



Rowan County Planning and Development Department

402 North Main Street ▪ Room 204 ▪ Salisbury, N.C. 28144-4341

Phone: 704-216-8588 ▪ Fax: 704-638-3130

Map Amendment Request Z 04-16

MEMORANDUM

TO: Chairman Jones and Planning Board Members
FROM: Ed Muire, Planning Director
RE: Seven Islands Environmental Solutions, LLC for IND designation
on a 30 acre portion of Tax Parcel 408-019
DATE: February 2, 2016

REQUEST

- **Map Amendment Z 04-16:** Seven Islands Environmental Solutions, LLC, representing Fitzmark, LLC, requests the district designation of 30 acres of 85-ED-2 zoned property on Tax Parcel 408-019 be changed to Industrial [IND]; application is Attachment 1.

BACKGROUND

General Information: Since 2001, the 359.89 acre tract [Tax Parcel 408-019] located in the geographic rectangle formed by Peeler Rd, I-85, Webb Rd and the North Carolina Railroad has commonly been referred to as the “Platinum Property”. Prompted by the name of its purchaser in 2001, i.e. Platinum Construction Corporation, it was also thought to be indicative of the potential the site held for economic development. To wit, without any capital investment other than its purchase, the tract benefitted from direct access to two [2] interstate interchanges; rail availability; I-85 visibility; and proximity to US 29 Highway. Further complimenting these transportation traits, were the presence of Duke Energy transmission lines and substation on site; proximity to natural gas line; access to Salisbury Rowan Utilities 30” waterline along US 29 Hwy [primarily funded by Rowan County in 2003 for \$8.1 million]; and the installation of a sewer outfall along Town Creek [2010] completed at a cost of \$5.8 million in a partnership between the City of Salisbury and Rowan County.

A County Commission initiated study conducted by the Planning Department in 2002 examined the economic development potential of properties in the County’s zoning jurisdiction located in the north-south area between China Grove and Salisbury and bounded on the east and west by Grants Creek and Old Concord Rd. Along with other wholesale zoning map changes that occurred as a result of study recommendations, the 85-ED zone designations were developed in an attempt to eliminate compatibility issues by allowing selective uses in the 85-ED districts and requiring development standards related to buffering, screening, impervious cover, etc. The Platinum Property was designated 85-ED-2 based on its suitability to accommodate manufacturing, distribution and wholesale operations.

Validating its “platinum” potential, the site achieved status as an NC Certified Site by the NC Department of Commerce in August 2011, suggesting it as “shovel-ready”. Recognition as a

Certified Site was not solely based on site accessibility and available infrastructure, but also considered environmental factors, engineering studies and surveys funded by Rowan Works.

Fitzmark, LLC acquired the tract from Platinum Construction Corporation in 2014.

ZONING CRITERIA [ref. Section 21-362(i)]

I. *Relationship and Conformity with any Adopted Plans or Policies*

- Land Use Plan for Areas East of I-85. The site is located in the Highway Corridor area of this adopted plan. Future Land Use Recommendations for this area between I-85 and US 29 suggest:
 - A. Commercial and industrial uses, as well as mixed use development are encouraged within the I-85, US 29 corridor of the Planning Area. This includes:
 - i. The adaptive reuse or redevelopment of existing structures or sites that are complementary to the corridor. Infill commercial and aggregating smaller tracts for development is preferred.
 - ii. Heavy impact uses that are complimentary to the rail corridor paralleling I-85 and US 29 that do not compromise existing businesses or residential uses may be appropriate for consideration. Heavy impact uses should utilize existing highway, rail and utility infrastructure.
 - iii. The corridor area between Salisbury and China Grove may be appropriate for light manufacturing, advanced manufacturing, distribution, biotechnology industries and motor sports industries. It may also be the ideal location for corporate headquarters that require frontage, acreage and/or visibility from I-85.
 - B. Consider the size, scale and density of new projects for requiring connection to existing public utilities. The use or extension of existing and planned water and sewer utilities is encouraged.
 - C. Perimeter landscaping and parking on sides and rear of buildings is suggested.
- Airport Master Plan. The site is located within both the approach and horizontal surfaces of the Rowan County Airport and therefore subject to the Airport Zoning Overlay (AZO) guidelines. Within these surfaces, AZO standards limit structures to a maximum height within the horizontal surface and slope ratio in the approach surface.

The 2008 Airport Master Plan proposes a runway extension one thousand feet (1000') south off the existing runway which would further limit building, structure or obstacle heights within the approach surface slope.

II. *Consistency with this Article and Requested Zoning District*

Purpose and Intent: The purpose of the IND district is for uses that manufacture, process, assemble, warehouse and distribute products in locations having maximum accessibility to major highways, rail lines and other significant transportation systems. Other more intense nonresidential uses may also be located in the IND district through the conditional use process. While its purpose is to promote industrial sites, it is also intended to minimize adverse impacts to the general public through application of selective district locations.

The proposed district seems to coincide with the locational aspect of district's purpose considering its frontage on the rail line and accessibility to I-85 and US 29 Hwy (albeit through the 85-ED-2 district). This is supported by Future Land Use Recommendations A. ii and iii above.

III. *Compatibility of all uses within the Proposed Zoning District Classification with other Property and Conditions in the Vicinity*

Proposed IND District: The current 85-ED-2 zoning focuses on allowing manufacturing uses and the consideration of some manufacturing, transportation (warehousing) and wholesale trades as conditional uses and if part of a larger development proposal retail trade and services could also be introduced. Likewise, the IND district authorizes the same 85-ED-2 uses but significantly expands the number of permitted and conditional use opportunities; refer to Attachment 2 for a comprehensive comparison.

