

West Lands Property
4640 - 4400 Veterans Parkway
Garner, North Carolina



Summary: Fast growing portion of fast growing county. 43.5 acres divided into 3 tracts. Zoned Interstate Highway Interchange and Industrial 2. Neighbors are Aldi, WalMart, Murphy Gas, and O'Reilly Autoparts. Approved right-in-right and road into Veterans Parkway are in place. Water, sewer, electric and natural gas are on property.

Contact: Don West – 336-263-3337

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Projected Population Change in North Carolina Counties: 2020-2030

County	April 2020 Base Population	July 2030 Population Estimate	Numeric Change 2020-30	Percent Change 2020-30	Births 2020-30	Deaths 2020-30	Natural Increase 2020-30	Net Migration 2020-30
Alamance	171,426	195,390	23,964	14.0	20,480	21,108	-628	24,592
Alexander	36,444	36,815	371	1.0	3,796	5,397	-1,601	1,972
Alleghany	10,883	11,728	845	7.8	1,101	1,768	-667	1,512
Anson	22,054	21,198	-856	-3.9	2,663	3,556	-893	37
Ashe	26,582	26,578	-4	0.0	2,207	4,360	-2,153	2,149
Avery	17,810	17,558	-252	-1.4	1,446	2,504	-1,058	806
Beaufort	44,659	43,829	-830	-1.9	4,642	7,055	-2,413	1,583
Bertie	17,934	16,058	-1,876	-10.5	1,663	2,902	-1,239	-637
Bladen	29,619	31,514	1,895	6.4	3,855	5,147	-1,292	3,187
Brunswick	136,695	201,455	64,760	47.4	11,851	25,674	-13,823	78,583
Buncombe	269,431	297,951	28,520	10.6	24,733	32,973	-8,240	36,760
Burke	87,551	91,881	4,330	4.9	8,905	13,229	-4,324	8,654
Cabarrus	225,791	275,787	49,996	22.1	29,603	21,428	8,175	41,821
Caldwell	80,678	83,140	2,462	3.1	8,181	12,828	-4,647	7,109
Camden	10,357	11,188	831	8.0	978	1,145	-167	998
Carteret	67,685	73,692	6,007	8.9	4,964	10,849	-5,885	11,892
Caswell	22,733	22,461	-272	-1.2	2,067	3,493	-1,426	1,154
Catawba	160,597	179,219	18,622	11.6	17,593	22,152	-4,559	23,181
Chatham	76,260	90,949	14,689	19.3	7,425	9,866	-2,441	17,130
Cherokee	28,769	31,303	2,534	8.8	2,612	5,106	-2,494	5,028
Chowan	13,707	13,759	52	0.4	1,498	2,276	-778	830
Clay	11,084	12,841	1,757	15.9	982	1,817	-835	2,592
Cleveland	99,526	104,974	5,448	5.5	11,556	15,403	-3,847	9,295
Columbus	50,629	53,859	3,230	6.4	6,283	8,519	-2,236	5,466
Craven	100,782	103,334	2,552	2.5	12,829	13,588	-759	3,311
Cumberland	334,733	337,971	3,238	1.0	51,094	33,784	17,310	-14,072
Currituck	28,104	36,487	8,383	29.8	3,384	3,433	-49	8,432
Dare	36,913	39,652	2,739	7.4	3,234	4,573	-1,339	4,078
Davidson	168,927	188,246	19,319	11.4	19,102	24,083	-4,981	24,300
Davie	42,720	48,186	5,466	12.8	4,294	6,010	-1,716	7,182
Duplin	48,703	53,298	4,595	9.4	7,880	6,777	1,103	3,492
Durham	324,846	365,472	40,626	12.5	41,272	26,985	14,287	26,339
Edgecombe	48,898	48,691	-207	-0.4	6,265	7,839	-1,574	1,367
Forsyth	382,599	414,397	31,798	8.4	45,965	43,541	2,424	29,874
Franklin	68,621	94,444	25,823	37.6	9,568	8,756	812	25,011
Gaston	227,943	259,477	31,534	13.8	28,626	30,515	-1,889	33,423
Gates	10,478	10,293	-185	-1.8	958	1,548	-590	405
Graham	8,028	8,067	39	0.5	944	1,258	-314	353
Granville	61,003	66,497	5,494	9.0	6,589	7,405	-816	6,310
Greene	20,454	20,145	-309	-1.5	2,141	2,526	-385	76
Guilford	541,297	592,680	51,383	9.5	62,150	57,236	4,914	46,469
Halifax	48,625	43,925	-4,700	-9.7	5,239	7,823	-2,584	-2,116
Harnett	133,571	188,408	54,837	41.1	20,097	14,454	5,643	19,194
Haywood	62,088	66,945	4,857	7.8	5,551	10,093	-4,542	9,399
Henderson	116,310	130,564	14,254	12.3	14,068	17,006	-2,938	20,192
Hertford	21,553	17,524	-4,029	-18.7	1,756	2,942	-1,186	-2,843
Hoke	52,074	60,151	8,077	15.5	8,756	5,235	3,521	4,556
Hyde	4,588	4,334	-254	-5.5	411	617	-206	-48
Iredell	186,685	228,423	41,738	22.4	22,075	22,241	-166	41,904
Jackson	43,108	46,937	3,829	8.9	3,618	4,968	-1,350	5,179
Johnston	215,994	290,489	74,495	34.5	31,835	22,832	9,003	65,492
Jones	9,174	9,117	-57	-0.6	1,042	1,578	-536	479
Lee	63,280	75,142	11,862	18.7	8,439	7,893	546	11,316

