



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 6
City Council Meeting: March 19, 2026

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: ZONING CHANGE REQUEST (Project LD-26-0023)

REQUESTED ZONE: GR6 (General Residential – Medium Density)

PRESENT ZONE: RA (Rural Agricultural)

APPLICANT: Herring-Sutton & Associates, Ron Sutton

PROPERTY OWNER(s): O & L Investments, LLC

PROPERTY ADDRESS: 0 Airport Blvd NW – west terminus of Dianne Dr NW

PROPERTY SIZE: 7.7 acres

SPECIFIC DESCRIPTION: 3703-93-4950.000 & 3703-93-4719.000 (PIN)

PRESENT USE OF PROPERTY: Vacant

REQUESTED ZONE: GC (General Commercial)

PRESENT ZONE: RA (Rural Agricultural)

APPLICANT: Herring-Sutton & Associates, Ron Sutton

PROPERTY OWNER(s): O & L Investments, LLC

PROPERTY ADDRESS: 3335 Airport Blvd NW

PROPERTY SIZE: 1 acre portion of the 4.96-acre parcel

SPECIFIC DESCRIPTION: A portion of 3703-93-4719.000 (PIN)

PRESENT USE OF PROPERTY: Vacant

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, FVN-2, PEP-3

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, FVN-1

BACKGROUND: **1)** In Primary Growth Area and the Primary Service Area. **2)** Inside city limits. **3)** Not located within a Watershed Protected Area. **4)** The property is not within the floodway, 100-year, nor the 500-year flood zones. **5)** The property was originally from the Rachel Perry (DB 933 PG 177) and later heirs, Bradley and Katie Eagles (DB 2008 PG 752), Eagles Properties and Development, Inc. (DB 2057 PG 388), Airport Business Center, LLC (DB 3068 PG 300), and to the current ownership O & L Investments, LLC (DB 3140 PG 733). This property has shifted through various owners and the surrounding developments. **6)** The proposed GR6 and GC zoning districts are adjacent to GR6 to the North; GC and RMX to the East; LI to the South; and HI and LI to the West. **7)** The GR6 portion of the property is proposed to be accessed by Dianne Drive, NW.

8) The City's "Future Land Use Map (FLUM)" in our 2043 Comprehensive Plan categorizes this area as Mixed Use Commercial which is defined as follows:

Mixed Use and Commercial – This classification allows for a combination of 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.

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 this property as mixed use commercial, the majority of the property abuts existing GR6 and the frontage along Airport Blvd will continue the commercial corridor.

10) Policy FVN-2 continues with, "Wilson strives to improve the appearance, economic vitality, and general quality of life for all, prioritizing investment in aging and historic neighborhoods." It continues with, "*A diversity of housing products shall be provided in Wilson to meet the needs of all types of households. Increasing the housing supply in Wilson will be key to providing choice and affordability to Wilson residents. By increasing infill housing and exploring innovative housing programs or projects such as tiny home communities, limited equity and cooperative housing developments, and adaptive reuse projects, Wilson can proactively meet the housing needs of residents.*" This rezoning from commercial to residential will address the community's needs by enabling infill housing development within an established neighborhood.

11) Further, Policy PEP-3 states, *“To provide opportunities for business expansion and development, the City will partner with employers on development of employment-centered sites to serve targeted industries and will partner with local organizations and property owners to reinvest in aging corridors and commercial areas to support locally grown business.”* The proposed rezoning to General Commercial (GC) along Airport Blvd will provide opportunity for business expansion along the existing commercial corridor.

12) Staff recommends approval of the request.

COORDINATION:

Kathy Bangle, Director, Development Services, 252.206.5289, kbangle@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 # LD-26-0023



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]: O & L Investments, LLC

Mailing Address: 4602 US Hwy 301 N Elm City, N C 27822

Phone: (252) 236-3633 Email:

Name of Petitioner: Ron Sutton

Mailing Address: 2201 Nash St. Wilson, N C

Phone: (252) 291-8887 Email: rsutton@herring-sutton.com

Contact Person: Ron Sutton

Phone: (252) 292-8887 Email: rsutton@herring-sutton.com

Property Address: Airport BLVd

Current Zoning District: R A Proposed Zoning District: G C

PIN: 3703934719[Portion] Total Acreage Included in Rezoning: 1 ac

Other Description:

Deed Box 2724 Page 833

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:

Property is currently zoned R A. All the property [51 acres] on the east side of this tract is zoned RA6 and includes SFD, duplexes, and apartment complexes.