Vicinity Conditions: The site is bordered on the north by an IND district occupied by Taylor Clay Products, Inc. and Cabarrus Concrete Corporation. Immediately east of the site is Town Creek and its associated floodplain, which also includes the Town Creek sewer outfall. East of the site and fronting Peeler Rd, Furniture Drive and I-85 are pockets of CBI zoning containing Wilco Hess Travel Plaza, Bojangles and Piedmont Florist & Garden Supply. The southern border of the rezoning site is a Duke Energy transmission line; while south and east of the parent tract along Auction Drive (and I-85) are pockets of CBI zoning containing the Pilot Homes sales office and another commercial building that has housed a variety of businesses. The western border of the site and parent tract is formed by the North Carolina Railroad corridor. The rail corridor between Kannapolis and Salisbury is in the process of being "double tracked" at a cost of \$64 million and estimated for completion in 2017. Fifty (50) freight and eight (8) passenger trains utilize this corridor on a daily basis. Although not accessible from this site, west of the rail corridor is US 29 Hwy and a mix of CBI and IND zoning.

IV. *Potential Impacts on Facilities such as Roads, Utilities, Schools*

Roads: As a stand-alone district, the proposed rezoning site has no access to a secondary road or thoroughfare, rather the access is proposed via an easement off Furniture Drive (SR #2758). Regular or daily access to the site would be a challenge without the benefit of improved access, considering the crossing of the Town Creek floodplain. Nonetheless, any access across the floodplain, improved or otherwise, will require a flood study to verify that no increase in base flood elevation (BFE) is caused due to access development.

Assuming the challenges associated with accessing the site from Furniture Drive are accomplished, Furniture Drive's adequate operation as an I-85 service road relative to the general rezoning is unknown since no design capacity is readily available for Furniture Drive. However, function of Peeler Road should not be negatively impacted by the rezoning site given the design capacity of the road segment between Town Creek and I-85 is 12,200 vehicles per day and I-85 and Old Concord Rd is 14,600 vehicles per day. The 2014 NCDOT traffic count for a location on Peeler Rd. east of the I-85 North off ramp is 3300.

Utilities:* (Power) Duke Energy provides three-phase 12.47 kV line and 100 kV transmission lines at the site and a substation is located in the northeast corner of the site.
(Water) Salisbury-Rowan Utilities 30 inch main serves the site. The line can serve the site with 1000 GPM at greater than 60 PSI with a current excess capacity of 9 MGD.

(Sewer)Salisbury-Rowan Utilities 18 inch line serves the site. Peak discharge rate available to site is 600 GPM with a current excess capacity of 2.5 MGD.
(Natural Gas)PSNC has a 4 inch line servicing the site.

* *Data obtained from RowanWorks.*

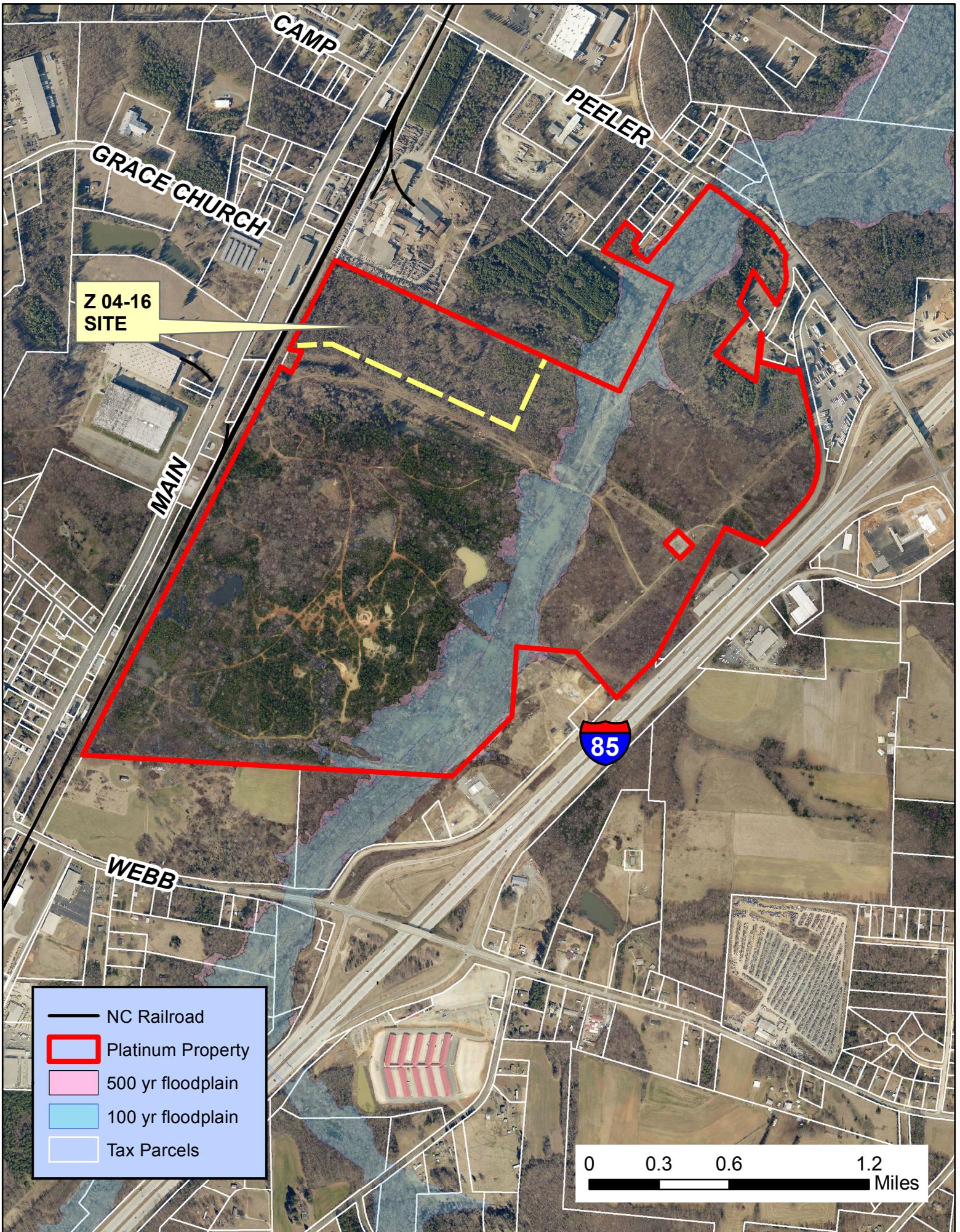
Schools: Not applicable.

