



Planning Board/Board of Adjustment

Regular Meeting Agenda

Monday, February 12, 2024, 6:00 PM

Meeting Initiation

- | | |
|---|--------------------|
| 1. Call to Order | Chairman Witkowski |
| 2. Moment of Silence | Chairman Witkowski |
| 3. Pledge of Allegiance | Chairman Witkowski |
| 4. Determination of a Quorum (4 of 6) | Chairman Witkowski |
| 5. Approval of Minutes of January 8, 2024 | Board |
| 6. Adopt Proposed Agenda | Board |

New Business (Planning Board)

- | | |
|-------------------------------|----------------|
| 7. 1840 US HWY 29 Rezoning | |
| a. Presentation | Planner Blount |
| b. Board discussion | Board Members |
| c. Board Action | Board Members |
| 8. 950 Long Ferry Rd Rezoning | |
| a. Presentation | Planner Blount |
| b. Board discussion | Board Members |
| c. Board Action Board | Board Members |
| 9. 707 Salisbury Ave Rezoning | |
| a. Presentation | Planner Blount |
| b. Board discussion | Board Members |
| c. Board Action | Board Members |

Old Business (Planning Board)

- | | |
|---------------------|----------|
| 10. No old business | Chairman |
|---------------------|----------|

New Business (Board of Adjustment)

- | | |
|---------------------|----------|
| 11. No New business | Chairman |
|---------------------|----------|

Old Business (Board of Adjustment)

- | | |
|---------------------|----------|
| 12. No Old Business | Chairman |
|---------------------|----------|

Meeting Closing

- | | |
|---------------------------------|----------|
| 13. Public Comment | Chairman |
| 14. Comments from Board Members | Board |
| 15. Announcements | Chairman |
| 16. Adjournment | Chairman |



Planning Board/Board of Adjustment

Regular Meeting Minutes

Monday, January 8, 2024, 6:00 PM

The meeting was called to order by Chairman Witkowski.

Chairman Witkowski led a moment of silence and the Pledge of Allegiance.

A quorum (6 of 6) of the board was present with Anthony Nero, Tim Witkowski, Jessica Jackson, Donna Redfern, Terry Bryan, and Chris MacIntosh present. Town Planner, Steve Blount was also in attendance.

On a motion by Jackson and a second by Nero, the board unanimously approved the agenda for the January 8, 2024 meeting as proposed.

On a motion by Nero and a second by Bryan, the board voted unanimously to approve the minutes of the November 13, 2023 meeting of the Planning Board.

New Business (Planning Board)

Conflict of interest and quasi-judicial procedure

- Planner Blount gave a brief explanation of the rules of conflict as they applied to legislative, advisory, and quasijudicial decision-making.

1960 HWY 29 Rezoning

- Planner Blount made a presentation explaining the requested rezoning of this parcel from IND to C-29 zoning classification.
- Board members asked questions and offered comments.
- On a motion by Jackson and a second by Macintosh, the board voted unanimously to recommend approval of the rezoning to the Board of Aldermen at their next meeting.

Hawkins Meadows Annexation

- Planner Blount made two presentations, one offering general information about the proposed annexation and the proposed Hawkins Meadows townhome development, and a second discussing confusing over services provided in the town's ETJ and addressing a list of specific concerns submitted to Blount by Planning Board Member Bryan.
- Extensive discussion was held by all the board members with Blount answering questions from each member.
- On a motion by Jackson and a second by Macintosh, the Board voted unanimously to recommend approval of the annexation to the Board of Aldermen at their next meeting

Hackett St Access Rd Resolution

- Planner Blount made a brief presentation concerning a proposed access road from Long Ferry Road to Hackett St needed to provide access to properties being developed for industrial and commercial uses. He explained the need to have this proposed road shown on the Cabarrus-Rowan MPO's *Comprehensive Transportation Plan* map and that the first step in that process was approval of a resolution to that effect by the Board of Aldermen.
- After some discussion, on a motion by Nero and a second by Bryan, the motion to recommend approval of the resolution to the Board of Aldermen was approved unanimously

Old Business (Planning Board)

No old business

New Business (Board of Adjustment)

No New business

Old Business (Board of Adjustment)

No Old Business

Meeting Closing

- Public Comment
There was no public comment
- Comments from Board Members
There were no comments from Board Members
- Announcements
There were no announcements
- Adjournment
On a motion by Macintosh and a second by Jackson, the board voted unanimously to adjourn.