At 34.5% population growth, one of the fastest growing in the state

County	April 2020 Base Population	July 2030 Population Estimate	Numeric Change 2020-30	Percent Change 2020-30	Births 2020-30	Deaths 2020-30	Natural Increase 2020-30	Net Migration 2020-30
Lenoir	55,123	54,020	-1,103	-2.0	6,957	8,840	-1,883	780
Lincoln	86,829	108,247	21,418	24.7	9,879	11,890	-2,011	23,429
Macon	37,019	40,686	3,667	9.9	3,422	6,105	-2,683	6,350
Madison	21,192	22,360	1,168	5.5	2,090	3,108	-1,018	2,186
Martin	22,032	19,882	-2,150	-9.8	2,332	3,851	-1,519	-631
McDowell	44,602	44,816	214	0.5	4,236	6,640	-2,404	2,618
Mecklenburg	1,115,534	1,293,761	178,227	16.0	153,564	83,802	69,762	108,465
Mitchell	14,899	14,438	-461	-3.1	1,247	2,613	-1,366	905
Montgomery	25,760	26,192	432	1.7	2,842	3,911	-1,069	1,501
Moore	99,745	124,746	25,001	25.1	13,177	14,234	-1,057	26,058
Nash	94,967	101,336	6,369	6.7	11,747	13,142	-1,395	7,764
New Hanover	225,707	262,570	36,863	16.3	23,341	26,232	-2,891	39,754
Northampton	17,469	15,884	-1,585	-9.1	1,727	3,104	-1,377	-208
Onslow	204,576	230,898	26,322	12.9	39,076	16,317	22,759	3,563
Orange	148,717	161,200	12,483	8.4	12,334	10,922	1,412	11,071
Pamlico	12,270	12,917	647	5.3	1,005	2,233	-1,228	1,875
Pasquotank	40,567	41,339	772	1.9	4,571	5,347	-776	1,548
Pender	60,199	75,400	15,201	25.3	6,902	8,039	-1,137	16,338
Perquimans	13,008	13,887	879	6.8	1,224	2,127	-903	1,782
Person	39,088	40,729	1,641	4.2	4,579	5,630	-1,051	2,692
Pitt	170,242	184,225	13,983	8.2	21,317	17,516	3,801	10,182
Polk	19,335	19,818	483	2.5	1,497	3,362	-1,865	2,348
Randolph	144,147	152,672	8,525	5.9	16,490	19,672	-3,182	11,707
Richmond	42,948	40,456	-2,492	-5.8	5,464	6,617	-1,153	-1,339
Robeson	116,514	116,606	92	0.1	17,343	17,317	26	66
Rockingham	91,104	92,415	1,311	1.4	9,848	14,523	-4,675	5,986
Rowan	146,884	158,229	11,345	7.7	16,602	20,517	-3,915	15,260
Rutherford	64,446	65,932	1,486	2.3	7,173	10,557	-3,384	4,870
Sampson	59,042	61,899	2,857	4.8	8,585	8,197	388	2,469
Scotland	34,177	32,126	-2,051	-6.0	3,905	5,062	-1,157	-894
Stanly	62,505	67,060	4,555	7.3	7,151	8,842	-1,691	6,246
Stokes	44,524	46,328	1,804	4.1	4,559	7,014	-2,455	4,259
Surry	71,367	71,772	405	0.6	8,160	11,027	-2,867	3,272
Swain	14,117	13,550	-567	-4.0	1,681	2,451	-770	203
Transylvania	32,984	34,061	1,077	3.3	2,748	5,013	-2,265	3,342
Tyrrell	3,249	3,479	230	7.1	475	500	-25	255
Union	238,234	306,153	67,919	28.5	29,362	21,227	8,135	59,784
Vance	42,569	41,222	-1,347	-3.2	5,537	6,231	-694	-653
Wake	1,129,352	1,358,482	229,130	20.3	137,065	80,516	56,549	172,581
Warren	18,639	18,780	141	0.8	1,828	3,132	-1,304	1,445
Washington	11,004	9,877	-1,127	-10.2	1,260	1,980	-720	-407
Watauga	54,077	55,141	1,064	2.0	3,477	4,656	-1,179	2,243
Wayne	117,321	120,366	3,045	2.6	16,554	15,138	1,416	1,629
Wilkes	65,973	67,214	1,241	1.9	7,504	10,245	-2,741	3,982
Wilson	78,789	79,283	494	0.6	9,567	11,103	-1,536	2,030
Yadkin	37,216	37,723	507	1.4	4,160	5,474	-1,314	1,821
State	10,439,539	11,743,841	1,304,302	12.5	1,264,707	1,197,056	67,651	1,236,651

Source: North Carolina Office of State Budget & Management, Vintage 2023 Population Estimates and Vintage 2024 Population Projections.

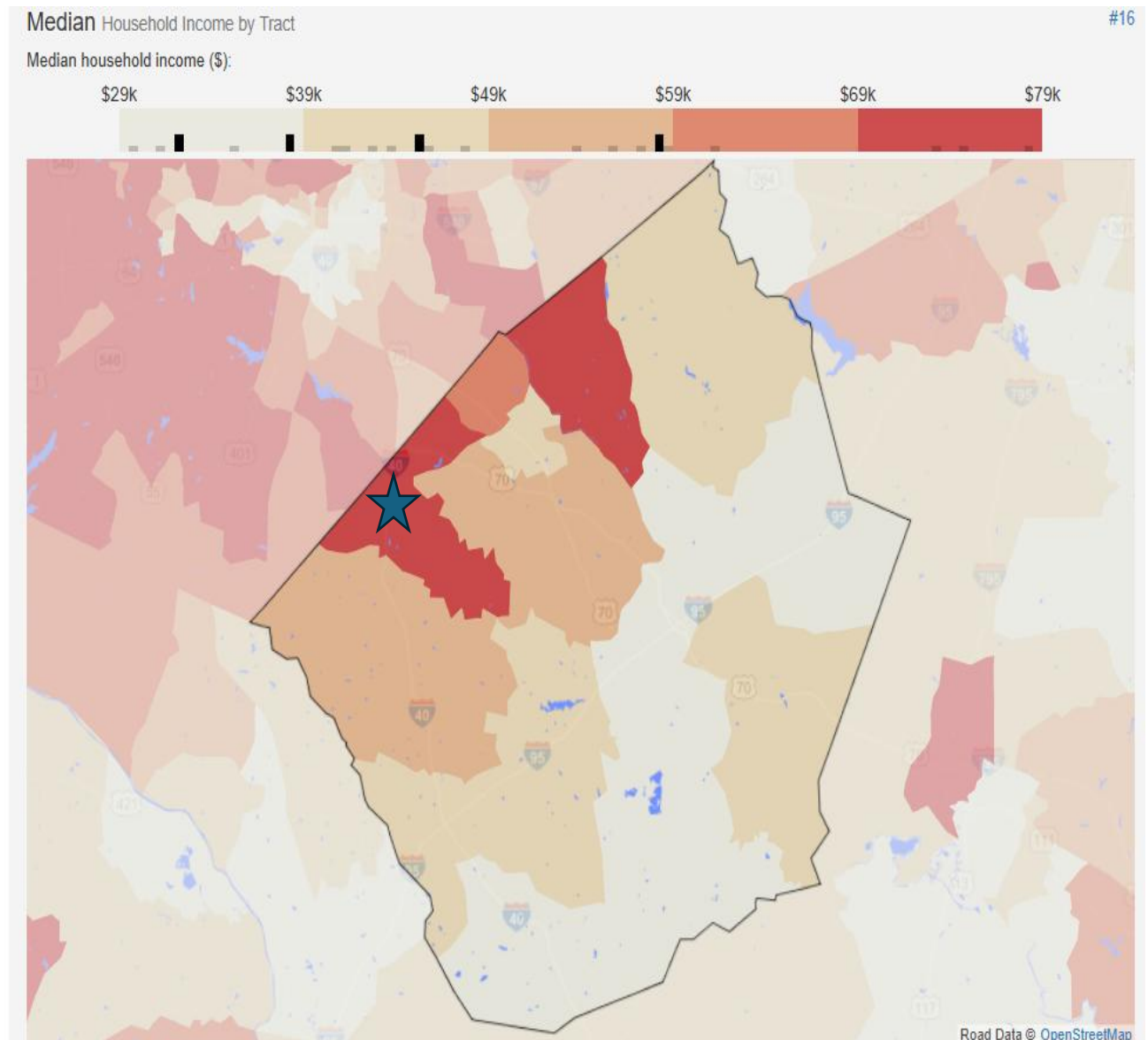
Relation to Raleigh



“Star” is the location of the property.