PROCEDURES

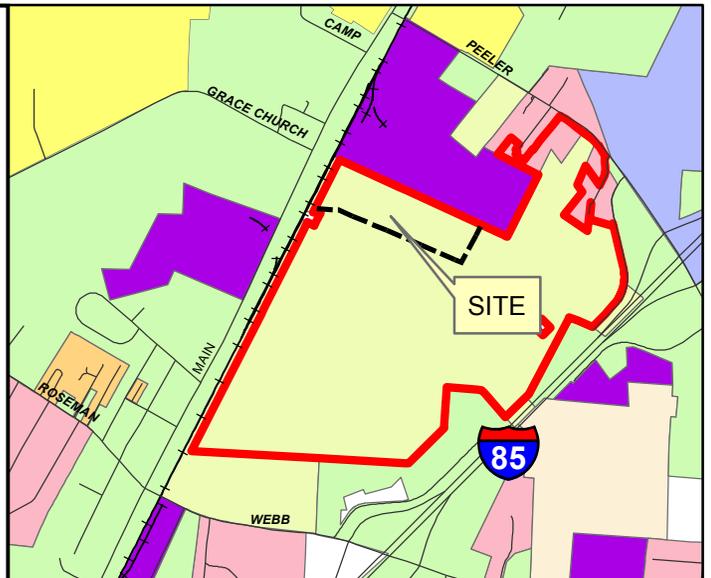
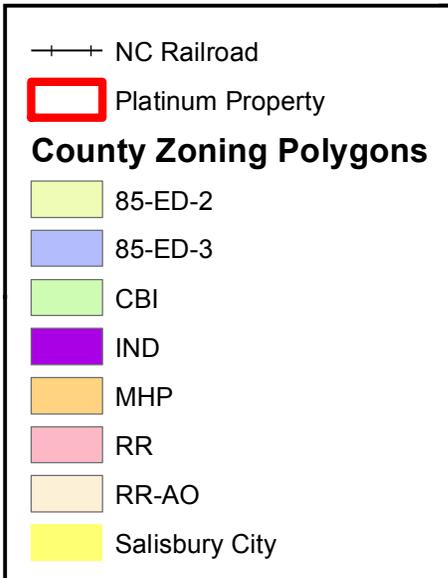
Given the site is contiguous to an existing IND district; Staff opinion is that no statement of reasonableness is required. However, a statement of consistency is necessary [worksheet attached] and should reflect the relationship between the request and any applicable plans prior to providing a recommendation to the Commission to approve or deny Z 04-16.

STAFF COMMENT

Although the applicant's map accompanying the rezoning application depicts two (2) fifteen (15) acre solar farms, the request is a "general rezoning" to the Industrial (IND) district. As such, the Planning Board should consider the appropriateness of all permitted and conditional uses in the IND compared to the 85-ED-2 and the impact a district change will have on the general public. The decision should not be based solely on the representation that solar facilities will occupy the site. However, designation to IND is a necessary step in the process because the 85-ED-2 district does not permit solar farms or panel arrays in excess of 6,000 sq ft.



Z 04-16 SITE & VICINTIY MAP





Rowan County Department of
Planning & Development
402 N. Main Street Ste 204
Salisbury, NC 28144
Phone (704) 216-8588
Fax (704) 638-3130
www.rowancountync.gov

Case # Z-04-16
Date Filed FEB. 1, 2016
Received By MEM
Amount Paid # 200
Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: Fitzmark, LLC, a Georgia Limited Liability Company
Signature: [Handwritten Signature]
Phone: 404-496-4100 13 Email: MARK@PIEDMONTPE.COM
Address: 3405 Piedmont Road, Suite 400, Atlanta, Georgia 30305

APPLICANT / AGENT INFORMATION (Complete affidavit on back if other than owner):

Name: Seven Islands Environmental Solutions, LLC (Applicant)
Signature: _____
Phone: 336-378-5412 Email: tom.terrell@smithmoorelaw.com
Address: 300 N. Greene Street, Suite 1400, Greensboro, NC 27401

PROPERTY DETAILS:

Tax Parcel(s): 408 019 Size (sq.ft. or acres): 359.89 acres
Property Location: 611 Peeler Road
Current Land Use: Undeveloped
Date Acquired: 11/14/14 Deed Reference: Book 1244 Page 24

Surrounding Land Use: North Industrial
South Industrial/Vacant
East Industrial
West Commercial/Industrial

Existing Zoning 85-ED-2 Requested Zoning IND

AFFADAVIT OF OWNER

To be completed if a second party will represent case

I (We), MARK SOFGE/FITZMAURIC, owner(s) of the within described property do hereby request the proposed rezoning and hereby authorize the person listed below to act as my (our) duly authorized agent in this matter.

