



CITY OF WILSON  
Planning & Design Review Board Agenda Session

Agenda Item #: 7  
City Council Meeting: April 16, 2026

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**TO:** Planning & Design Review Board

**FROM:** Land Development Staff

**SUBJECT:** **ZONING CHANGE REQUEST (Project LD-26-0063)**  
REQUESTED ZONE: RMX (Residential Mixed Use)  
PRESENT ZONE: GC (General Commercial)  
APPLICANT: Robert Sessoms  
PROPERTY OWNER(s): Janet F. Muse  
PROPERTY ADDRESS: 2668 Forest Hills Road, SW  
PROPERTY SIZE: 2.72 acres  
SPECIFIC DESCRIPTION: 3711-06-8842 and 3711-06-8647(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-1, 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: PEP-3**

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**BACKGROUND: 1) In Primary Growth Area. 2) Inside city limits. 3) Located within the WS-IV NSW Contentnea Creek Watershed Area. 4) The property is not within 100-year, and the 500-year flood zones. 5) The property is proposed for residential development. However, staff has not received a concept nor site plan for the site and all uses with the RMX zoning district must be considered. 6) A recombination of the parcels will be required to accommodate the**

proposed development. **7)** The proposed RMX zoning district is adjacent to GC to the North, East, and West; and RMX and GC to the South. **8)** The City's "Future Land Use Map (FLUM)" in our 2043 Comprehensive Plan categorizes the city into shows this area as Medium-High Density Residential which is defined as follows:

**Medium-High Density Residential** - This classification allows for higher density residential development which can accommodate a variety of dwelling types. Density will typically be greater than 4 dwellings per acre. Typical uses include single-family dwellings, accessory dwelling units (ADU's), duplexes, triplexes, quadplexes, and townhomes. Development may be clustered with higher density for the purpose of setting aside land within the water the water supply watersheds and other environmentally significant features such as protected open space.

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**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."* The requested RMX zone would align the property with the Medium High Residential FLUM land use classification.

**10)** 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 areas (neighborhoods, commercial centers and corridors...)"* The subject property is located along the 5-lane Forest Hills Road corridor and is surrounded by existing residential and commercial development.

**11)** Further, Policy FVN-2 states, *"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."* The proposed rezoning to RMX would allow the property to be developed into diverse housing products inclusive of single-family dwellings, duplexes, townhomes, and multifamily developments.

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

**COORDINATION:**

Kathy Bangley, 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) Aerial with Flood. 8) Survey of Property. 9) Chapter 2 Use Table.**

**PROJECT LD-26-0063**



# 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]: Janet F. Muse

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Petitioner: Robert L Sessoms

Mailing Address: 252 Sea Oats Tr, Kitty Hawk, NC 27949

Phone: (252) 564-4514 Email: robsessoms123@gmail.com

Contact Person: Robert L Sessoms

Phone: (252) 564-4514 Email: robsessoms123@gmail.com

Property Address: 2668 Forest Hills Rd SW, Wilson, NC 27893

Current Zoning District: GC Proposed Zoning District: RMX

PIN: 3711-06-8842, 3711-06-8647 Total Acreage Included in Rezoning: 2.72

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

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 property should be rezoned to RMX because the zoning is more appropriate for the site's location and surrounding development pattern. RMX allows for residential development that is consistent with nearby zoning and existing land uses and supports sustainable growth at an appropriate scale. The rezoning implements adopted planning policies, makes efficient use of existing infrastructure, and addresses documented housing needs while remaining compatible with the surrounding area.

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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 to RMX is consistent with the City of Wilson's Comprehensive Plan and Housing and Neighborhood Reinvestment Plan, both of which identify population growth, a housing shortage, and the need for additional multifamily housing as key community challenges. The property is located near existing commercial and residential zoning and land uses, making RMX an appropriate and compatible transition from General Commercial. Rezoning the site to RMX allows for quality multifamily development that aligns with surrounding zoning patterns, efficiently utilizes existing infrastructure, and supports the City's adopted goals of expanding housing supply through well-planned new construction. This zoning change directly advances long-range planning objectives while ensuring compatibility with nearby properties.