Expressway is mostly complete. First location south for business exits. Easy access to the heart of the RTP. 14 miles to the center of Raleigh.

Most all Johnston County growth and income resides in the area of this property. Star is property location!!!!

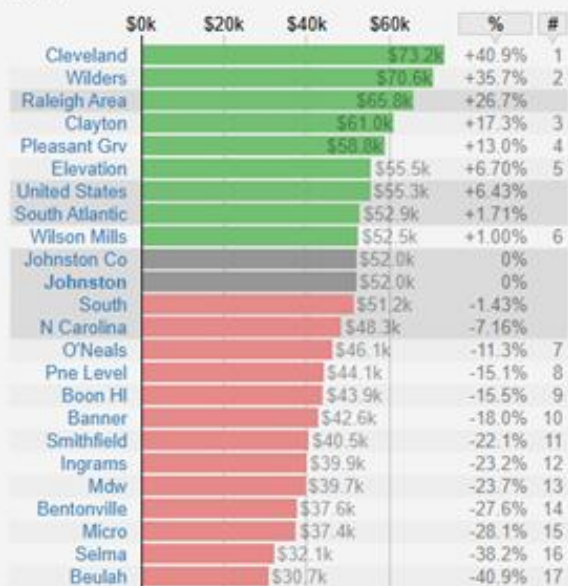


Property is in Area of County with the Most Income

Property has a Garner address, but resides in the Johnston area called Cleveland.

Median Household Income by County Subdivision #26

Scope: households in Johnston County, selected county subdivisions in Johnston County, and entities that contain Johnston County

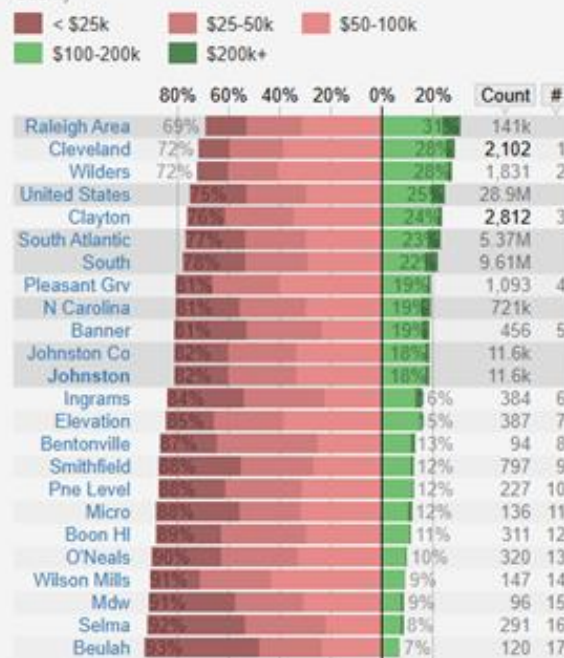


% percentage above or below median household income of Johnston County
rank of county subdivision out of 17 by median household income

Six-Figure Incomes by County Subdivision #27

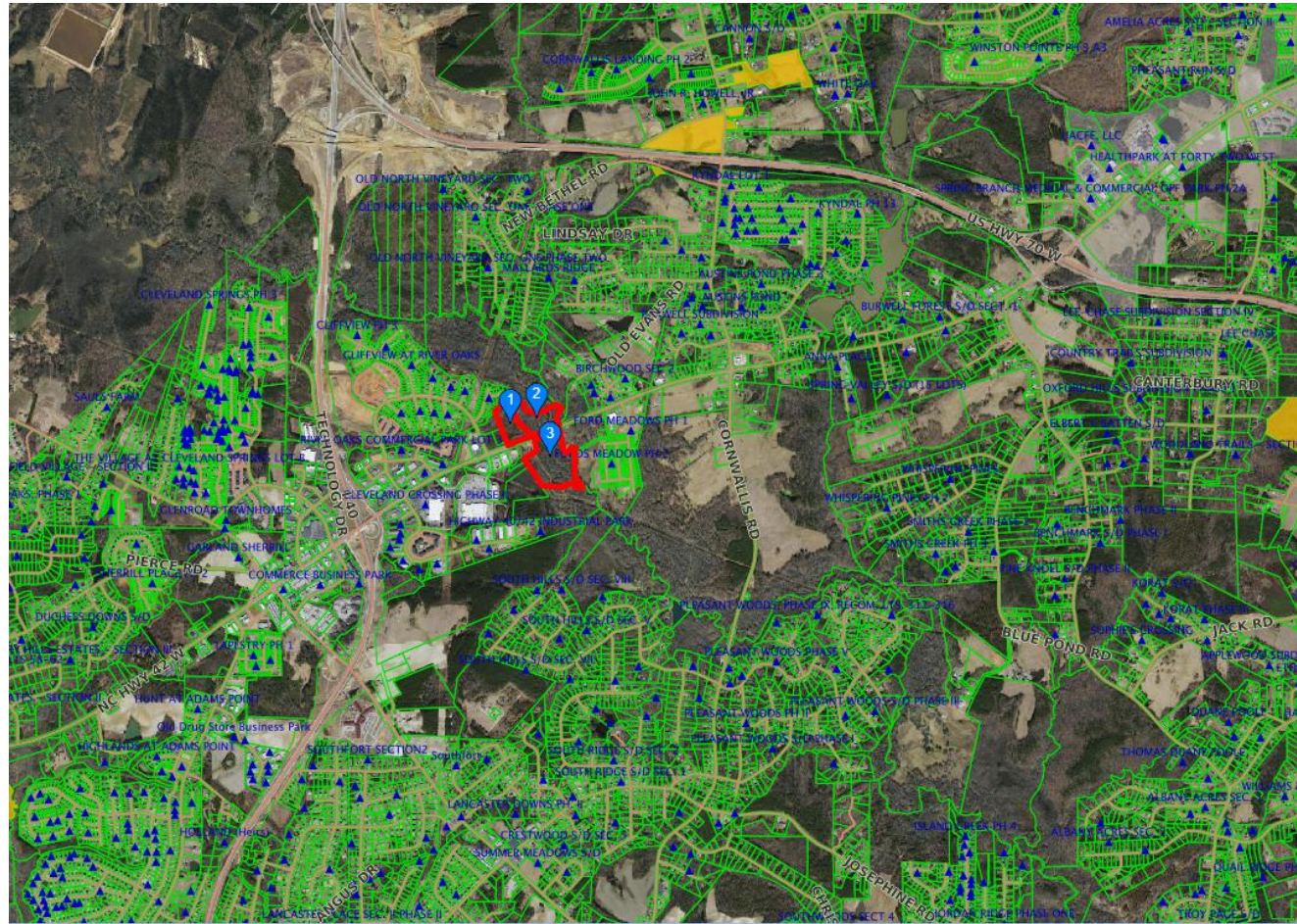
Percentage of households with incomes above \$100k