Signature(s): [Signature]

Date: 1-29-2016

Name of Applicant / Agent: Thomas E. Terrell, Jr. (Agent for Applicant)

Address: 300 N. Greene Street, Suite 1400, Greensboro, NC 27401

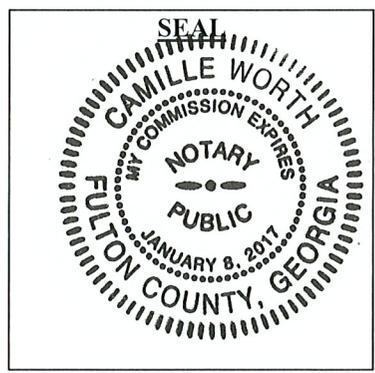
Phone Number: 336-378-5412

IT IS UNDERSTOOD BY ALL PARTIES HERETO INCLUDING OWNER(S) & APPLICANT(S) / AGENT(S) THAT WHILE THIS APPLICATION WILL BE CAREFULLY CONSIDERED AND REVIEWED, THE BURDEN OF PROVIDING ITS NEED RESTS WITH THE ABOVE NAMED APPLICANT WHETHER OWNER, NON-OWNERS, OR OWNER'S AGENT.

STATE OF Georgia COUNTY OF Fulton

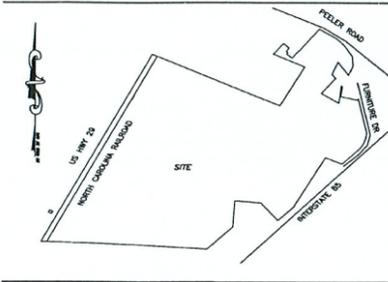
I, Camille Worth, a Notary Public for said County and State, do hereby certify that Mark Sofge personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires January 8, 2017



OFFICIAL USE ONLY

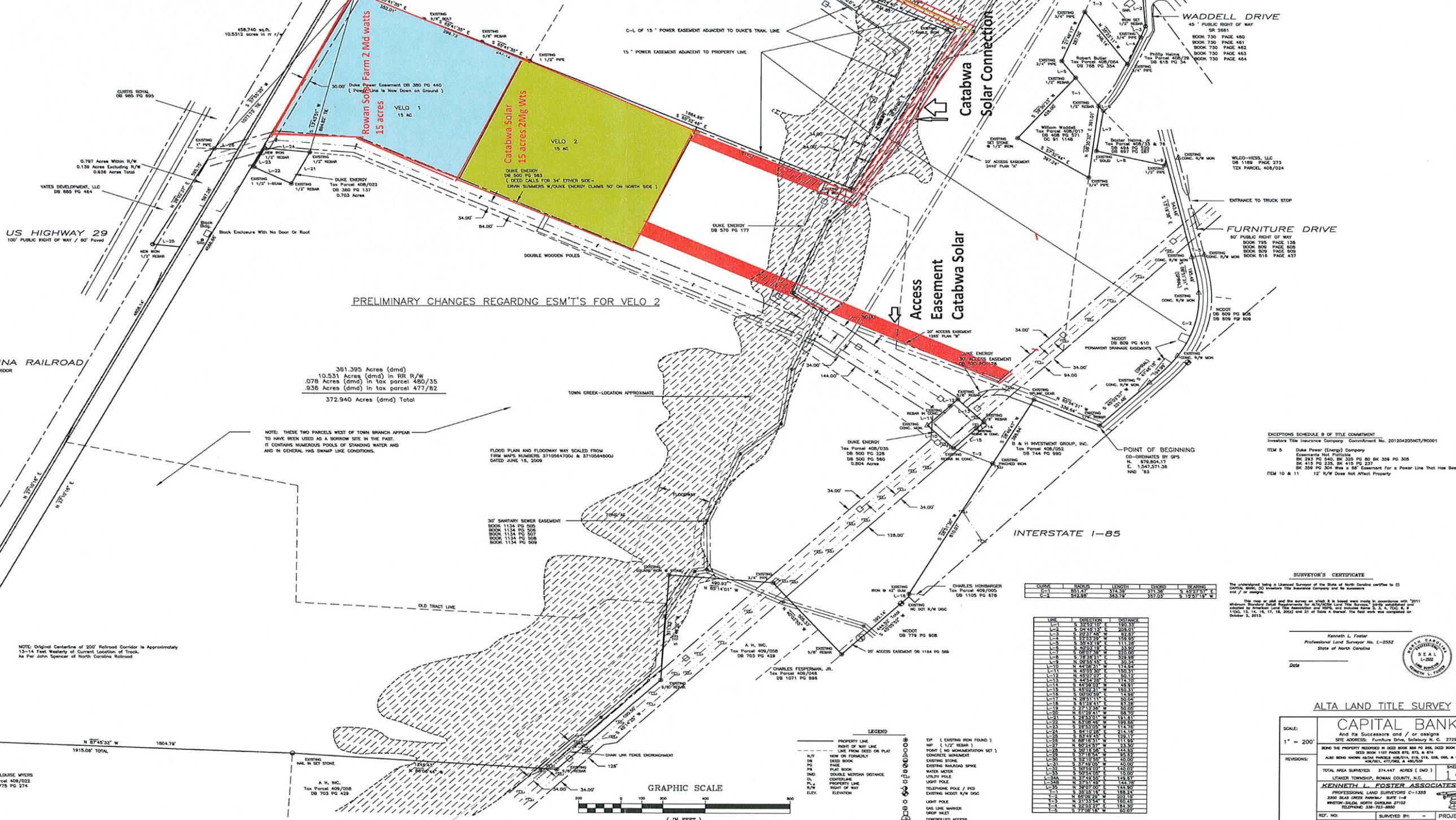
- 1. Signature of Rezoning Coordinator: T. E. T. Jr. 2. Planning Board
- Courtesy Hearing: 2 / 27 / 16 3. Notifications Mailed: 2 / 11 / 16 4. Property Posted:
- 2 / 12 / 16 5. Planning Board Action: Approved Denied 6. Board of Commissioners
- Public Hearing: / / 7. Notifications Mailed: / / 8. Property Posted:
- / / 9. Dates Advertised: 1st / / 2nd / / 10. BOC Action: Approved
- Denied 11. Date Applicant Notified: / /