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

Rezoning the site will introduce a more appropriate residential use that complements the existing mix of commercial, retail, and residential uses along the corridor. The surrounding area already includes multifamily, residential, and neighborhood-serving commercial development, making the proposed rezoning compatible with nearby zoning and land uses. The rezoning will help transition the site to a use that fits the existing development pattern, supports nearby businesses, and is consistent with the character of the immediate neighborhood without being out of scale or out of character.

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

The proposed rezoning to RMX will have a positive impact on the City by implementing adopted planning policies and supporting sustainable growth. The RMX designation allows for appropriate residential development at this location, makes efficient use of existing infrastructure, reinforces development along an established corridor, and is compatible with surrounding zoning and land uses. The rezoning also helps address the City's documented housing needs while supporting nearby commercial activity and advancing long-term land use and development goals.

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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]:

Rob Sessoms  
Signature

01/23/2026  
Date

Robert L Sessoms  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

Property Owner[s]:

Signed by:  
Janet Muse  
0BECE61D2D794BE...  
Signature

1/27/2026  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

## 2668 & 2700 Forest Hills Rd SW (LD-26-0063) – COMP PLAN ANALYSIS

**Current land use classification:** General Commercial

**Requested land use classification:** Residential Mixed Use

**Future Land Use Map land use classification:** Medium High Residential

### **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 FVN-2

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

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

Policy PEP-3

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

BOSWELL GUY WILLARD  
3908 RED BAY LN  
WILSON NC 27896

CRANBERRY RIDGE PHASE II SECT  
2&3 HOMEOWNERS ASSOC. INC  
701 W 14TH ST  
GREENVILLE NC 278344043

ELLIS JOHN L ELLIS LINDA P  
6070 HAYWOOD DR  
ROCKY MOUNT NC 27803

ELLIS JOHN LAWRENCE  
ELLIS LINDA PEARSON  
PO BOX 7380  
WILSON NC 278957380

FOREST HILLS MANOR C/O  
WESTMINSTER COMPANY  
3859 BATTLEGROUND AVE, STE 100  
GREENSBORO NC 27410

JHJ PROPERTY HOLDINGS LLC  
1101 WINDEMERE DR NW  
WILSON NC 27893

JON-RAE LIMITED PARTNERSHIP  
JONES WILLIAM RANDOLPH  
PO BOX 393  
PINE LEVEL NC 27568

JONUS PROPERTIES LLC  
2664 FOREST HILLS RD SW  
WILSON NC 27893

JUWA INVESTMENTS LLC  
PO BOX 422  
WADESBORO NC 28170

MUSE JANET F  
1811 WINDSOR ST  
WILSON NC 27893

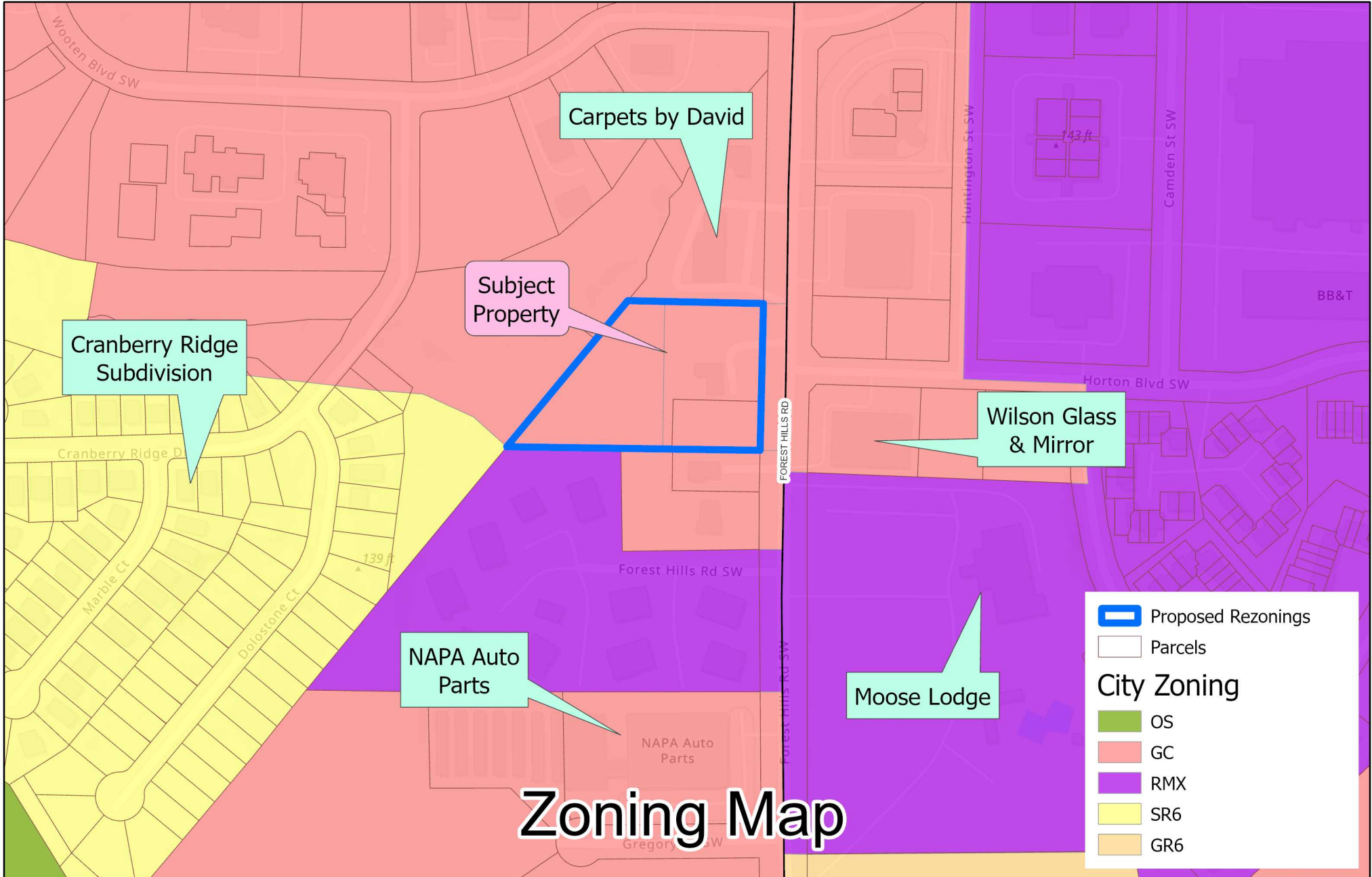
TWENTY FIVE LLC  
PO BOX 3488  
WILSON NC 27895

WILSON LODGE #989 LOYAL ORDER  
OF MOOSE INC  
2705 FOREST HILLS RD  
WILSON NC 27893

# PROPOSED REZONING



2668 & 2700 Forest Hills Rd SW  
PINS: 3711-06-8842 & 3711-06-8647  
GC (General Commercial) to RMX (Residential Mixed Use)