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REZONING IND to MU-2

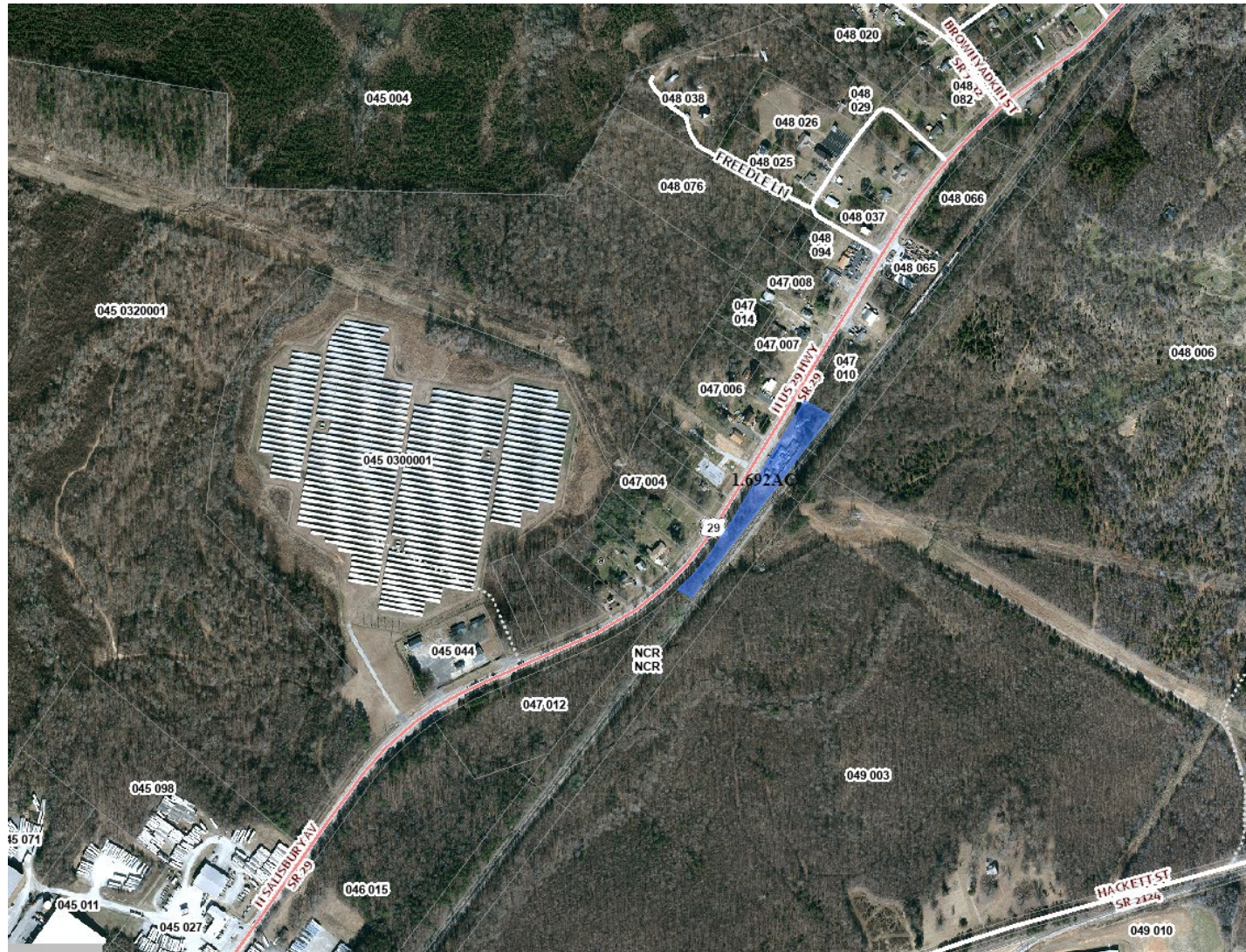
Parcel 047 011
1840 N US HWY 29

- 1.69-acre parcel located at 1840 N US HWY 29.
- Currently zoned IND with a Conditional Use Permit allowing use as a “nightclub” or bar
- Three existing structures, one commercial, two residential
- Much of property incumbered by railroad ROW and road ROW

