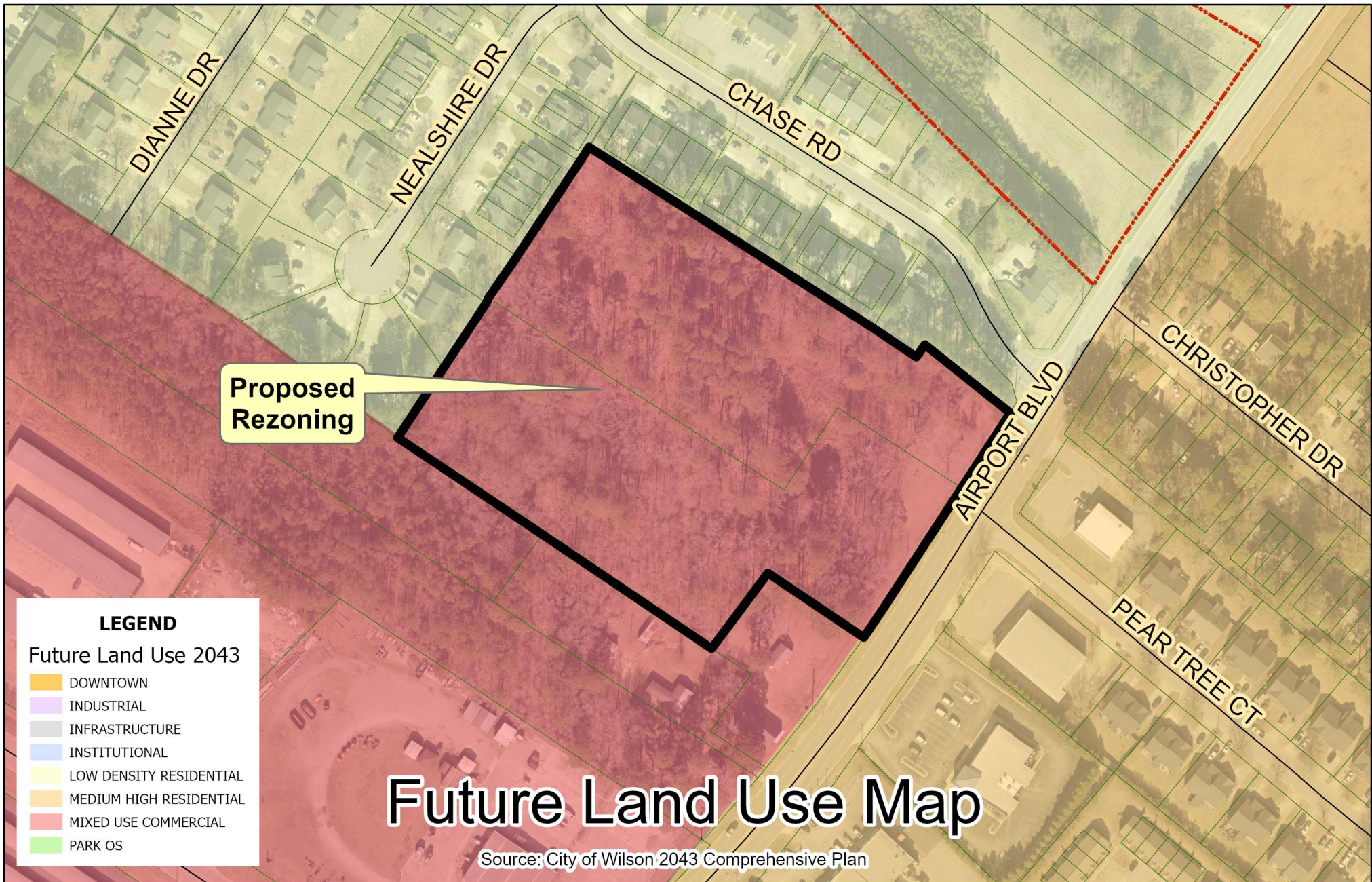
PINS: 3713-03-3532 & 3713-03-3786  
GC (General Commercial) & GR6 (General Residential Medium Density)  
to RMX-CD (Residential Mixed Use Conditional District)



# PROPOSED REZONING - 3351 & 3357 Airport Blvd



PINS: 3713-03-3532 & 3713-03-3786  
GC (General Commercial) & GR6 (General Residential Medium Density)  
to RMX-CD(Residential Mixed Use Conditional District)