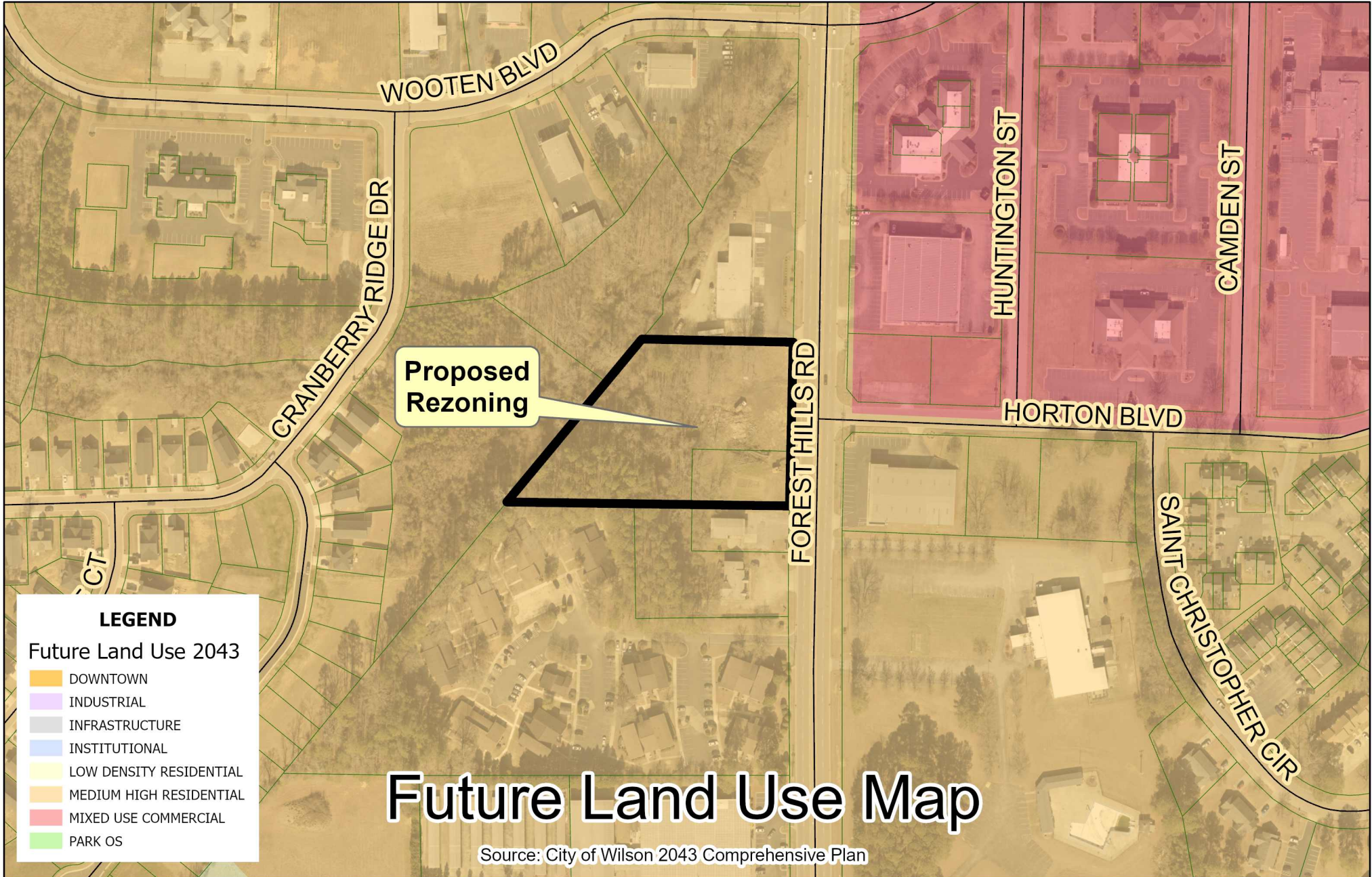


## Zoning Map

# PROPOSED REZONING



2668 & 2700 Forest Hills Rd SW  
PINS: 3711-06-8842 & 3711-06-8647  
GC (General Commercial) to RMX (Residential Mixed Use)



# PROPOSED REZONING



2668 & 2700 Forest Hills Rd SW  
PINS: 3711-06-8842 & 3711-06-8647  
GC (General Commercial) to RMX (Residential Mixed Use)