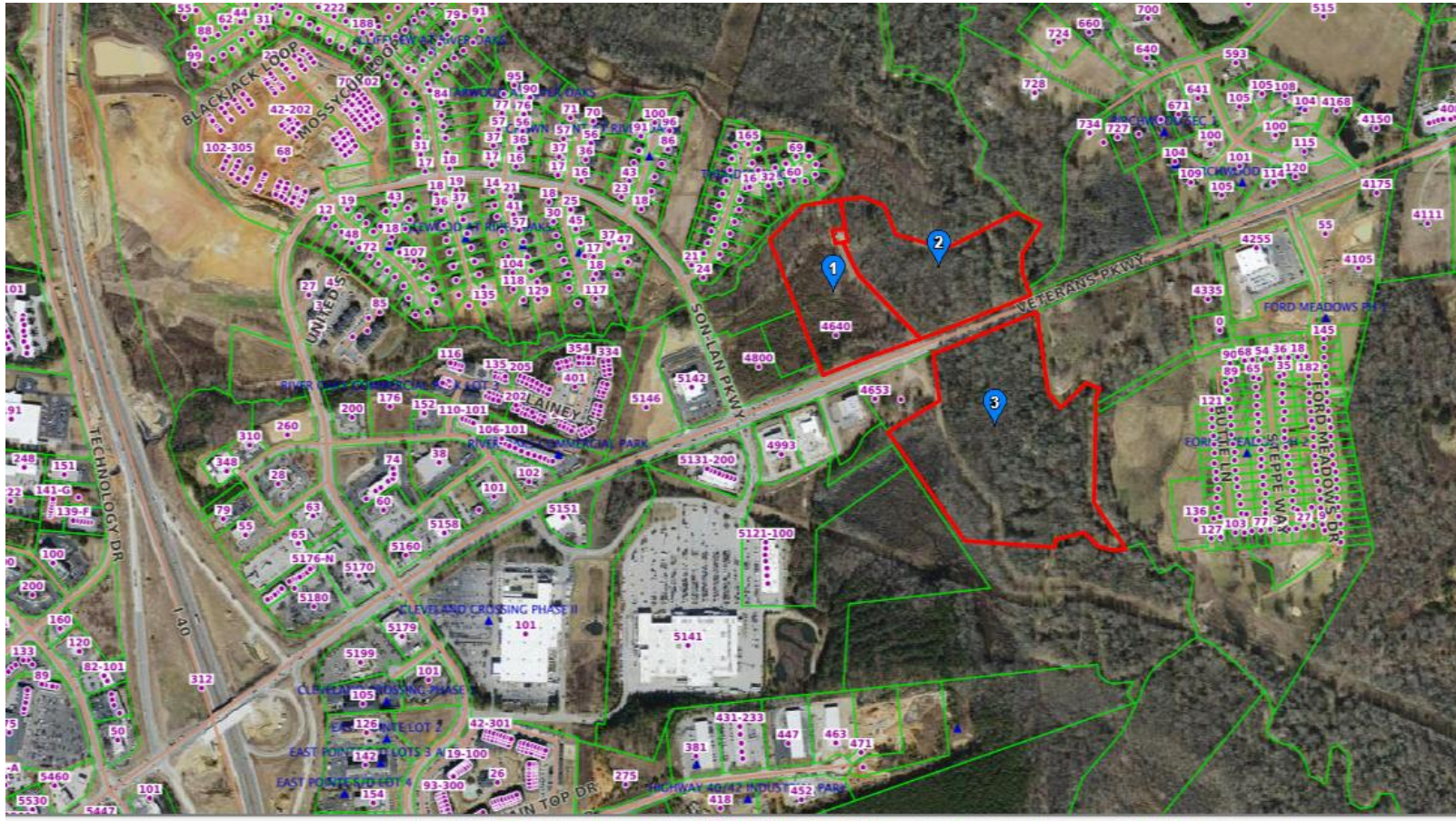
Scope: households in Johnston County, selected county subdivisions in Johnston County, and entities that contain Johnston County

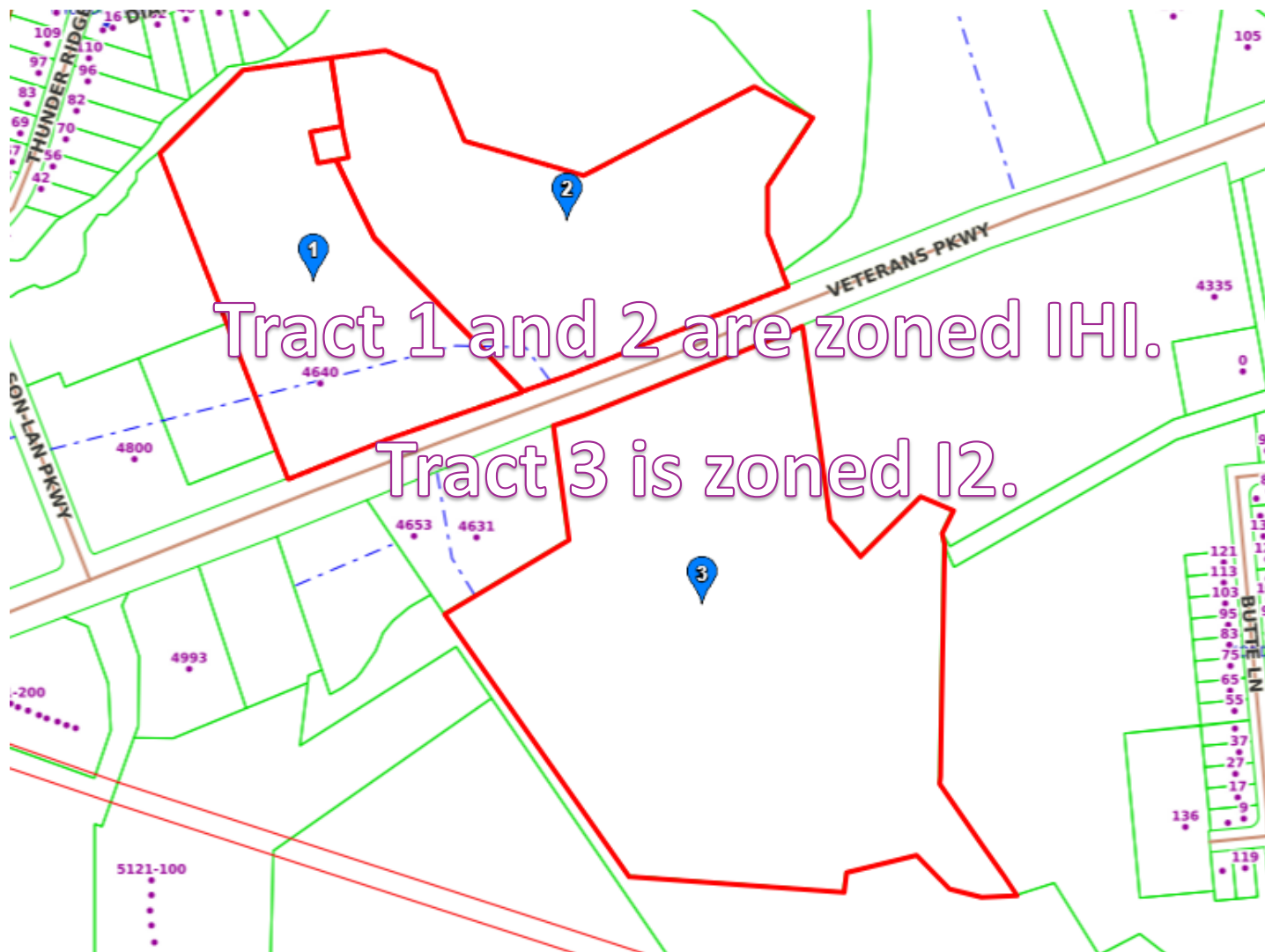


Count number of households with incomes above \$100k
rank of county subdivision out of 17 by percentage non-white