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:

The proposed rezoning complies with the comprehensive plan which calls for multi family development in this area.

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

The rezoning will not have a negative impact on the neighborhood because it will be compatible with the surrounding zoning districts.

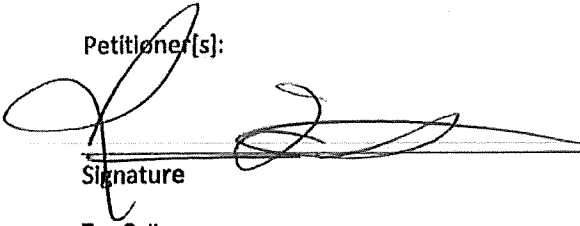
Explain how you think this rezoning will affect the City as a whole:

The rezoning will allow for additional growth which will be consistent with the surrounding area

CERTIFICATION

I [We], request the rezoning herein described and certify that all of the information presented in this application and in its accompanying attachments is accurate to the best of my [our] knowledge, information, and belief. I [We] also understand that all legal advertisement fees will be my [our] responsibility for payment and that I [we] will be billed at a later date.

Petitioner[s]:



Signature

12/23/25

Date

Ron Sutton

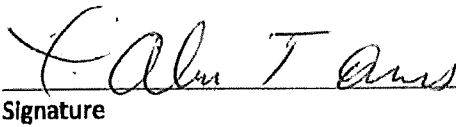
Print Name

Signature

Date

Print Name

Property Owner[s]:




Signature

12/23/25

Date

Allen Owens

Print Name



Signature

12/23/25

Date

Ronnie Langley

Print Name

3335 & 0 Airport Blvd NW (LD-26-0023) – COMP PLAN ANALYSIS

Current land use classification:	Rural Agricultural
Requested land use classification:	General Residential Medium Density General Commercial
Future Land Use Map land use classification:	Mixed Use Commercial

