



## Memorandum

To: David Vebaun, City Manager

From: Bill Meyer, Planning & Development Director

**Subject: Additional Discussion – Proposed Textile Corridor Rezoning**

Date: August 1, 2011

As directed by City Council, we have talked with the primary affected property owners in the Main Street portion of this proposal, and explored additional options.

It appears that a viable option would be to rezone the properties to the IB district as currently proposed, and begin the process of drafting amendments to that district to allow for some of the additional uses that had been discussed as concerns. These would include the various vehicle repair uses, truck or boat sales, machine shops and private clubs to accommodate the VFW. Most of these would likely be via special exception, and we would further clarify the existing policy that any existing uses at the time of rezoning are deemed to have special exception status. This is similar to one of the options discussed in your previous consideration of this issue. The two major landowners along the Main Street frontage in question are both amenable to this direction.

Such an IB district would be more useable in similar situations where current IG zoning might be considered too intense, and where the additional limited retail and office uses allowed in IB would be appropriate as well. The remaining IG frontage along Main Street up to Cherry Road may be a prime example of such an application.

In response to other questions raised at the June 27, 2011 City Council meeting, I have attached a simple chart allowing comparison of the uses in the three industrial districts, as well as a further explanation of the different levels of manufacturing and warehouse use. We have verified that there is no prohibition against creating split zoning on an existing parcel; but the Zoning Ordinance does not allow a new lot to be created with split zoning. However, to zone portions of the current application area to IG would require going back through the rezoning process and advertizing the change to that district.

It appears that this IB District modification approach addresses the majority of concerns previously discussed by both the Council and landowners. If the Council agrees, we would recommend that Council vote to reject the Planning Commission recommendation and direct staff to bring forward an ordinance based on the original proposal.

We then recommend that a separate vote be taken to sponsor amendments to the uses in IB district, to the use specific standards applying to those uses, and any other amendments as appropriate to provide consistency in the industrial districts. As with any sponsorship request, we would ask for the Council's reaction and input to the initial proposal as reflected on the attached zoning use chart. In this case it would be particularly important for the landowners to get a sense of the Council's openness to such amendments.

USE CATEGORY	USE TYPE			
		G	H	B
<b>RESIDENTIAL USES</b>				
Household Living	Dwelling, Live/work			S
	Upper story dwelling above a non-residential use			P
<b>PUBLIC AND INSTITUTIONAL USES</b>				
Community Services	Museums, art galleries, art centers, and cultural facilities	S		C
Day Care	Adult day care center			S
	Child day care center (7 or more persons)			S
Educational Facilities	Vocational or trade school	S	S	P
Government Facilities	Government maintenance, storage, and distribution facility	P	P	P
	Government office	P		P
	Post office	S	S	S
Health Care Facilities	Hospital			S
	Medical and dental clinic			P
	Medical treatment facility (20 or fewer beds)			P
Institutions	Convention center			S
	Religious institution, with seating capacity less than 300 in sanctuary or main activity area			S
Parks and Open Areas	Golf course, public	S		P
	Park, public	P		P
	Public square	P		P
Public Safety	Correctional facility	P	P	S
	Emergency Services Station (Fire, EMS, Police)	P	P	P
Transportation	Airport	S	P	S
	Helicopter landing facilities	S	S	S
	Passenger terminal, surface transportation	S	S	P

USE CATEGORY	USE TYPE	G I B		
		G	I	B
Utilities	Wireless Communication tower and/or antenna, freestanding	S	S	S
	Wireless Communication antenna, Collocation on existing tower or similar structure	P	P	P
	Wireless Communication antenna, placement on existing structure	P	P	P
	Utility, major	P	P	P
	Utility, minor	P	P	P
<b>COMMERCIAL USES</b>				
Agriculture	All uses	P		
Agricultural Support and Services	Nursery, commercial			S
	Nursery, production	P		P
Animal Care	Animal shelter	P		P
	Animal grooming	P		
	Kennel, indoor	P		S
	Kennel, outdoor	P		
	Veterinary clinic without boarding			P
	Veterinary clinic with boarding			S
Eating Establishments	Banquet Facilities, Dinner theatres	S		
	Restaurant	S		P
	Restaurant with drive-through or drive-in service	S		S
	Specialty eating establishment	S		P
Conference and Training Centers	Conference center			P
Offices	Business office	P	P	P
	Professional services, including medical and dental	S		P
	Radio and television broadcasting studio	P		P
Parking, Commercial	Parking lot	P		P
	Parking structure	P		P
Recreation/ Entertainment, Indoor	Auditorium	S		P
	Commercial recreation, indoor	S	S	S
	Indoor Firing Range	S	S	S

USE CATEGORY	USE TYPE	ZONING DISTRICTS		
		G	H	B
Recreation/ Entertainment, Outdoor	Arena, amphitheatre, or stadium			S
	Golf course, private	S		P
	Golf driving range	S		S
Retail Sales and Services [1]	Adult entertainment	P		
	Bar, nightclub, or cocktail lounge	P		
	Body piercing establishment	P		
	Business Services	S		P
	Check Cashing Establishment, Title Loan Lender, or Deferred Presentment Lender, Debt Relief, or Small Loan Company	S		
	Convenience store (without gasoline sales or fast food sales)	S		P
	Convenience store (with gasoline sales)			P
	Convenience store (with gasoline and fast food sales)			P
	Crematory	P	P	
	Financial institution (Bank)	S		S
	Flea market	P		
	Personal services establishment	S		S
	Repair establishment	P		P
	Tattoo parlor		P	