GIS Aerials

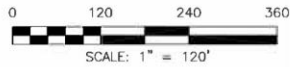
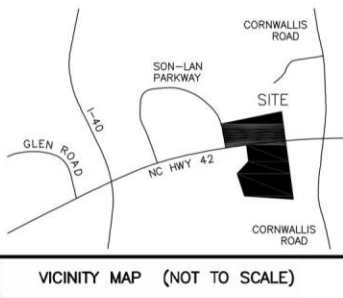






Tract 1 and 2 are zoned IHI.

Tract 3 is zoned I2.



LINE	BEARING	DISTANCE
L1	S77°28'32"E	77.02'
L2	N45°36'27"E	31.78'
L3	N82°15'20"E	207.52'
L4	S61°56'46"E	155.11'
L5	S00°14'30"E	111.97'
L6	S35°56'05"E	103.31'
L7	N44°15'01"W	504.10'
L8	N25°08'52"W	204.53'
L9	N79°17'22"E	29.83'
L10	N13°21'59"W	74.42'
L11	S80°08'07"W	75.04'
L12	S13°21'59"E	75.53'
L13	N79°17'22"E	45.15'
L14	N09°30'13"W	162.10'

LEGEND

- BY IRON PIPE FOUND
- IPF IRON PIPE SET
- PCW CONCRETE MONUMENT FOUND
- PKW PAVED-KALOH NAIL FOUND
- PKS PARKER-KALOH NAIL SET
- BSI BULLDOZED SIGN
- CSF COTTON SPIKE FOUND
- CSP COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPACT POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRES
- DB DEED BOOK
- PLAT PLAT BOOK
- BM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- TS LOT HAS DISPUTE SEWER
- 15SL OFFSITE SEWER LOT
- 15R RECOMMENDATION LOT
- 100 STREET ADDRESS
- LINES NOT SURVEYED

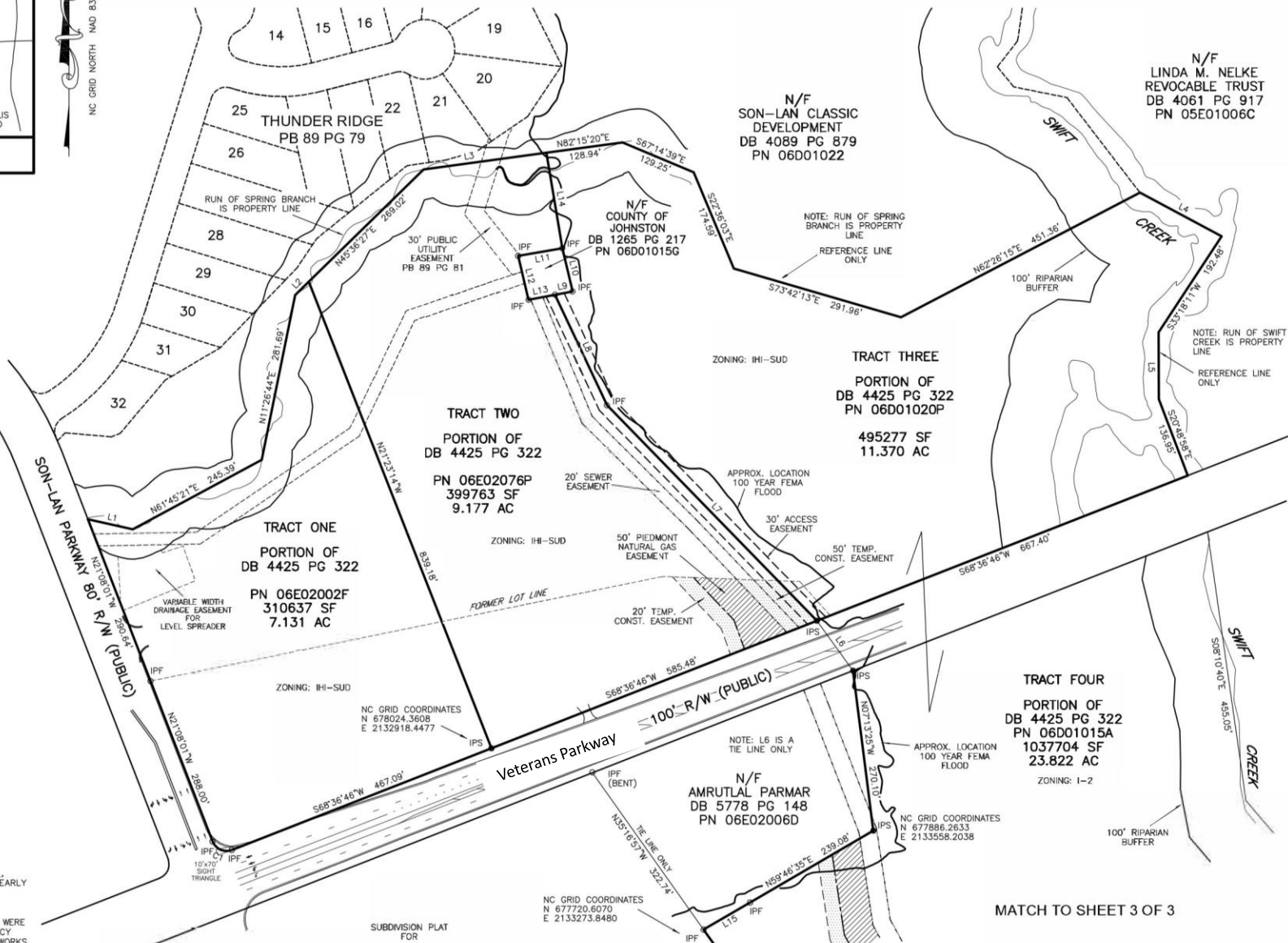
STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS _____ DAY OF _____, A.D. 2021

SURVEYOR

L - 3990
LICENSE NUMBER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.38'	35.43'	N66°15'37"W

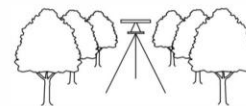


DONALD RAY WEST
AND
JUNE WEST
CLEVELAND TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 6, 2021
SHEET 2 OF 3

OWNER: DONALD RAY WEST
JUNE WEST
426 FIELDSTONE DRIVE
BURLINGTON, N.C. 27215

SURVEYED BY:
T.L.S.
DRAWN BY:
MIKE
CHECKED BY:
CURK
DRAWING NAME:
WEST SH12.DWG
SURVEY DATE:
12-15-20
JOB NO.
4022.001

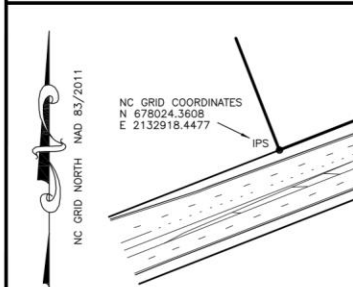
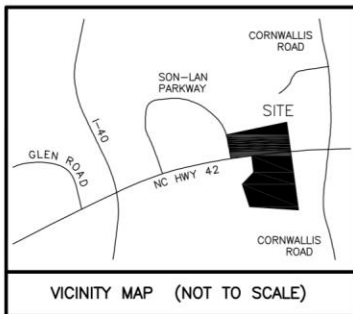
TRUE LINE SURVEYING, P.C.