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy GI-1

Target growth and redevelopment through the 2043 Framework

Policy FVN-2

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

Policy PEP-3

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

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy GI-1

Target growth and redevelopment through the 2043 Framework

Policy FVN-1

Maintain and improve upon the existing housing stock

AIRPORT BUSINESS CENTER LLC
PO BOX 608
SMITHFIELD NC 27577

ANDREWS PROPERTIES
2500 NASH ST N STE A
WILSON NC 278961394

BRAXTON BRITT RENTALS LLC
PO BOX 7018
WILSON NC 278957018

CAROLINA TELEPHONE &
TELEGRAPH C/O SPRINT ATTN:
CLAIRE CHASE
PO BOX 129
SHAWNEE MISSION KS 662822913

CREGGER CAPITAL INV. INC.
PO BOX 3829
IRMO SC 29063

DIANE BRIDGERS LLC
211 NORTH AVE N
WILSON NC 27893

JERUSALEM GROVE PRIMITIVE
BAPTIST CHURCH
3339 AIRPORT BLVD
WILSON NC 27893

MYLES PROPERTY HOLDINGS LLC
PO BOX 4696
WILSON NC 27893

O & L INVESTMENTS LLC
PO BOX 1279
ELM CITY NC 278221279

RALPH HOLG LLC
120 WILLOWBROOK CT
PARAMUS NJ 76521833

RILEY DIONNE LYNNETTE
1217 QUEEN ANNE RD NW
WILSON NC 278961441

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

TIGERS PROPERTIES LLC
803 CORBETT AVE N
WILSON NC 278932541

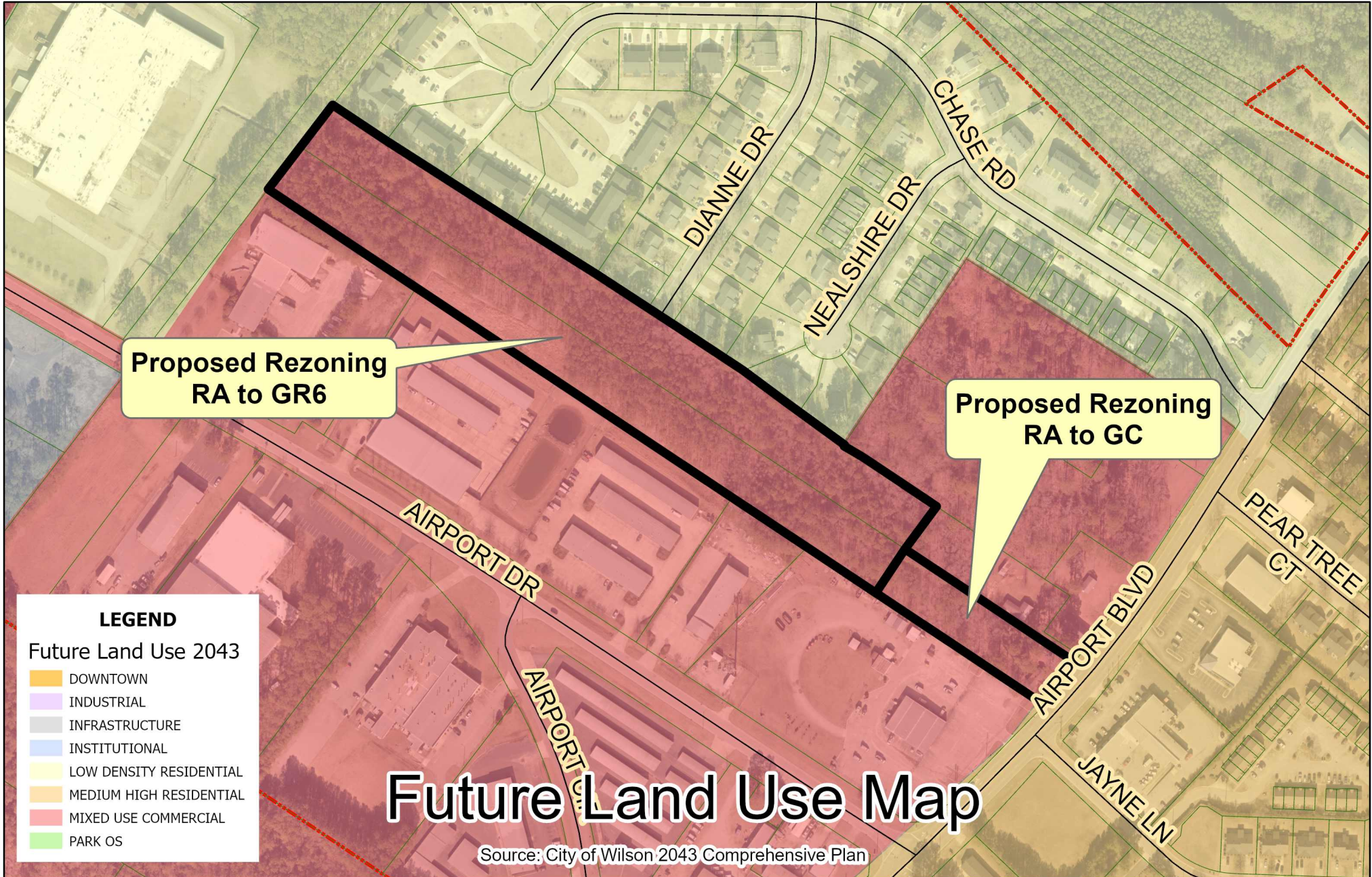
YL PROPERTIES LLC
317 S WESTGATE DR SUITE E
GREENSBORO NC 27407

PROPOSED REZONING - Airport Blvd



PINS: 3703-93-4950 & 3703-93-4719

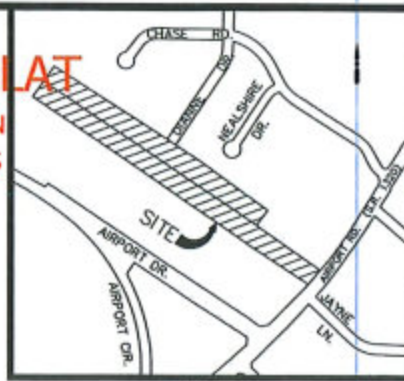
RA (Rural Agricultural) to
GC (General Commercial) & GR6 (General Residential Medium Density)