- IND zoning classification requires 80' setback from front property line which makes existing structures “legal nonconforming structures”, not allowing expansion or improvement
- MU-2 zoning classification has a 16' setback from road ROW/property line which would allow his structures to be classified as “conforming”, wants to add deck on south end
- This would allow the addition of an outdoor deck on the south end of the existing structure and open the rest of the property up for other uses.



80' IND
Setback



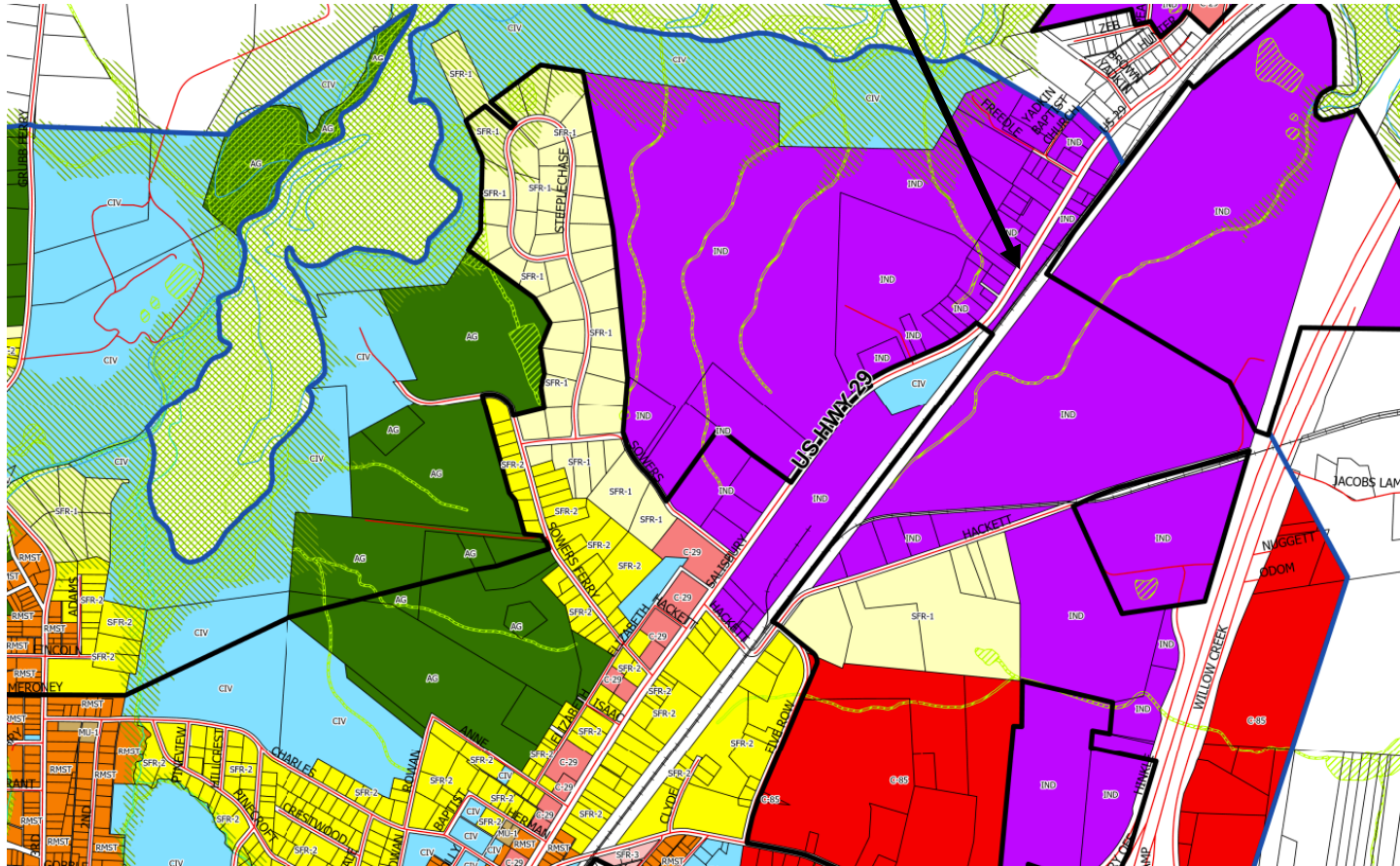
Location on southeast
side of US HWY 29



Surrounding uses include commercial, retail, residential and undeveloped property zoned for industrial uses.

Property is adjacent to and impaired by the NC Railroad lines along its SE boundary.

