



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 1
City Council Meeting: May 21, 2026

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: **ZONING CHANGE REQUEST (Project LD-26-0133)**
REQUESTED ZONE: LI (Light Industrial)
PRESENT ZONE: RA (Rural Agricultural)
APPLICANT: Herring-Sutton & Associates, Ron Sutton
PROPERTY OWNER(s): Redemption Church of Wilson, Inc
PROPERTY ADDRESS: 4400 Block of Merck Rd, W
PROPERTY SIZE: 6.28 acres
SPECIFIC DESCRIPTION: 2792-87-5878 (PIN)
PRESENT USE OF PROPERTY: Undeveloped

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:

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED:

BACKGROUND: 1) In Primary Growth Area and the Primary Service Area. 2) Outside city limits. Annexation shall be required for city services. 3) Located within the Contentnea Creek WS4-P Watershed Protected Area. Development shall meet the watershed standards. 4) The property is not within the floodway, 100-year, nor the 500-year flood zones. 5) The property ownership since the 1990 was to George B. Boswell (DB 1398 PG 7) from the C.A. Boswell Heirs, then to

Vicus Development, LLC in 2020 (DB 2075 PG 220) in 2004, and to the current ownership of Redemption Church of Wilson, Inc. (DB 2820 PG 137-138) in 2020. This property is also shown as a portion of Tract 1 of C.A. Boswell Heirs (PB 21 PG 187). **6)** The proposed LI zoning district is adjacent to HI to the South; Wilson County AR (Agricultural Residential) to the East and West; SR6 to the North. **7)** The Norfolk Southern Railroad (NS) is located to the South of the property. NS runs parallel east and west adjacent to the Wilson Corporate Park and Merck Pharmaceuticals. **8)** The property is located south of the 5-lane corridor of Merck Road. This lends to transport to the adjacent transportation corridors of I-95, US 264, and in close proximity to I-795, US 301, and I-587.

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

Industrial – Development of industrial, flex space, and office uses in locations that are compatible with adjacent uses. Industrial employment centers are designed to function as "campuses" with integrated pedestrian facilities and transitions to adjacent, less intensive uses.

10) The 2043 Comprehensive Plan calls Wilson, "*the Triangle's gateway to eastern North Carolina.*" The proposed rezoning will build on this by providing employment opportunities for area residents and provide support services to the Wilson Corporate Park and the surrounding industries. Also within the Growing Intentionally portion of the 2043 Comp Plan, the Future Land Use Policy regarding Industrial states, "*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.*" Further the Intent section indicates, "*To preserve viable areas for major industrial employers which support the City's economic development goals and Development should be prioritized for its proximity to trade and infrastructure including rail corridors, airports, highway and interstate interchanges.*" 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 property is adjacent to a 5-lane corridor, railroad line, and adjacent to the Wilson Corporate Park and adjacent industries within the counties jurisdiction. This location lends towards a light industrial rezoning.

11) Connecting People and Places Introduction reads, "*Wilson has excellent proximity to critical transportation infrastructure including two rail lines, two regional airports, and Interstates 95, 587, 795 and US Highway 301.*" Policy CPP-4 challenges us to "*Use transportation as a catalyst for economic development.*" Strategy CPP-4.4 continues with, "*Leverage existing facilities and*

infrastructure for both rail and aviation as assets when working on business recruitment and expansion.” The Economic Development Council works tirelessly to bring new and innovative businesses to Wilson. Our infrastructure along the Merck Road corridor has enticed businesses to our area.

12) Further the Promoting Economic Prosperity portion states, *“The generation of new jobs and new tax revenues plays an important role in maintaining and improving the City’s quality of life. Development, attraction, expansion, and retention of new businesses and entrepreneurs are critical to maintaining fiscal health and improved livability in Wilson.”* Policy PEP-1 reads, *“The City will support efforts to expand the local economic base of manufacturing, banking, technology, pharmaceutical, and other clean growth industries. These efforts will include new industries that support the objective of providing high quality jobs and salaries to the local workforce that leverage local assets.”* In addition 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 and industrial corridor.

13) The rezoning supports the continuing efforts of Wilson Economic Development and their efforts to bring more industry and jobs to Wilson. **14)** Staff recommends approval of the petition to rezoning to LI (Light Industrial).

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-26-0133



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]: _____

Mailing Address: _____

Phone: _____ Email: _____

Name of Petitioner: _____

Mailing Address: _____

Phone: _____ Email: _____

Contact Person: _____

Phone: _____ Email: _____

Property Address: _____

Current Zoning District: _____ Proposed Zoning District: _____

PIN: _____ Total Acreage Included in Rezoning: _____

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:

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:

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

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

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

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].