USE CATEGORY	USE TYPE	REGULATION		
		G	H	B
<b>Vehicle Sales and Services</b>	Aircraft parts, sales, and maintenance	P	P	S
	Automobile painting/body shop	P	P	S
	Automobile parts sales and installation	P		C
	Automobile rental and sales	P		C
	Automobile repair and servicing (without painting/bodywork) or small engine repair	P	S	S
	Automotive wrecker service	P	P	
	Boat and marine rental and sales	P		S
	Car wash or auto detailing (full and self service)	P		S
	Gasoline filling station	P		P
	Recreational vehicle/travel trailer rental and sales	P		S
	Taxicab service	P		P
	Truck or tractor rental or sales	P	P	
	Truck stop	P		
	<b>Visitor Accommodation</b>	Hotel or motel		
<b>INDUSTRIAL AND RELATED USES</b>				
<b>Extractive Industry</b>	All uses	S	P	
<b>Industrial Services</b>	Building, heating, plumbing, or electrical contractor	P	P	P
	Electric motor repair	P	P	P
	Fuel oil/bottled gas distributor	P	P	
	General industrial service	P	P	S
	Heavy equipment sales, rental, or repair	P	P	S
	Dry Cleaning Plants and carpet cleaning facilities	P	P	S
	Machine shop	P	P	S
	Repair of scientific or professional instruments	P	P	P
	Tool repair	P	P	P
<b>Manufacturing and Production</b>	Manufacturing, heavy		P	
	Manufacturing, general	P	P	S
	Manufacturing, limited	P	P	P
	Printing and publishing	P	P	P
<b>Self-Service Storage</b>	Mini-Warehouse	P	P	S
	Climate-Controlled Self-Service Storage	P	P	P

USE CATEGORY	USE TYPE	G	H	B
<b>Wholesaling, Warehouse and Freight Movement</b>	Cold storage plant	P	P	
	Parcel services	P	S	P
	Truck or freight terminal	P	P	
	Wholesale and Warehouse, general	P	P	S
	Wholesale and Warehouse, Limited	P	P	P
	Outdoor storage (as a principal use)	P	P	
<b>Waste-Related Services</b>	Energy recovery plant	S	S	
	Hazardous waste collection sites		S	
	Incinerator	S	P	
	Landfill	S	S	
	Land-spreading of wastes	S	S	
	Recycling drop-off center	P	P	S
	Recycling and salvage center	S	S	
	Salvage and junkyard		S	
	Tire disposal or recycling	S	S	
	Waste composting	S	S	

Legend

**P** = Permitted

**C** = Conditional

**S** = Special Exception

**S** = Initial proposed changes for sponsorship

## **Manufacturing and Warehouse Uses in the Rock Hill Zoning Ordinance**

Below are the definitions of the manufacturing and warehouse categories in the Zoning Ordinance. They are purposely performance based, and while that does leave some level of subjectivity, it also avoids small scale or low impact operations being lumped in with larger ones based just on the type of product produced.

When you read the definitions, you will see that the type of operations that are accommodated in limited manufacturing and limited warehousing are the types of businesses that you would normally expect in a mixed use area: they are not 24-hour operations, they do not have overwhelming impacts on surrounding properties, and they are in the size of building that generally occurs in this type of area. At the same time, the open-ended definitions will accommodate a wide range of products and processes as long as they meet these performance criteria. We feel this type of definition is advantageous because it does not risk leaving out something that would then be undefined.

### **MANUFACTURING, LIMITED** (Allowed in all industrial districts)

An establishment engaged in the small-scale, low-impact processing, fabrication, assembly, and packaging of products predominantly from previously manufactured parts and materials, and utilizing processes that have no noise, odor, vibration, or other discernible impacts external to the building.

Limited manufacturing uses are generally less than ten thousand (10,000) square feet in area, and operate during conventional business hours.

### **MANUFACTURING, GENERAL** (Allowed in IG and IH, special exception in IB)

An establishment engaged in the manufacture of finished products or parts, predominantly from previously processed materials, including the processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing of raw materials and manufacturing activities for the sole purpose of retail sales on the premises.

### **MANUFACTURING, HEAVY** (Allowed in IH only)

An establishment engaged in the processing of raw or partially processed materials, or manufacturing uses that involve the generation of noise, odor, vibration, or dust that may be noticeable off of the business site. Examples include but are not limited to: Manufacture or assembly of equipment, parts or products; the processing of food and related products; lumber mills, pulp and paper mills, and the manufacture of other wood products; and electric power generation plants. Specifically excluded are rendering,

petroleum refining, asphalt/concrete plants, and manufacture of chemicals, fertilizers, paint, and turpentine.

**WHOLESALE AND WAREHOUSING, LIMITED** (Allowed in all industrial districts)

An establishment that is engaged in the small scale storage, distribution, and sale of goods to other businesses for resale or use, excluding major distribution centers, motor freight terminals, moving and storage firms, and similar high volume or high turnover facilities. Limited wholesale and warehouse uses are generally less than fifty thousand (50,000) square feet in area and generally operate for less than sixteen (16) hours per day. Such uses may include distributor showrooms designed to display products for selection by customers. While retail sales are a permitted accessory use, sales are predominantly to businesses, contractors, and other wholesale customers.

**WHOLESALE AND WAREHOUSING, GENERAL** (Allowed in IG, IH; spec. ex. in IB)

An establishment that is primarily engaged in storage, or the sale and distribution of goods to other locations for ultimate use or sale, as well as activities involving high turnover movement, or large scale storage of products or equipment. Uses include truck terminals or bus servicing facilities, mail distribution centers, frozen food lockers, motor freight terminals, moving and storage firms, and large scale distribution, warehousing, and storage facilities. Such uses may include distributor showrooms occupying no more than twenty percent (20%) of the building area designed to display products for selection by customers. While retail sales are a permitted accessory use, sales are predominantly to businesses, contractors, and other wholesale customers.