Subject Property



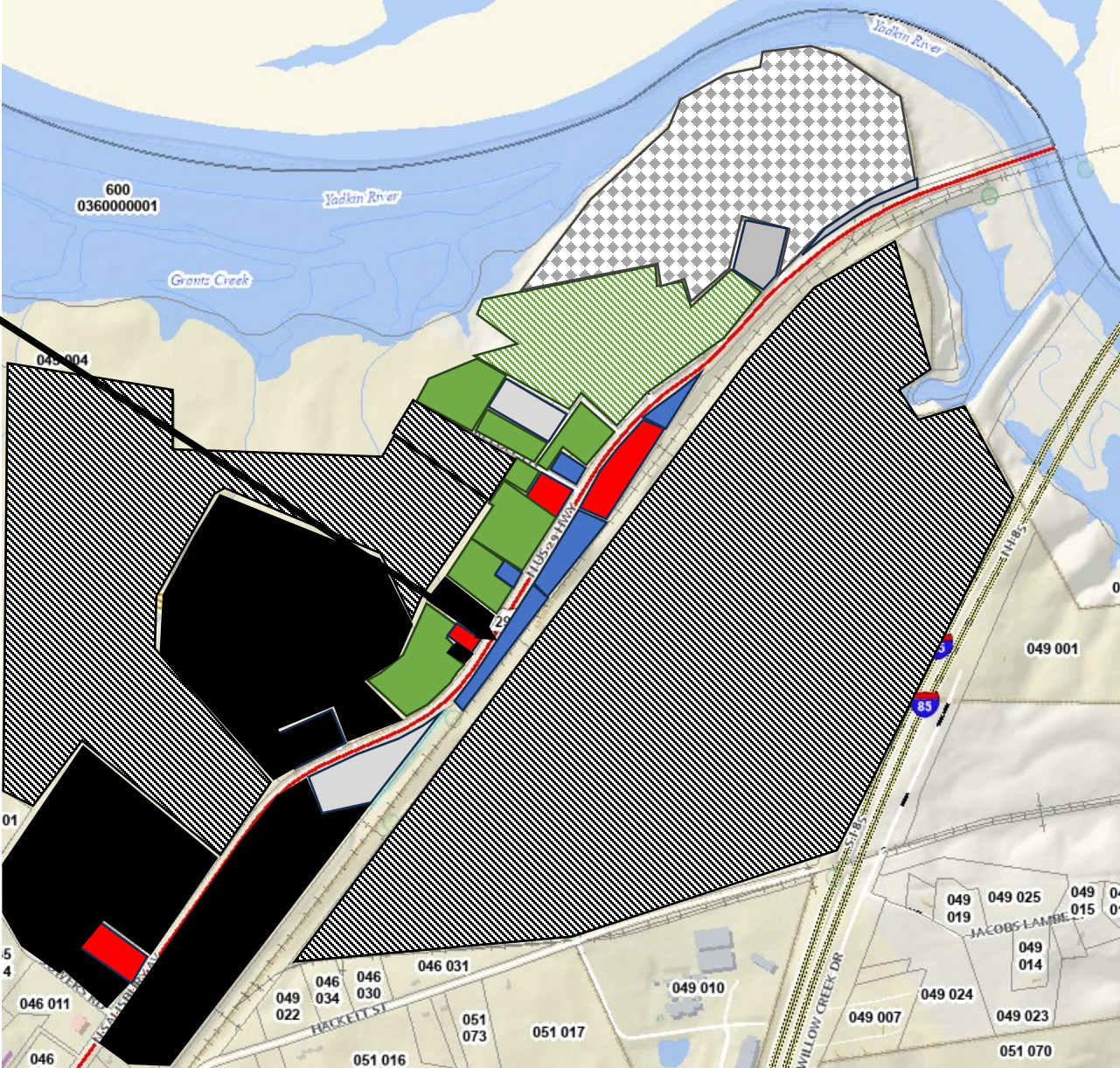
Current Zoning

All surrounding properties are zone IND although most are in other uses.

Suggested Zoning Classifications from 2023 Corridor Study



Subject
Property



- | | |
|---|---------------------------|
|  | Residential (SFR-2) |
|  | Existing Industrial (IND) |
|  | Future Industrial (IND) |
|  | Commercial (C-29) |
|  | Yadkin Village (RA) |
|  | Car Repair/Dealer (VSR) |
|  | Multi-Use (MU-2) |
|  | Civic (CIV) |



Existing Residential Structures



Existing Commercial Structure



View from South



MEMO

Date: 7.18.23

RE: US HWY 29 Rezoning Classifications

Narrative:

An initial review of properties along the US HWY 29 corridor from Sowers Rd to the Yadkin River found 15 parcels where existing zoning classifications (primarily IND) were questioned. A more focused review found a total of 35 properties in that corridor that deserved further study. Of that 35, 34 are currently zoned IND with one being zoned C-29.

The one property currently zoned C-29 is parcel 048 093 which was donated to the town to become part of our Yadkin River Park. We would suggest this parcel be rezoned CIV which is appropriate for its intended use. We would also suggest rezoning the church (parcel 048 026) that is currently zoned IND to CIV.

Of the 34 properties zoned IND, 18 are in residential use or are adjacent to a property and owned by that property owner whose property is in residential use. One of those 18 properties (parcel 045 072) is bracketed by true industrial or heavy commercial uses, is fairly large in size (2.03 acres), and we would think the long-term best use of this parcel is commercial/industrial. We, therefore, suggest that this property remain zoned for industrial use. The other 17 parcels appear in clusters, and we would suggest that they all