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]:

Signature

Date

Print Name

Signature

Date

Print Name

Property Owner[s]:

Signature

Date

Print Name

Signature

Date

Print Name

4400 Block of Merck Road W – COMP PLAN ANALYSIS

Current land use classification: RA – Rural Agricultural

Requested land use classification: LI – Light Industrial

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 CPP-4

Use transportation as a catalyst for economic development

Policy PEP-1

Expand Wilson's economic base

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-2

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

Policy PEP-3

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

Policy CGP-1

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

REDEMPTION CHURCH OF WILSON
INC
3317 AIRPORT BLVD NW STE B
WILSON NC 278968849

SMITH LEVY BAINES
SMITH SHARON WHITAKER
4400 BELLINGHAM DR W
WILSON NC 27893

BOYD TRELLANEY RANETTE
BATTLE FELISSA JUANITA
4401 BELLINGHAM DR W
WILSON NC 27893

FARMER AL FINKBEINER REBECCA
ANN
4402 BELLINGHAM DR W
WILSON NC 27893

DREPS THOMAS L DREPS SHEILA M
4403 BELLINGHAM DR
WILSON NC 27896

DAVIS ROBERT CHASE
DAVIS AUTUMN CHURCHILL
4455 MERCK RD
WILSON NC 27893

MERCER RYAN
MERCER BRITTNEY
4472 MERCK RD W
WILSON NC 278939608

DESMITH THEODORE J
DESMITH RAMONA M
5620 CHAMPIONS DR
PACE FL 32571

RODRIGUEZ JOSE
DOMINGUEZ ZENAIDA CARBAJAL
6976 BRUCE RD
SIMS NC 278809209

BORDEN & WAYNE CONSTRUCTION
LLC
7166 BARTEE BRIDGE RD
STANTONSBURG NC 27883

JANSSEN BIOTECH INC
JH4-NEIGHBORHOOD A
NEW BRUNSWICK NJ 8901

PROPOSED REZONING



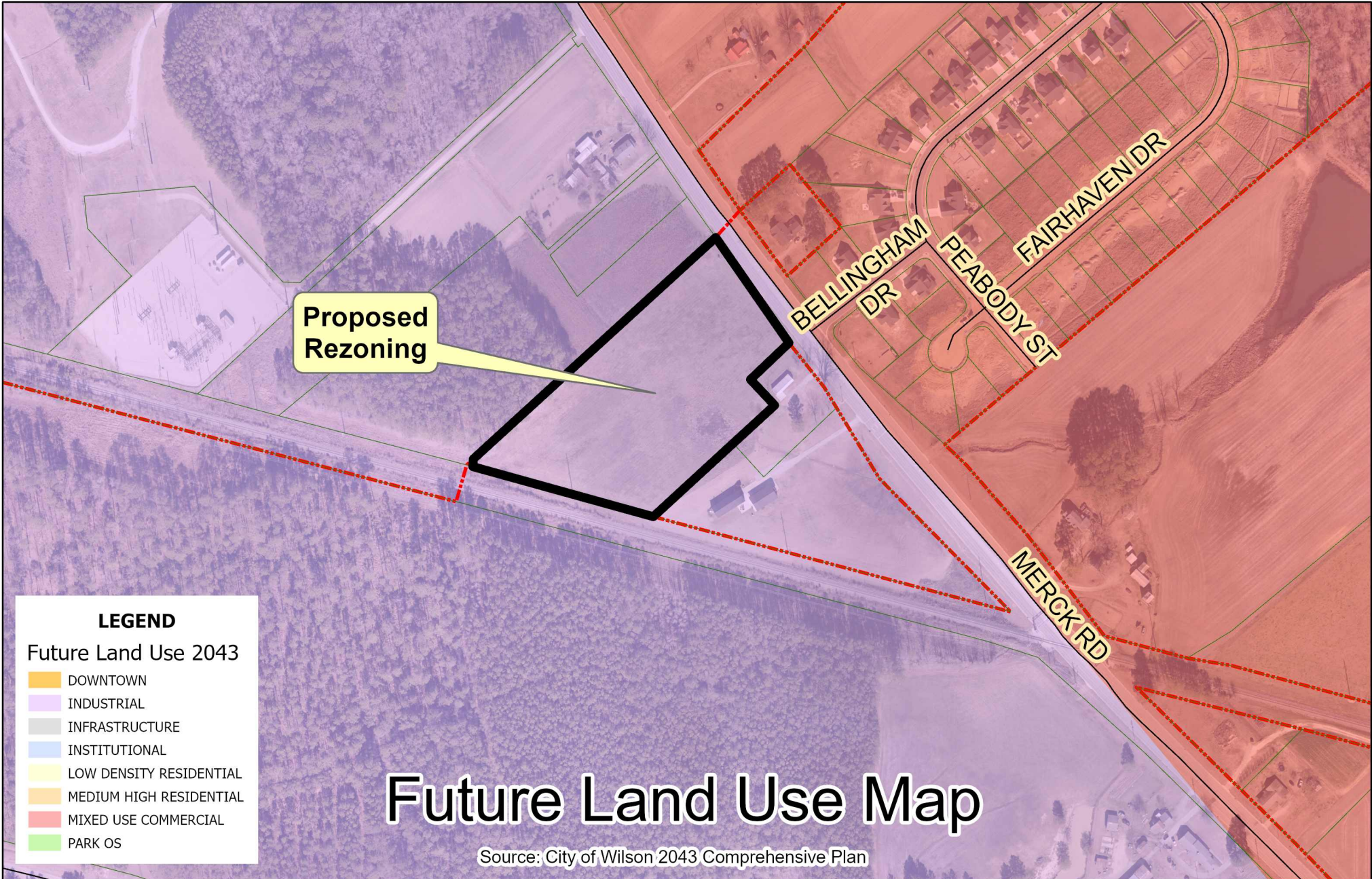
Merck Rd W
PIN: 2792-87-5878
RA (Rural Agricultural) to LI (Light Industrial)