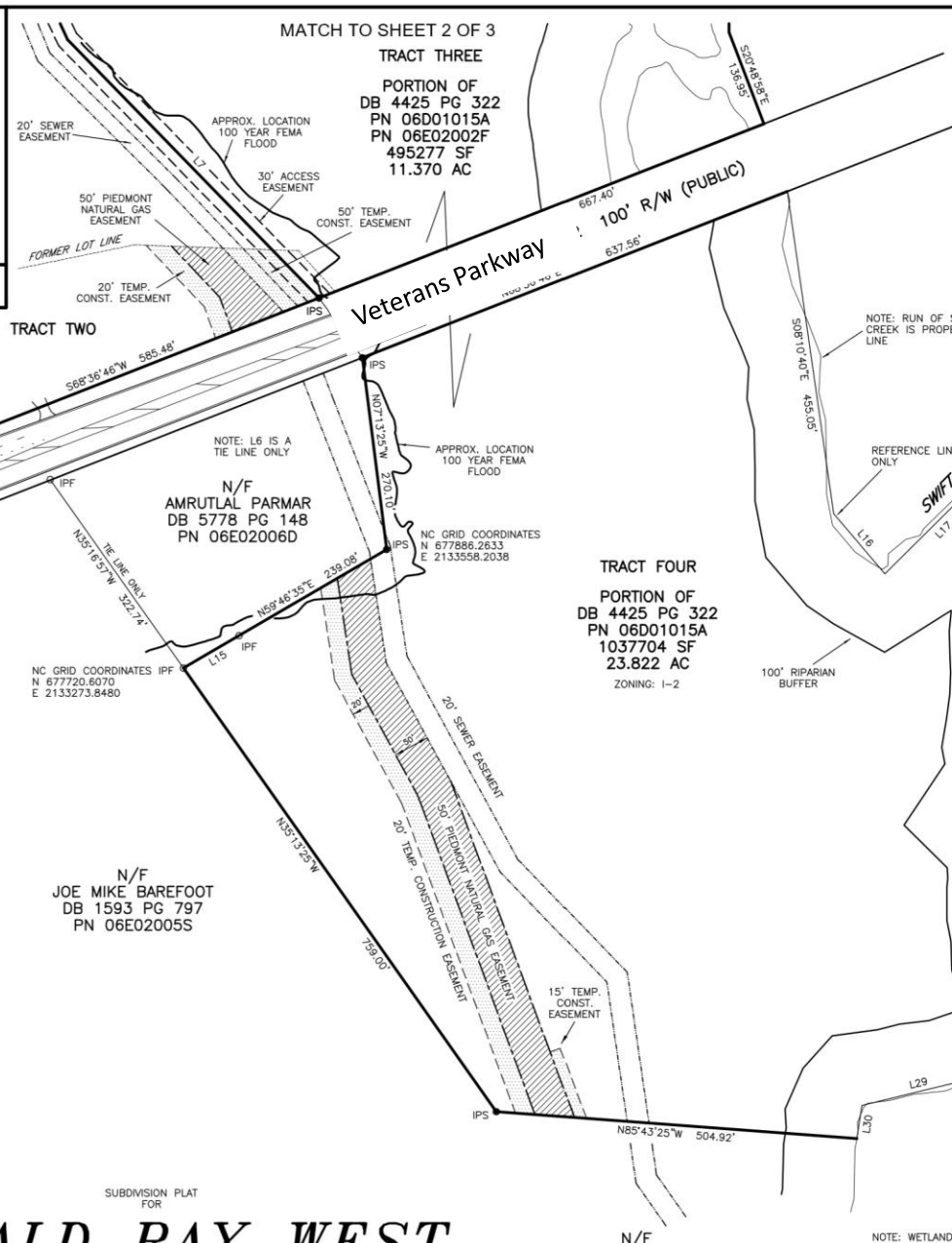
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

MATCH TO SHEET 3 OF 3

NOTE: WETLANDS NOT EVALUATED AT TIME OF SURVEY



LINE	BEARING	DISTANCE
L15	N59°46'35"E	90.01'
L16	S40°23'39"E	110.52'
L17	N45°12'47"E	199.41'
L18	S66°59'20"E	82.56'
L19	S25°16'00"W	60.07'
L20	S32°58'33"W	44.55'
L21	S45°48'57"E	41.84'
L22	S02°12'46"E	185.92'
L23	S38°48'43"E	167.78'
L24	S54°44'16"E	37.18'
L25	S18°28'54"E	62.91'
L26	S65°55'13"W	72.42'
L27	N75°42'08"W	78.48'
L28	N44°15'58"W	109.68'
L29	S76°21'06"W	168.60'
L30	S08°43'27"W	46.93'



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS _____ DAY OF _____, A.D. 2021

N/F
NANCY F. COATS
DB 656 PG 61
PN 05E01007A

SURVEYOR

L - 3990
LICENSE NUMBER

N/F
WILLIAM HENRY FORD
AND SPOUSE
DB 645 PG 180
PN 05E01007C

N/F
JOE MIKE BAREFOOT
DB 1593 PG 797
PN 06E02005S

N/F
JOE MIKE BAREFOOT
DB 1593 PG 797
PN 06E02005S

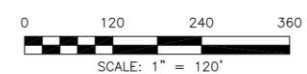
LEGEND

IPF	IRON PIPE FOUND
IPF	CONCRETE MONUMENT FOUND
PKNF	PARKER-KALON NAIL FOUND
PKNF	PARKER-KALON NAIL SET
RRS	RAILROAD SPIKE
RRS	COTTON SPIKE FOUND
RRS	COTTON SPIKE SET
CC	CONTROL CORNER
CC	COMPUTED POINT
CC	POWER POLE
P/P	OVERHEAD POWER LINE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
AC	ACRE
DE	DEED BOOK
PL	PLAT BOOK
BOM	BOOK OF MAPS
PL	PAGE
LF	LINEAR FEET
15S	LOT HAS OFFSITE SEWER
15SL	OFFSITE SEWER LOT
15R	RECOMBINATION LOT
100	STREET ADDRESS
---	LINE NOT SURVEYED