BEGINNING of a point in the western right of way of Furniture Drive and the north eastern property line of property owned now or formerly, by B&H Investment Group, Inc. ("B&H") (Deed Book 744, Page 900) and having NC DSD coordinates N47°04'17" E, 151.247, 271.36, thence from said BEGINNING POINT North 05 degrees 54 minutes 31 seconds West 359.84 feet to a point in the northwest corner of B&H property; thence South 28 degrees 48 minutes 47 seconds West 308.54 feet to a point; thence South 25 degrees 30 seconds East 14.86 feet to a point; thence South 25 degrees 00 minutes 59 seconds East 14.86 feet to a point; (1) course and distance (1) South 00 degrees 00 minutes 59 seconds East 14.86 feet to a point; (2) South 45 degrees 05 minutes 52 seconds West 44.52 feet to a point; (3) North 40 degrees 02 minutes 50 seconds West 500.33 feet to a point; (4) North 85 degrees 14 minutes 01 seconds West 400.92 feet to a point; (5) South 03 degrees 42 minutes 22 seconds West 571.23 feet to a point; (6) South 45 degrees 14 minutes 23 seconds West 890.50 feet to a point and (7) North 05 degrees 04 minutes 44 seconds West 1,240.43 feet to a point in the 2020 western corner of property owned, now or formerly, by A. H. Inc. (Deed Book 773, Page 423); thence North 87 degrees 43 minutes 32 seconds West 1,204.79 feet to a point; (8) North 87 degrees 43 minutes 32 seconds East 1,204.79 feet to a point; (9) North 87 degrees 43 minutes 32 seconds East 1,204.79 feet to a point; (10) North 16 minutes 16 seconds East along the NC Railroad 4,266.66 feet to the south western corner of property owned, now or formerly, by Taylor Clay Products, Inc. ("Taylor Clay") (Deed Book 387, Page 353); thence along the southern property line of Taylor the following four (4) courses and distances: (1) South 80 degrees 41 minutes 30 seconds East 382.01 feet to a point; (2) South 85 degrees 41 minutes 30 seconds East 299.73 feet to a point; (3) South 85 degrees 41 minutes 30 seconds East 247.12 feet to a point; (4) South 85 degrees 32 minutes 48 seconds East 1,854.88 feet to a point; thence North 28 degrees 29 minutes 29 seconds East 989.71 feet to a point; thence North 80 degrees 24 minutes 21 seconds West 23.20 feet to a point; thence North 80 degrees 24 minutes 40 seconds West 531.50 feet to a point in the south eastern corner of property owned, now or formerly, by Taylor Clay Products, Inc. (Deed Book 387, Page 353); thence North 80 degrees 24 minutes 40 seconds West 531.50 feet to a point; (5) South 37 degrees 10 minutes 05 seconds East 40.00 feet to a point and (6) thence South 37 degrees 10 minutes 05 seconds West 40.00 feet to a point and (7) thence South 37 degrees 10 minutes 05 seconds West 40.00 feet to a point in the south western corner of property, now or formerly, by Joyce Chen, F&A ("F&A") (Deed Book 609, Page 422); thence South 37 degrees 10 minutes 05 seconds East 140.02 feet to a point in the south eastern corner of the file property; thence the following six (6) courses and distances: (1) North 27 degrees 45 minutes 59 seconds East 200.17 feet to a point; (2) South 50 degrees 04 minutes 05 seconds East 10.00 feet to a point; (3) thence North 27 degrees 45 minutes 59 seconds East 148.87 feet to a point; (4) North 27 degrees 45 minutes 59 seconds East 148.87 feet to a point; (5) North 30 degrees 00 minutes 00 seconds East 144.90 feet to a point and (6) North 30 degrees 00 minutes 00 seconds East 144.90 feet to a point in the south eastern corner of the file property; thence along the western right of way line of Peeler Road the following three (3) courses and distances: (1) South 08 degrees 08 minutes 13 seconds West 85.92 feet to a point; (2) thence South 37 degrees 45 minutes 05 seconds East 371.38 feet to a point and (3) South 32 degrees 02 minutes 10 seconds East 100.33 feet to a point in the intersection of Peeler Road and Waddell Drive; thence along the western right of way line of Waddell Drive the following three (3) courses and distances: (1) South 04 degrees 45 minutes 13 seconds East 206.01 feet to a point; (2) South 20 degrees 37 minutes 48 seconds West 62.87 feet