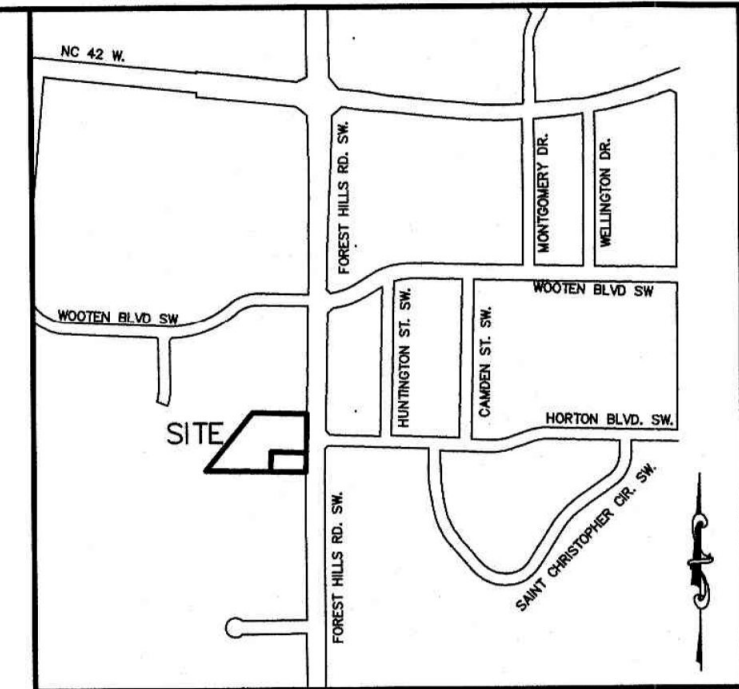


**NOTES**

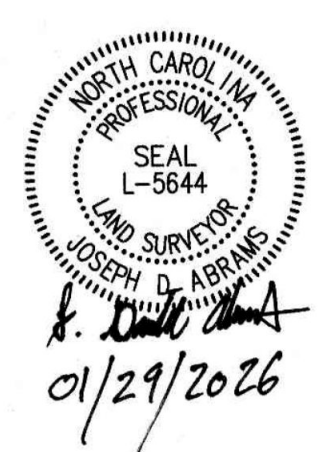
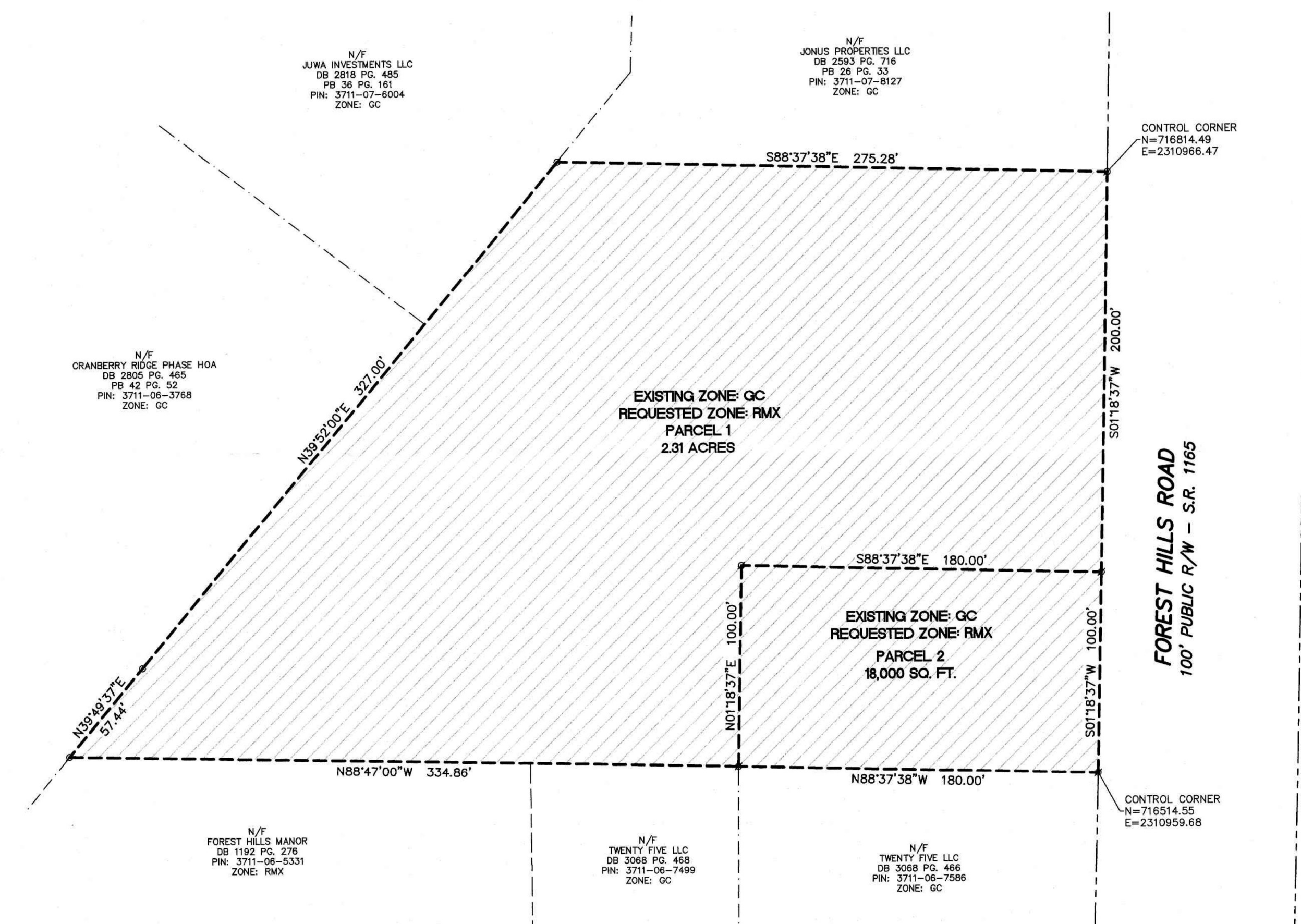
- AREAS COMPUTED BY COORDINATE CALCULATIONS.
- NO GRID MONUMENT FOUND WITHIN 2000'.
- COORDINATES SHOWN ON PLAT ARE HORIZONTAL COORDINATES UNLESS STATED OTHERWISE. COORDINATES ARE SHOWN TO MEET CITY OF WILSON REQUIREMENTS.
- ALL DISTANCES SHOWN ARE HORIZONTAL UNLESS NOTED OTHERWISE.
- ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD
- THIS PROPERTY IS LOCATED IN THE CONTENTNEA WS-IV CRITICAL WATERSHED AREA.
- THERE ARE NO CEMETERIES VISIBLE.
- THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS AND ORDINANCES.
- A TITLE REPORT HAS      HAS NOT X BEEN SUPPLIED FOR THIS PROPERTY.