be rezoned to SFR-2 to allow continued use as residential lots. Lot sizes and road frontage would make all these conforming lots. In some cases, the buildings on these lots are situated in the prescribed side or front setbacks which makes the structures nonconforming but there is little we can do about that.

Nine of the 35 parcels appear to be in commercial use or are undeveloped/abandoned but are adjacent to commercial uses. We would suggest rezoning these parcels to our C-29 classification to allow for a wider range of commercial uses and bring the majority of the current uses into compliance.

Five of the 35 parcels are in current uses related to automobile sales, repair, or storage. The parcel being used as an automobile dealership (048 042) received a special use permit in 2002 to allow that use, which was not an allowable use in the IND classification. While also not allowed in the C-29 classification, we would suggest revising their zoning to C-29 to allow more appropriate alternate uses in the future. The special use permit would allow continued use as a car dealership under the C-29 zoning classification. The three auto repair operations (on four parcels) are allowed in the current IND zoning classification and would become nonconforming if changed to C-29. If they are allowed to evolve into junkyards, they would not be allowed in either IND or C-29. Junkyards are only allowed in our heavy industrial classification, HIO. We would suggest leaving these four properties zoned IND and be open to a rezoning to C-29 in the

Nine of the 35 parcels appear to be in commercial use or are undeveloped/abandoned but are adjacent to commercial uses.

We would suggest rezoning these parcels to our C-29 classification to allow for a wider range of commercial uses and bring the majority of the current uses into compliance.