to a point; (3) South 22 degrees 23 minutes 29 seconds West 159.95 feet to a point; thence North 20 degrees 23 minutes 11 seconds West 348.14 feet to a point in the north eastern corner of property owned, now or formerly, by Robert Butler (Deed Book 788 Page 304); thence South 21 degrees 49 minutes 17 seconds West 287.20 feet to a point in the south eastern corner of said Butler; thence South 35 degrees 43 minutes 19 seconds East 111.28 feet to the south western corner of property owned, now or formerly, by Wilma Waddell (Deed Book 408, Page 5713); thence South 38 degrees 30 minutes 23 seconds West 426.00 feet to the south western corner of said Waddell property; thence South 57 degrees 32 minutes 44 seconds East 397.24 feet to a point; thence North 08 degrees 33 minutes 32 seconds East 381.01 feet; thence South 40 degrees 03 minutes 19 seconds East 33.80 feet; thence South 08 degrees 37 minutes 34 seconds West 220.00 feet to the south western corner of property owned by Robert Butler, now or formerly. (Deed Book 404, Page 3053) (Deed Book 497, Page 2877); thence South 78 degrees 34 minutes 00 seconds East 329.88 feet to a point; thence North 09 degrees 55 minutes 45 seconds East 30.34 feet to a point in the western right of way line of Furniture Drive; thence along said right of way South 13 degrees 19 minutes 38 seconds East 543.45 feet to a point; thence along a spiral curve to the right having a radius of 542.88 feet a chord bearing and distance of South 15 degrees 19 minutes 19 seconds West 357.03 feet to a point; thence along a spiral curve to the right South 41 degrees 48 minutes 18 seconds West 154.59 feet; thence South 45 degrees 03 minutes 37 seconds West 331.48 feet to the POINT AND PLACE OF BEGINNING, and containing 361.265 acres more or less, as shown on a survey by Kenneth L. Foster & Associates, P.A. dated October 1, 2013 and designated as project number 3447-13E.

LESS AND EXCEPT:
All of the property described in deed recorded at Book 500, Page 580 (being 0.824 acres more or less) and of Book 360 Page 137 (being 0.703 acres more or less). NOTE: The area within these two parcels is not included in the above described property.



458,740 sq. ft.
10,8312 acres in R/W

0.787 Acres Within R/W
0.130 Acres Excluding R/W
0.656 Acres Total

YATES DEVELOPMENT, LLC
DB 885 PG 464

US HIGHWAY 29
100' PUBLIC RIGHT OF WAY / 80' Power

361.395 Acres (dmd)
10.531 Acres (dmd) in RR R/W
.078 Acres (dmd) in tax parcel 480/35
.936 Acres (dmd) in tax parcel 477/82
372.940 Acres (dmd) Total

NOTE: THESE TWO PARCELS WEST OF TOWN BRANCH APPEAR TO HAVE BEEN USED AS A BORROW SITE IN THE PAST. IT CONTAINS NUMEROUS POOLS OF STANDING WATER AND AND IN GENERAL HAS SWAMP LIKE CONDITIONS.

FLOOD PLAN AND FLOODWAY WAY SCALED FROM
FIRM MAPS, NUMBERS 3710564700J & 3710564800J
DATED JUNE 16, 2009

30' SANITARY SEWER EASEMENT
BOOK 1134 PG 505
BOOK 1134 PG 506
BOOK 1134 PG 507
BOOK 1134 PG 509

NOTE: Original Centerline of 200' Railroad Corridor is Approximately 13-14 Feet Westerly of Current Location of Track. As Per John Spencer of North Carolina Railroad

1915.06' TOTAL

HELLIE LOUISE MYERS
Tax Parcel 408/022
DB 775 PG 274

PRELIMINARY CHANGES REGARDING ESM-T'S FOR VELO 2

CURVE	BEARING	LENGTH	CHORD	BEARING
C-1	S 81.1° E	374.74	371.1	S 49° 22' 51" E
C-2	S 42.98° E	355.79	357.03	S 19° 57' 19" W

LINE	DESCRIPTION	DISTANCE
L-1	N 32° 29' 10" E	180.33
L-2	S 89° 27' 48" W	62.87
L-3	S 89° 27' 48" W	62.87
L-4	S 89° 27' 48" W	62.87
L-5	S 89° 27' 48" W	62.87
L-6	S 89° 27' 48" W	62.87
L-7	S 89° 27' 48" W	62.87
L-8	S 89° 27' 48" W	62.87
L-9	S 89° 27' 48" W	62.87
L-10	S 89° 27' 48" W	62.87
L-11	S 89° 27' 48" W	62.87
L-12	S 89° 27' 48" W	62.87
L-13	S 89° 27' 48" W	62.87
L-14	S 89° 27' 48" W	62.87
L-15	S 89° 27' 48" W	62.87
L-16	S 89° 27' 48" W	62.87
L-17	S 89° 27' 48" W	62.87
L-18	S 89° 27' 48" W	62.87
L-19	S 89° 27' 48" W	62.87
L-20	S 89° 27' 48" W	62.87
L-21	S 89° 27' 48" W	62.87
L-22	S 89° 27' 48" W	62.87
L-23	S 89° 27' 48" W	62.87
L-24	S 89° 27' 48" W	62.87
L-25	S 89° 27' 48" W	62.87
L-26	S 89° 27' 48" W	62.87
L-27	S 89° 27' 48" W	62.87
L-28	S 89° 27' 48" W	62.87
L-29	S 89° 27' 48" W	62.87
L-30	S 89° 27' 48" W	62.87

EXCEPTIONS SCHEDULE B OF TITLE COMMITMENT
Investors Title Insurance Company - Commitment No. 201304205HCT/RC001

ITEM 5 Duke Power (Energy) Company
Easements Not Platified
BK 281 PG 540, BK 325 PG 80, BK 359 PG 308
BK 415 PG 235, BK 415 PG 237
BK 359 PG 204 with a 5' Easement for a Power Line That Has Been Removed.