# PROPOSED REZONING - 3351 & 3357 Airport Blvd

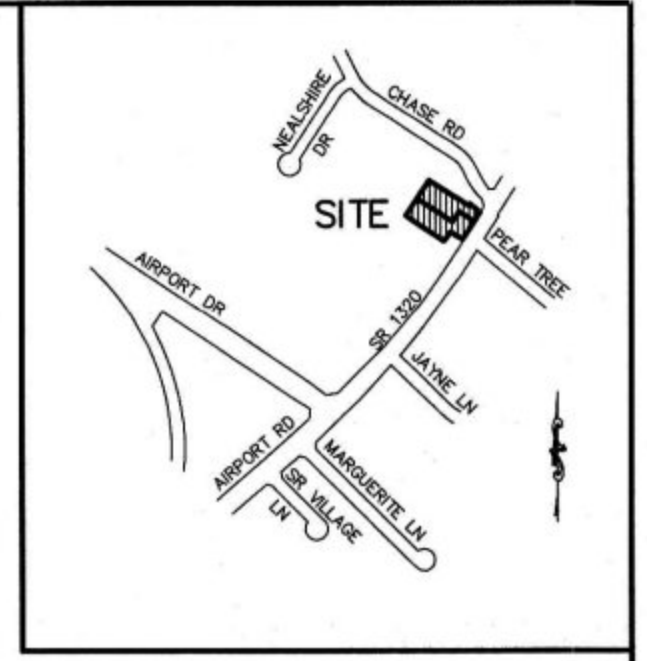


PINS: 3713-03-3532 & 3713-03-3786  
GC (General Commercial) & GR6 (General Residential Medium Density)  
to RMX-CD(Residential Mixed Use Conditional District)



**NOTES**

- THIS PLAT IS NOT OF AN ACTUAL FIELD SURVEY.
- THIS MAP WAS DRAWN FROM DEEDS AND PLATS OF RECORD AND IS NOT AN ACTUAL SURVEY.
- THIS MAP IS FOR REZONING PURPOSES ONLY.



**LOCATION MAP**  
NO SCALE

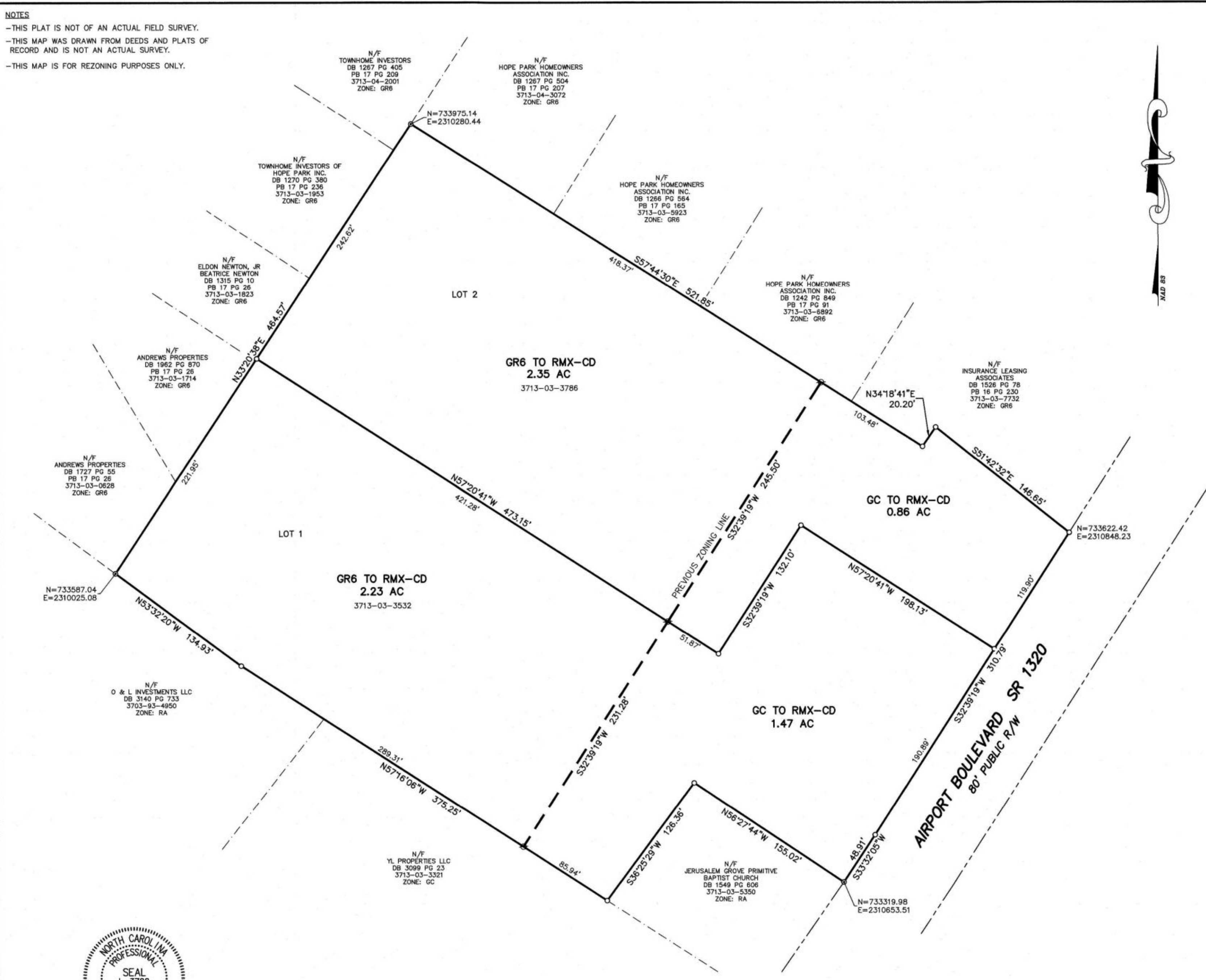
- LEGEND**
- EXISTING IRON PIPE
  - ⊕ COMPUTED POINT