DONALD RAY WEST
AND
JUNE WEST

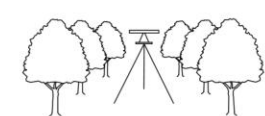
CLEVELAND TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 6, 2021
SHEET 3 OF 3

OWNER: DONALD RAY WEST
JUNE WEST
426 FIELDSTONE DRIVE
BURLINGTON, N.C. 27215



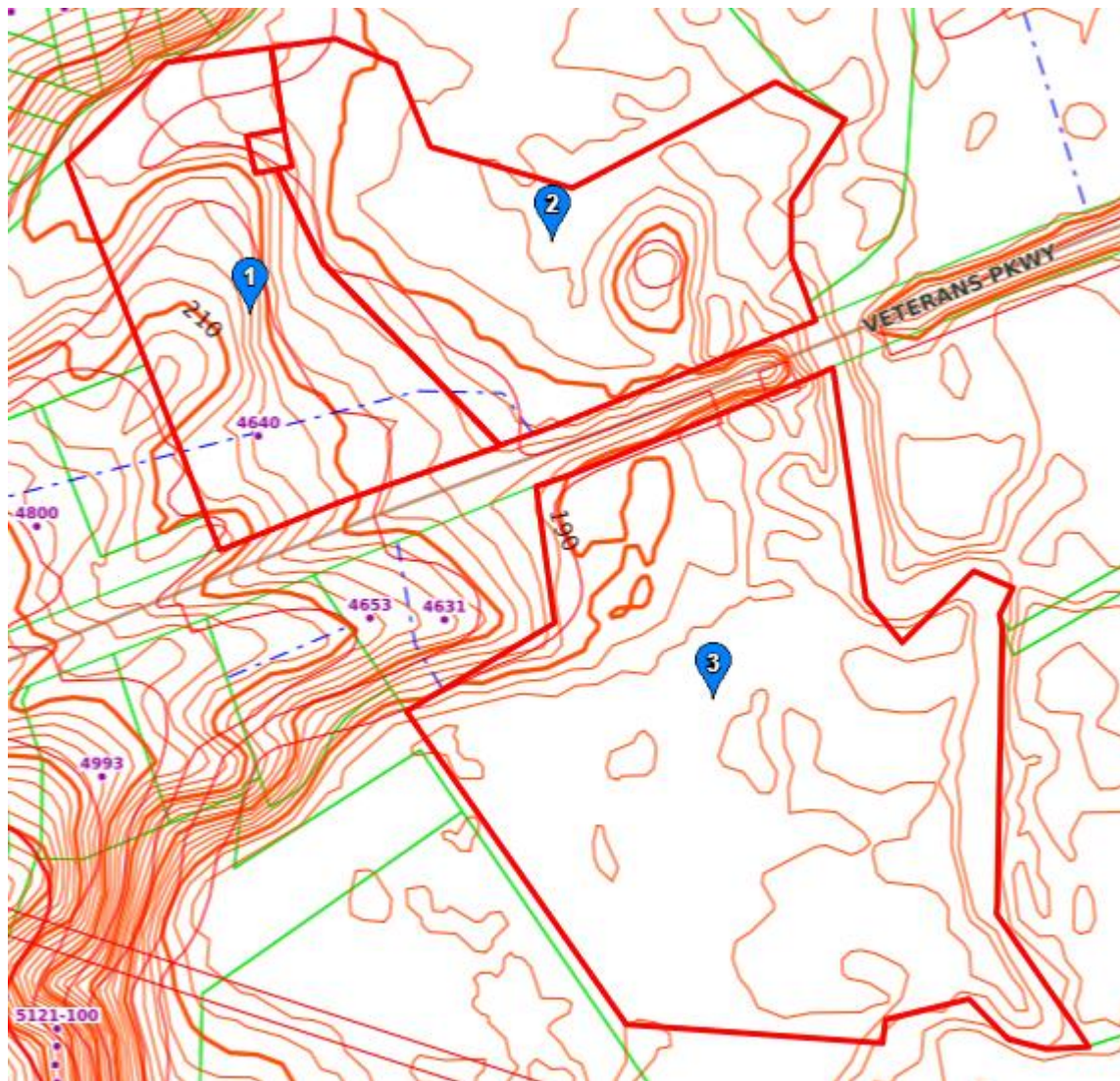
SURVEYED BY:	TL
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	WEST SH3.DWG
SURVEY DATE:	12-15-20
JOB NO.	4022.001

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

Topo's (2 foot contours)



JOHNSTON COUNTY

LAND DEVELOPMENT TABLE OF PERMITTED USES

Note: Table is intended for a guide only.



X = Indicates use allowed in this zoning district * = Uses in addition to underlying zoning district uses

A = Accessory to principal use **SUP** = Special Use Permit Required

Permitted Use	AR	RR	MHP	OI	GB	CB	I1	I2	IHI*	MTD
Accessory Building(s)	X	X	X	X	X	X	X	X	X	X
Day Care Facility - Adult				X	X					
Agritourism	X									
Airport							SUP	X	X	
Animal Husbandry									X	
Art Galleries				X		X				
Asphalt Plant								X		
Athletic Fields					X	X			X	
Automotive Parts Store					X	X			X	
Automotive Repair - Body/Fender					X		X	X	X	
Automotive Repair - Mechanical					X		X	X	X	
Automotive Sales - New & Used					X	X	X	X	X	
Bakery - Establishments Manufacturing Food Products							X	X	SUP	
Bakery - Retail					X	X			X	
Bank				X	X	X			X	
Barber/Beauty Shop				X	X	X				
Bed and Breakfast	SUP					SUP				
Bedding Manufacturing								X		
Boat Service Stations		X								
Booster Pump Stations	X									
Boat Sales and/or Manufacturing							X	X		
Bottling Plant							X	X	SUP	

X = Permitted SUP = Special Use Required

A = Accessory Use

Brick/Tile/Pottery Manufacturing/Sales								X		
Building Materials/Supplies - Lumberyards, Storage & Sales					X	X	X	X		
Bus Repair								X		
Bus Storage Terminal/Facility								X		
Business-Retail/Wholesale					X	X			X	

Permitted Use	AR	RR	MHP	OI	GB	CB	I1	I2	IHI*	MTD
Cabinet/Woodworking Shop							X	X		
Camp Grounds - Travel Trailer Parks		X			X				X	
Camping - Fishing Supply Stores		X								
Car Wash					X	X				
Carnival/Circus (Temporary)							X	X		
Carpet Cleaning/Manufacturing								X		
Cemeteries (not accessory to church/family)				SUP	SUP	SUP	X	X		
Chemical Manufacturing - Household/Industrial								X		
Church	X			X	X	X				X
Cleaning and Dyeing Establishments									SUP	
Clinic				X	X				X	
Clothing/Textile Manufacturing							X	X		
Club-Private/Public				X	X					
Coal/Wood/Fuel Yards, Pole Treating Plants								X		
Colleges	X			X	X				X	
Community Center	SUP									
Community Facility (not p/o residential development)	X			X	X	X				
Concrete Plant - Manufacturing								X		
Contractors office w/Storage Yard							X	X		
Convenience Store		X			X	X			X	
Cotton Gin - Cotton Waste Processing								X		
Dairy Products - Processing/Distribution							X	X		