ITEM 10 & 11 12' R/W Does Not Affect Property

SURVEYOR'S CERTIFICATE
The undersigned being a Licensed Surveyor of the State of North Carolina certifies to (1) CAPITAL SURVEYING (2) Investors Title Insurance Company and its successors and (3) any other parties.

Kenneth L. Foster
Professional Land Surveyor No. L-2552
State of North Carolina



ALTA LAND TITLE SURVEY

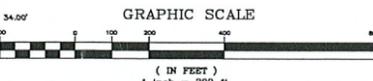
CAPITAL BANK
And Its Successors and / or assigns
SITE ADDRESS: Furniture Drive, Salisbury, N. C. 27389

BEING THE PROPERTY ACQUIRED IN DEED FROM R/W PG 88, DEED BOOK 887 PG 448
DEED BOOK 1187 PAGES 878, 874 & 874
ALSO BEING BOUND BY DEED FROM R/W PG 88, DEED BOOK 887 PG 448
4/8/2011, 4/7/2011 & 4/8/2011

TOTAL AREA SURVEYED: 374.447 ACRES (± DMD) SHEET NO. 1 OF 1
LITAKER TOWNSHIP, ROMAN COUNTY, N.C.

KENNETH L. FOSTER ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS C-1255
2300 SEAS CREEK PARKWAY SUITE 1-B
WESTON-SALEM, NORTH CAROLINA 27153
TELEPHONE: 336-723-8850

REF. NO. SURVEYED BY: - PROJECT NO.
CADD BY: KLF DATE: OCT. 1, 2013 3447-13E
CHECKED BY: KLF



- LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY LINE
 - LINE FROM DEED OR PLAT
 - NEW OR FORECAST
 - H/T
 - DEED BOOK
 - PG
 - PLAT BOOK
 - DMD
 - CONTROL LINE
 - R/W
 - RIGHT OF WAY
 - ELEV.
 - SP (EXISTING BORN FOUND)
 - HP (1/2" REBAR)
 - POINT (NO MONUMENTATION SET)
 - CONCRETE MONUMENT
 - EXISTING BENCH
 - EXISTING ROADWAY SPIKE
 - WATER METER
 - UTILITY POLE
 - LOOSE POLE
 - TELEPHONE POLE / PEG
 - EXISTING NEODOT R/W DISC
 - NEODOT
 - LIGHT HOLE
 - GAS LINE MARKER
 - DRIP VALET
 - CONTROLLED ACCESS

Attachment 2: Detailed Comparison of Uses

P - Permitted Use CUP - Conditional Use Permit PUD - Planned Unit Development

Use		85-ED-2	IND
<i>Residential</i>			
SIC	Single family dwelling, site built		
	Single family dwelling, modular		
	Manufactured home		
	Duplex, individual		
	Duplexes, triplexes, quadruplexes, other multi-family		
	Home occupations		
	Home occupations, rural		
	Residential clustering		
	Family care homes		
	Manufactured home park		
	Manufactured home park, family		
	Major Subdivisions		P
<i>Agriculture, forestry and fishing</i>			
1	Agricultural Production - Crops		P
2	Agricultural production livestock and animal specialties, <i>all except</i>		P
213	Hog lots		
7	Agricultural services, <i>all except</i>		
74	Veterinary services		
0752 (pt)	Animal Shelters, Boarding Kennels, Dog Pounds		
8	Forestry		P
9	Fishing, hunting and trapping		P
	Greenhouses		
10	Metal mining		C
14	Mining and quarrying of non-metallic minerals except fuels, <i>all</i>		C
1442	Common sand mining		P
15	Building construction- general contractors and operative builders		P
16	Heavy construction other than building construction – contractors		P
17	Construction – special trade		P
20	Food and kindred products, <i>all except</i>		P
201	Meat products		P
205	Bakery products		P
207	Fats and oils		P
21	Tobacco products		P
22	Textile mill products, <i>all except</i>		P
226	Dying and finishing textile		P
23	Apparel & other finished products made from fabrics & similar		P
24	Lumber and wood products, except furniture, <i>all except</i>	C	P
241	Logging		P
242	Sawmills		P
25	Furniture and fixtures	C	P