**SITE DATA - LOT 1**

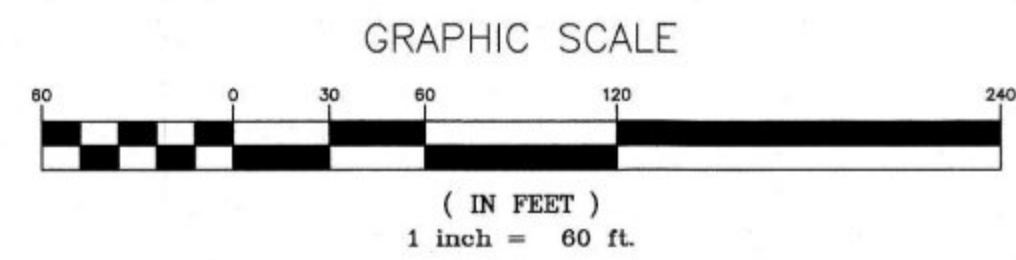
TOTAL AREA 3.70 ACRES  
 AREA TO BE REZONED 3.70 ACRES  
 PROPERTY ADDRESS 3351 AIRPORT BLVD NW  
 OWNERS JESSE T. TABRON  
 DOROTHY H. TABRON  
 1818 W RALEIGH BLVD  
 ROCKY MOUNT, NC 27803  
 REFERENCE: DEED BOOK 1543 PAGE 61  
 PLAT BOOK 24 PAGE 192

**SITE DATA - LOT 2**

TOTAL AREA 3.21 ACRES  
 AREA TO BE REZONED 3.21 ACRES  
 PROPERTY ADDRESS 3357 AIRPORT BLVD NW  
 OWNERS JESSIE BARNES, et al  
 c/o EDNA BARNES  
 117 SUMMERDALE DRIVE  
 PIKEVILLE, NC 27863  
 REFERENCE: DEED BOOK 1543 PAGE 58  
 PLAT BOOK 24 PAGE 192



*William A. Bartlett*  
1/15/2026



<b>BARTLETT</b> ENGINEERING & SURVEYING, PC		
1906 NASH STREET NORTH WILSON, N.C. 27893-1726 License No. C-1551		TELE: (252) 399-0704 FAX: (252) 399-0804 www.bartletteng.com
DATE: JAN. 2026	SURVEY BY:	PROJECT: 26-0025
SCALE: 1" = 60'	DRAWN BY: LR	
REVISIONS		CODE: HOMLOW DWG FILE: 260025R21

PROPERTY OF JESSE T. TABRON & DOROTHY H. TABRON (LOT 1) AND JESSIE BARNES, et al (LOT 2)	
TAYLORS TOWNSHIP	WILSON COUNTY
NORTH CAROLINA	ZONE:

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	
<b>A. RESIDENTIAL</b>	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>B. LODGING</b>	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	
<b>C. OFFICE/SERVICE</b>	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 & GR6       RMX-CD  
 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
<b>OFFICE/SERVICE (Continued)</b>	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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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
<b>E. CIVIC</b>	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
<b>F. EDUCATIONAL/INSTITUTIONAL</b>	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	
<b>G. AUTOMOTIVE</b>	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

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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
<b>H. INDUSTRY/WHOLESALE/STORAGE</b>	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	-	-	-	-	-	-	
<b>I. AGRICULTURE</b>	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	
<b>J. INFRASTRUCTURE</b>	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	-	-	-	-	-	-	
<b>K. OTHER</b>	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

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