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A = Accessory Use

Day Care Center - Children	SUP			X	X	X				
Dental Clinic - Laboratories				X	X				X	
Dry Cleaning /Laundry Plants							X	X		
Dry Cleaning Establishment					X					
Electrical/Electronics Manufacturing/Assembly							X	X		
Electrical/Electronics Sales/Supplies					X		X	X	X	
Extraction of Earth Products								SUP	SUP	
Factories								X	SUP	
Farm Machinery Assembly							X	X		
Farming Operations, Forestry, Horticulture, Hobby Farming									X	
Feed/Seed Store								X		
Fertilizing Manufacturing								X		
Flour/Feed Mill								X		
Foundries Producing Iron, Steel, Copper, Brass, Aluminum Products								X		
Freezer Locker								X		

Permitted Use	AR	RR	MHP	OI	GB	CB	I1	I2	IHI*	MTD
Fruit/Vegetable Packing Sheds	SUP									
Funeral Home				X	X	X				
Furniture Manufacturing							X	X		
Glass Manufacturing								X		
Glass/Mirror/Window Blind/Awning/Tile Shop & Similar Specialties							X	X		
Golf Course Commercial Public/Private					X				X	
Golf Course p/o Residential Development	X								X	
Government Facilities				X	X	X			X	
Greenhouse/Nurseries	SUP						X	X		
Group Care Facility	SUP			X	X		X	X		
Hatchery	SUP							X		
Health Facility - Doctors/Clinics				X	X				X	

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Heating and Air Conditioning Shop								X		
Home Occupations	X								X	
Hospital				X	X				X	
Hotel					X				X	
Hunting, Fishing, Boating & Saddle Clubs		X								
Ice Plant/Storage, Freezer Lockers								X		
Industrial Supplies/Equipment Sales/Service							X	X		
Junkyard/Salvage Yards								SUP		
Kennel	SUP				X					
Landfills								SUP		
Leather Products - Luggage Manufacturing							X			
Libraries				X	X	X			X	
Livestock Sales	SUP							X		
Machine Shop							X	X		
Machine/Tool Manufacturing								X		
Marinas		X							X	
Manufacturing Uses - Operations							X	X		
Mobile/Modular Home Sales					X					
Meat Packing Plant								X		
Medical Offices/Uses				X	X				X	
Metal Fabrication Plants Including Boiler & Tank Works								X		
Migrant Housing Dormitories	SUP									
Mini Storage Facility					X		X	X		
Mining Operation								X		
Motel					X				X	

Permitted Use	AR	RR	MHP	OI	GB	CB	I1	I2	IHI*	MTD
Monument Sales/Works								X		
Museums				X	X	X				

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Novelty Shops		X							X	
Office - Business (non home occupation)				X	X	X	X	X	X	
Optician Office - Optical Goods Store				X	X				X	
Orthopedic Supply				X	X				X	
Paper goods - Manufacturing/Distribution							X	X		
Pharmacies				X	X				X	
Pharmaceutical - Manufacturing/Distribution							X	X	X	
Physical Culture - Reducing Salons				X	X	X				
Planned Development - Housing	SUP									
Planned Development - Mixed Use	SUP									
Plastics Manufacturing - Rubber Products								X		
Plumbing - Heating Supply Offices/Storage Area							X	X		
Poultry Processing Plant								X		
Printing/Publishing - Reproducing Establishments					X		X	X	SUP	
Public Safety Facilities-Fire, Police, Rescue, Civil Defense Center	X			X	X	X	X	X		
Public Utility Facilities	X			SUP	SUP	SUP	X	X	X	
Quarries								SUP		
Recreation Facility - Indoor					X	X			X	
Recreation Facility - Outdoor					X	X			X	
Recreation Facility - Owned by Government	SUP									
Residential Dwelling - Within Office/Commercial Building				X	X	X				
Research Activities (Non Manufacturing)				X	X					
Research/Development Facility							X	X	X	
Residential Dwelling - Seasonal		X								
Residential Dwelling - Duplex	X									X
Residential Dwelling - Manufactured Home	X		X							X
Residential Dwelling - Mobile Home Park			X							
Residential Dwelling - Multi-Family									X	X
Residential Dwelling - Single Family	X	X				X				X

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Residential Dwelling Single Wide Mobile Home	X		X							
Rest and Convalescent Homes	SUP									
Restaurant		A			X	X	A	A	X	
Retail Sales Stands - Retail/Agricultural	SUP								X	
Riding Stables - Commercial - not p/o residential development					X					

Permitted Use	AR	RR	MHP	OI	GB	CB	I1	I2	IHI*	MTD
Rifle, Skeet & Trap Clubs	SUP									
Roofing Shop								X		
Rooming Houses/Boardinghouses									X	
Sawmills, Planning Mills & Wooden Box Factories								X		
Schools	X			X	X				X	
Service Station (Gasoline)					X	X			X	
Sheet Metal, Roofing & Plumbing								X		
Shopping Center					SUP				X	
Sign Fabricating Shop							X	X		
Storage of Explosives								SUP		
Swimming Pools - Recreational						X			X	
Tanning Operations								SUP		
Telephone Utility Facilities	X									
Theater					X					
Tire Recapping							SUP	X		
Tire Sales					X					
Tourist Homes									X	
Towers - Cellular, Radio, TV	SUP			SUP	SUP	SUP	SUP	SUP		
Treatment Plant - Water/Sewer								SUP		
Trucking Terminals - Transfer Companies							SUP	X	SUP	
Upholstery Shop							X	X		
Utility Facilities (Major)	SUP									

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Vehicle Sales - Recreational					X						
Vending Companies							X	X			
Veterinary Hospital					X	X					
Warehouse Facility/Wholesale Establishment							X	X	X		
Welding Shop							X	X			
Wholesale Gasoline Storage Facility							SUP	SUP			
Permitted Use	AR	RR	MHP	OI	GB	CB	I1	I2	IHI*	MTD	
Uses for Retail Center Vs. Shopping Center:	Retail Center	Shopping Center									
Art Gallery	X										
Automotive Parts Store	X										
Bakery	X										
Book Store	X	X									
Cellular Phone Store	X	X									
Clothing Store	X	X									
Drug Store/Pharmacy	X	X									
Dry Cleaners	X	X									
Furniture Store	X	X									
Furniture Rental Store		X									
Grocery Store	X	X									
Hair & Tanning Salon	X	X									
Military Recruiting		X									
Movie Rental	X	X									
Nail Salon		X									
Restaurants	X	X									

NOTE: Table intended for guide only. Actual text Land Development Code should be used for verification.

Zoning Districts

AR = Agricultural Residential

RR = Resort Residential

MHP = Mobile Home Park

X = Permitted SUP = Special Use Required

A = Accessory Use

MTD = Municipal Transition

OI = Office and Industrial
GB = General Business
CB = Community Business
I1 = Industrial 1
I2 = Industrial 2
IHI = Interstate Highway Interchange