Use		85-ED-2	IND
26	Paper and allied products, <i>all except</i>	C	P
261	Pulp mills		C
262	Paper mills		C
27	Printing, publishing, allied industries	P	P
28	Chemicals and allied products		C
282	Plastic materials, synthetic resins, etc.	C	
283	Drugs	C	
29	Petroleum refining, related products		C
30	Rubber and miscellaneous products	P	P
31	Leather & leather products, <i>all except</i>		P
311	Leather and finishing		C
32	Stone, clay, glass and concrete products, all except	C	P
324	Hydraulic cement		C
325	Structural clay products		C
327	Concrete, gypsum, plaster products		C
329	Abrasives, asbestos, non-metallic mineral products		C
33	Primary metal industries	C	C
34	Fabricated Metal products, except machinery and transportation	P	P
3483	Ammunition except for small arms		C
3489	Ordnance and accessories		C
35	Industrial and commercial machinery and computer equipment	P	P
36	Electronic and other electrical equipment and components, except	P	P
3612	Power distribution and specialty transformers		C
37	Transportation equipment	P	P
38	Measuring, analyzing and controlling instruments	P	P
39	Miscellaneous manufacturing industries	P	P
<i>Transportation, communications, electric, gas and sanitary services</i>			
40	Railroad transportation		P
41	Local & suburban transit, interurban highway passenger	C	P
42	Motor freight transportation and warehousing, <i>all except</i>	C	P
421	Trucking		P
	Mini-warehouse warehousing		P
	Dead storage of manufactured homes		SR
43	U.S. Postal Service		P
44	Water transportation		P
45	Transportation by air		P
46	Pipelines, except natural gas		C
47	Transportation services	C	P
48	Communications, <i>all except</i>	C	P
	Transmission tower & Wireless support structures		C
	Co-location of wireless facilities		SR
	Eligible facilities request		SR
	Alternative tower structures		SR
	Public safety tower		SR
4832	Radio broadcast towers		
4833	Television broadcast towers		

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49			
	Electric, gas, water services (SIC 491,492,493,494), <i>all except</i>		C
	Electric and water distribution lines, natural gas pipelines		P
491 pt.	Ground Mounted Solar Energy Systems 6,000 sq.ft. or less	P	SR
491 pt.	Ground Mounted Solar Energy Systems over 6,000 sq.ft.		C
495	Sanitary services		
4952	Sewerage systems		C
4953	Refuse systems, <i>all prohibited except</i>		
	Dumps: operation of		C
	Garbage: collect, destroy & process		C
	Landfills, sanitary: operation of		C
	Refuse systems		C
	Rubbish collection and disposal		C
	Sludge disposal sites		C
4959	Sanitary services, not elsewhere classified		P
496	Steam and air conditioning supply		P
Wholesale trade			
50	Wholesale trade, durable goods, <i>all except</i>	C	P
5015	Motor vehicle parts, used		C
5032	Brick, stone & construction materials		P
505	Metal & minerals, except petroleum		P
5093	Scrap and waste materials		C
51	Wholesale trade, nondurable goods, <i>all except</i>	C	P
5154	Livestock (wholesale)		P
516	Chemical and allied products		C
517	Petroleum and petroleum products		C
5191	Farm supplies		P
Retail trade			
52	Building material, hardware, garden supplies and mobile		P
53	General merchandise stores	PUD	P
54	Food stores	PUD	P
55	Auto dealers, gas service stations		
56	Apparel and accessory stores		
57	Home furniture, furnishings and equipment stores		
58	Eating and drinking places	PUD	P
5813	Drinking places (alcohol beverages)		P
59	Miscellaneous retail	PUD	P
Finance, insurance and real estate			
60	Depository institutions	PUD	P
61	Non-depository institutions		P
62	Security and commodity brokers		
63	Insurance carriers		
64	Insurance agents, brokers & service		
65	Real estate		
67	Holding and other investment offices		

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Services			
70	Hotels, rooming houses, camps and other lodging places, <i>all</i>	P	
7033	Campgrounds and RV parks		
72	Personal services	PUD	P
73	Business services	PUD	
75	Auto repair, services and parking	PUD	P
76	Misc repair services		P
78	Motion pictures		
79	Amusement, recreational services, <i>all except</i>		
7948(pt)	Racetrack operations, including speedways, go-kart tracks and dragstrips	C	C
7992	Public golf courses		
7997	Nonprofit athletic fields		
7999	Archery ranges		
	Shooting ranges		
	Skeet shooting facilities		
	Riding stables		
	Trapshooting facilities		
	Public parks		
	Recreational facilities, membership & non-membership		
80	Health services		P
8059(pt)	Convalescent homes for psychiatric patients		C
8063	Psychiatric hospitals		C
	Alcohol and drug rehab facilities		C
8063(pt)	Drug addition, Alcohol rehab hospitals		C
81	Legal services		P
82	Educational services, <i>all except</i>		P
	Facility providing overnight habitation		
83	Social services, <i>all except</i>		P
8322	Individual and family social services		C
8351 (pt)	Family child care home		
8351 (pt)	Child care center in residence		
8351 (pt)	Child care center		
8361	Residential care		C
84	Museums, art galleries and botanical gardens, <i>all except</i>		
	Zoological parks		
86	Membership organizations, <i>all except</i>		
	Churches		
8641	Civic, service and social fraternities		
87	Engineering, accounting, res. management and related services	P	P
88	Private households		
89	Miscellaneous services		
Public administration			
91	Executive, legislative and general government, except finance		P
92	Justice, public order, safety, <i>all except</i>		P
9221	Police protection		P

Use		85-ED-2	IND
9224	Fire protection		P
	Ambulance stations		P
	Rescue squads		P
93	Public finances, taxation and monetary policy		P
94	Administration of human resource programs		P
95	Administration of environmental quality and housing programs		P
96	Administration of economic programs		P
97	National security and international affairs		P
<i>Unclassified</i>			
	Adult uses		
	Model automobile racing		P
	Multi-tenant developments		
	Construction and demolition landfill		C
	Residential storage facility		
	Winery, Wine Tasting Room		