**SITE DATA**

TOTAL AREA 2.72  
 NO. OF LOTS 2  
 EXISTING ZONING: GC  
 MIN. BLDG. LINES  
 FRONT 20'  
 ST. SIDE 10' OR 15'  
 SIDE 5' OR 8'  
 REAR 20'  
 SITE LOCATION 2668 & 2700 FOREST HILLS RD. SW  
 EXISTING LAND USAGE: RESIDENTIAL/VACANT  
 PIN: 3711-06-8842 & 3711-06-8647  
 REFERENCES: DEED BOOK 2940 PAGE 972  
 DEED BOOK 1792 PAGE 168  
 PLAT BOOK 26 PAGE 33

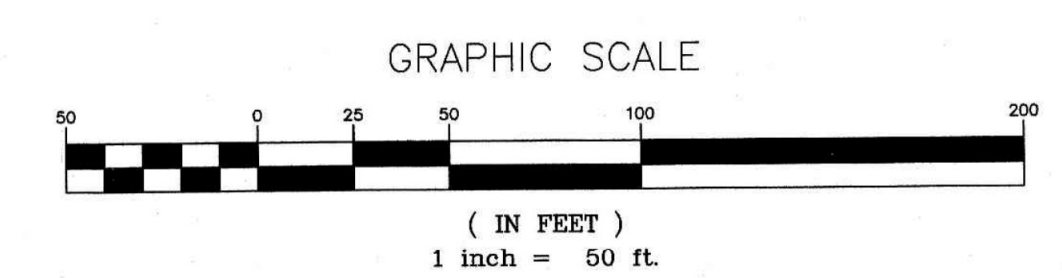


**LOCATION MAP**  
NO SCALE



DEVELOPER:  
 ROBERT SESSOMS  
 4244 DONNYBROOK PL  
 CHARLOTTE, NC 28205

GC TO RMX  
 REZONE PLAT



**BARTLETT**  
 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: NA	PROJECT: 26-0031
SCALE: 1"=50'	DRAWN BY: JDA	CODE: SESROB
REVISIONS		DWG FILE: 260031R21

PROPERTY OF  
**JANET F. MUSE**

WILSON 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**       **RMX**  
 **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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 **GC**       **RMX**  
 **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
<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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 **GC**       **RMX**  
 **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>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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