PROPOSED REZONING



Merck Rd W
PIN: 2792-87-5878
RA (Rural Agricultural) to LI (Light Industrial)



Future Land Use Map

Source: City of Wilson 2043 Comprehensive Plan

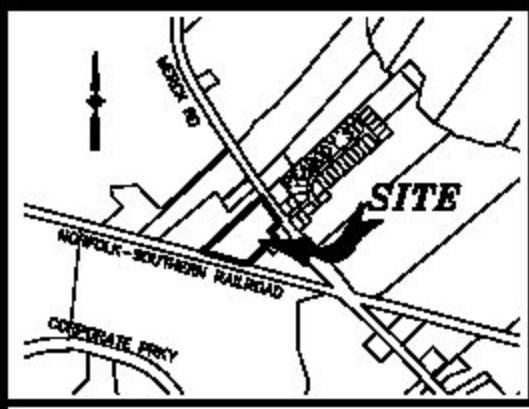
PROPOSED REZONING



Merck Rd W
PIN: 2792-87-5878
RA (Rural Agricultural) to LI (Light Industrial)



Aerial Map



Vicinity Map - NTS

N/F
 JANSSEN BIOTECH INC
 DB 3085 P 212
 PIN: 2792-89-7089
 EX ZONE: LI

N/F
 JOSE DOMINGUEZ RODRIGUEZ
 DB 2906 P 35
 PIN: 2792-88-2018
 EX ZONE: AR (COUNTY)

N/F
 ROBERT CHASE DAMS
 DB 3041 P 658
 PIN: 2792-87-0874
 EX ZONE: AR (COUNTY)

REDEMPTION CHURCH
 OF WILSON, INC.
 DB 2820 P 137
 PIN: 2792-87-5878
 PROPOSED ZONE: LI
 EXISTING ZONE: RA

6.28 ACRES

N/F
 BORDEN & WAYNE
 CONSTRUCTION LLC
 DB 3108 P 545
 PIN: 2792-87-8985
 EX ZONE: AR (COUNTY)

CH = S38°47'38"E
 327.98'
 A = 328.00'
 R = 7893.55'

MERCK ROAD (SR 1157)
 (EX PUBLIC R/W VARIES)

LOT 41
 SECTION ONE
 BELLINGTON
 PB 43 P 23

LOT 1
 SECTION ONE
 BELLINGTON
 PB 43 P 23

BELLINGHAM
 DRIVE
 (EX PUBLIC 50' R/W)

WO #26-8789A

**Proposed LI Rezoning Request for
 Redemption Church of Wilson, Inc.**

City of Wilson
 Scale: 1" = 100'

Wilson Co., NC
 Date: February 2026

Herring-Sutton & Associates, P.A.

Engineers - Surveyors - Planners

2201 Nash Street NW
 Wilson, NC 27896

Firm License #C-2310

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

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

 R/A  LI
 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 | - | - | - | - | - | - | - | - | - |
| 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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 R/A  LI
 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 | |
| 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
CD – Permitted as part of an Approved Conditional District Only

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

 R/A  LI
 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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