7/18/23 corridor study report suggested rezoning this property to C-29, but MU-2 would provide a wider list of commercial uses including existing bar/club (allowed by conditional use permit), restaurant, and the existing residential

Johnson Development Project

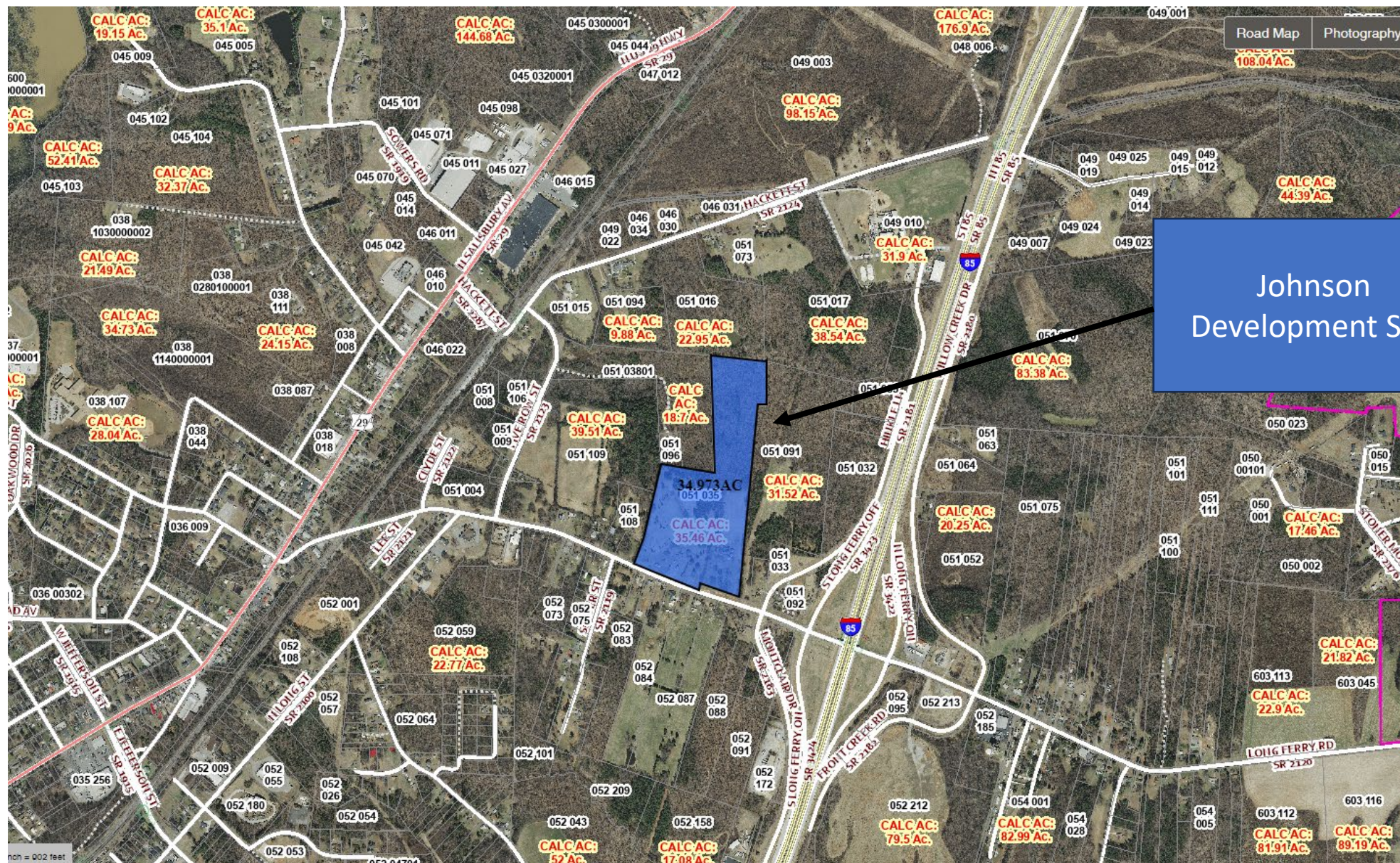
Rezoning C-85 to IND

Project History

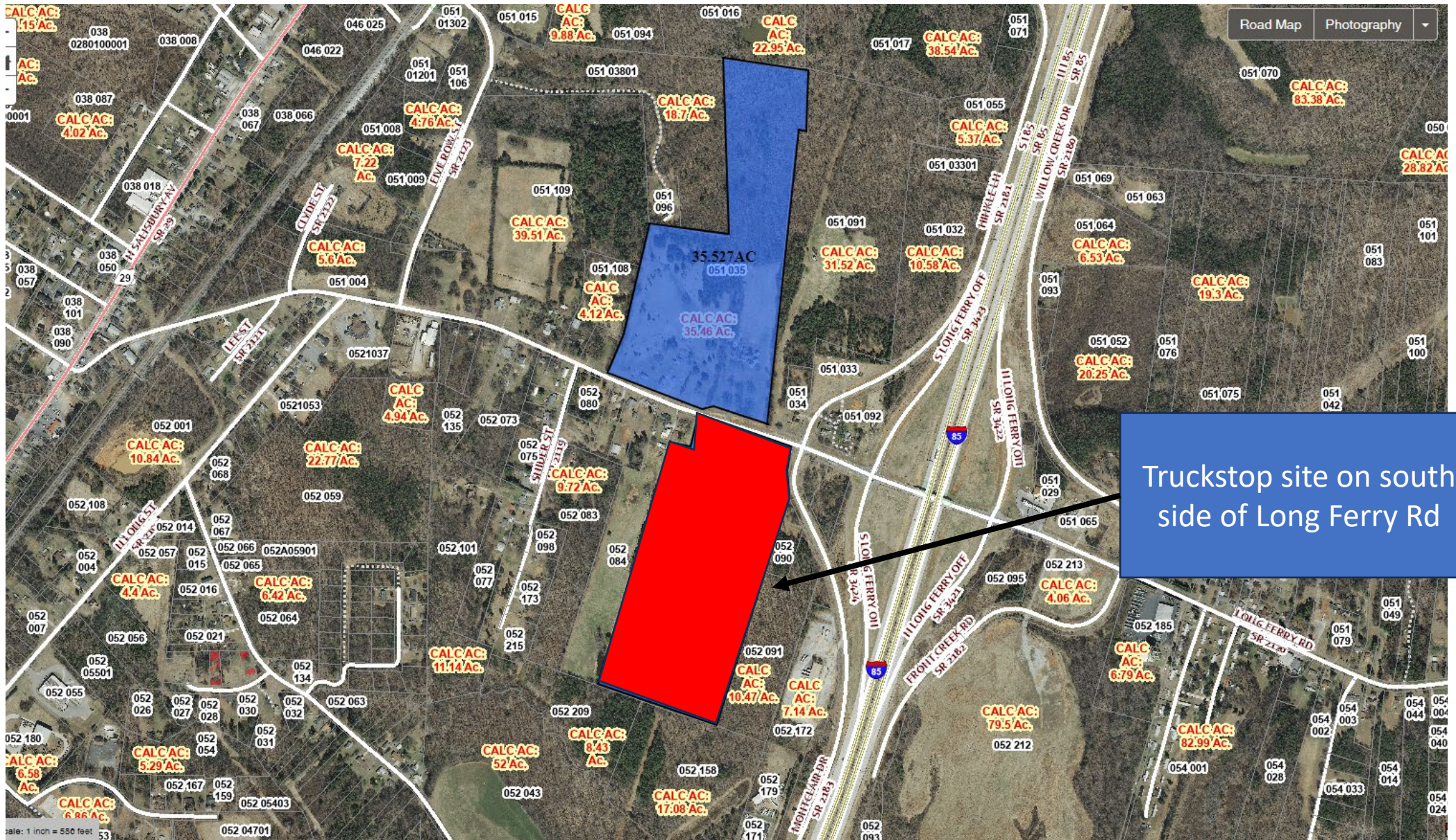
- Summer of 2022, Johnson Development started site development permitting for what would evolve into a 350,000 +/- sq. ft. distribution center on Longs Ferry Road.
- Project involved combining four parcels into a single 35.46-acre parcel.
- Parcel is currently zoned C-85 which allows distribution warehouses but does not allow most industrial uses.
- The property was annexed into Spencer's municipal limits in December of 2022.
- Preliminary site, engineering drawings, etc. have been submitted and approved.
- Other agency permits (NCDOT, SRU, Rowan County Erosion Control, DEQ, etc.) have been acquired.
- Project is slated for a spring 2024 groundbreaking

Developer advises they are seeing interest in light industrial and assembly uses and have requested rezoning to IND which would allow them to market the building for both Warehousing and Light Industrial uses.