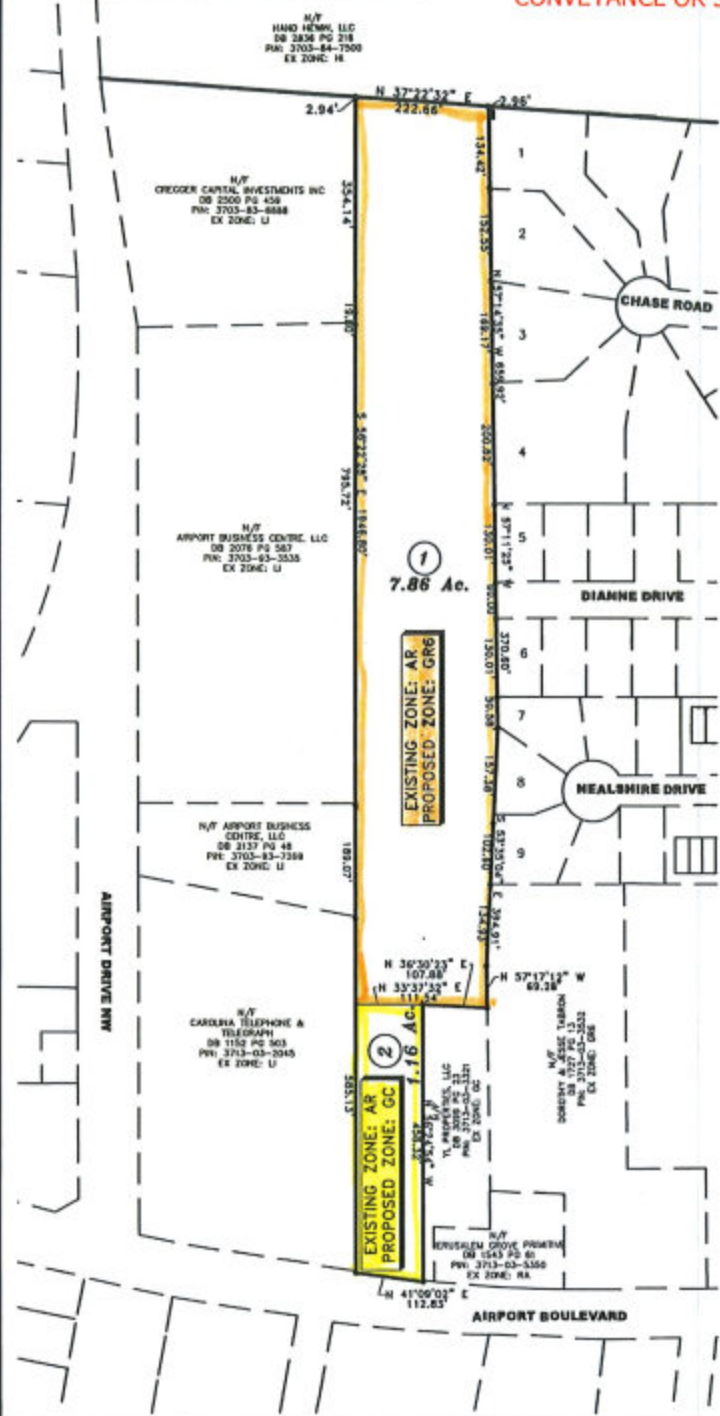
THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A
LOCAL GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.

PRELIMINARY PLAT

NOT FOR RECORDATION
CONVEYANCE OR SALES



Vicinity Map
Not to Scale



- 1. N/T
WILES PROPERTY HOLDINGS, LLC
DB 2950 PG 597
PIN: 3703-84-1237
EX ZONE: GR6
- 2. N/T
WILES PROPERTY HOLDINGS, LLC
DB 2950 PG 597
PIN: 3703-84-1237
EX ZONE: GR6
- 3. N/T
WILES PROPERTY HOLDINGS, LLC
DB 2950 PG 597
PIN: 3703-84-1237
EX ZONE: GR6
- 4. N/T
WILES PROPERTY HOLDINGS, LLC
DB 2950 PG 597
PIN: 3703-84-1237
EX ZONE: GR6
- 5. N/T
ANDREWS PROPERTIES
DB 1962 PG 870
PIN: 3703-83-5983
EX ZONE: GR6
- 6. N/T
BRAXTON BRITT RENTALS, LLC
DB 2384 PG 678
PIN: 3703-83-7843
EX ZONE: GR6
- 7. N/T
ANDREWS PROPERTIES
DB 1962 PG 870
PIN: 3703-83-8881
EX ZONE: GR6
- 8. N/T
DIONNE LYNETTE RILEY
DB 2120 PG 671
PIN: 3703-83-7843
EX ZONE: GR6
- 9. N/T
ANDREWS PROPERTIES
DB 2120 PG 671
PIN: 3713-03-0628
EX ZONE: GR6

Rezoning Request for O & L Investments, LLC

Scale: 1"=200'

Date: December 2025

Herring-Sutton & Associates, P.A.

Engineers - Surveyors - Planners
Firm License #C-2310

2201 Nash Street NW
Wilson, NC 27806

Tel. (252) 291-8887
Fax (252) 291-6900

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

 **RA**  **GR6 and GC**
 **Does Not Meet Requirements**

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	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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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

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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

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