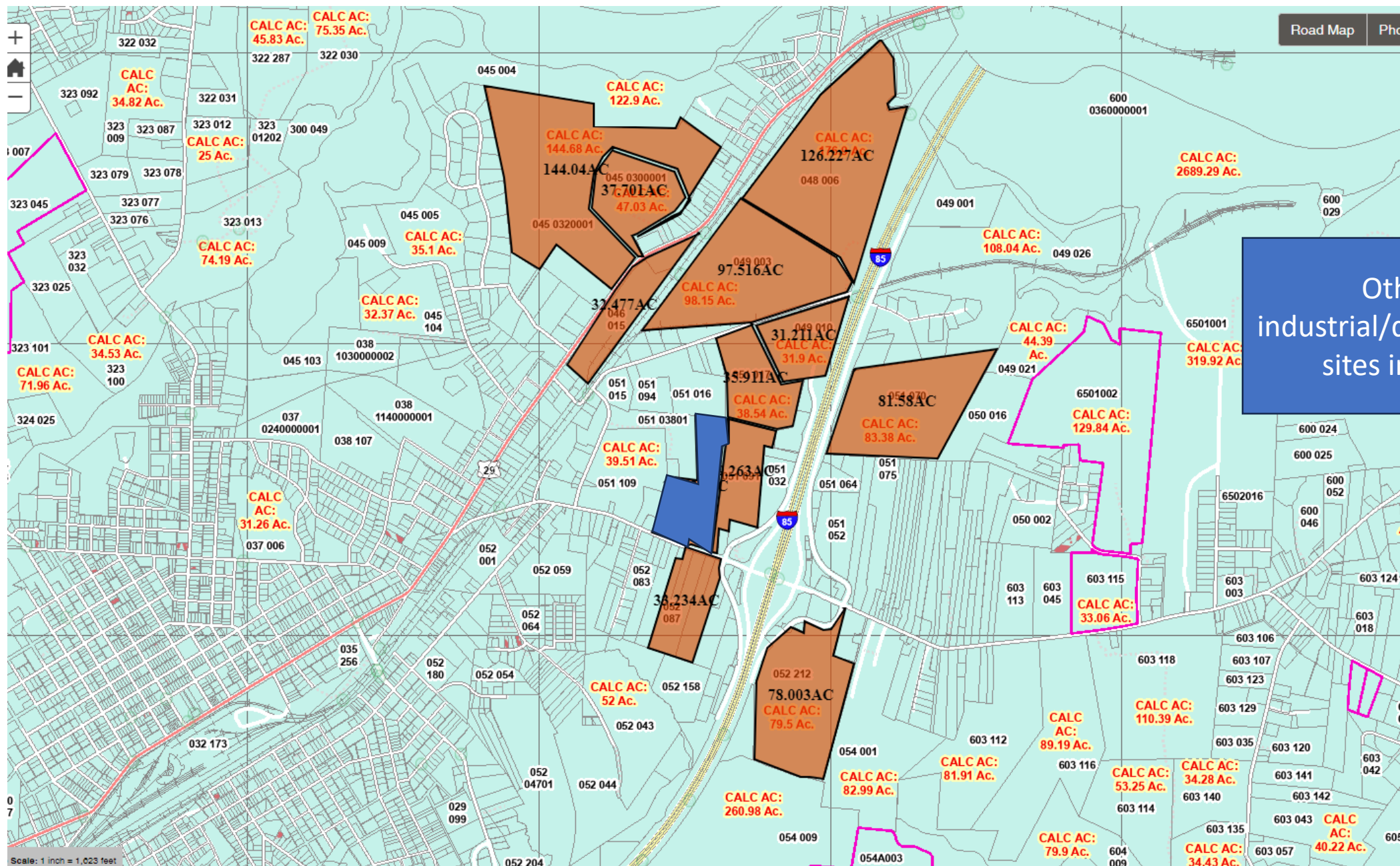
Developer plans to construct building as currently designed and permitted regardless of end use.



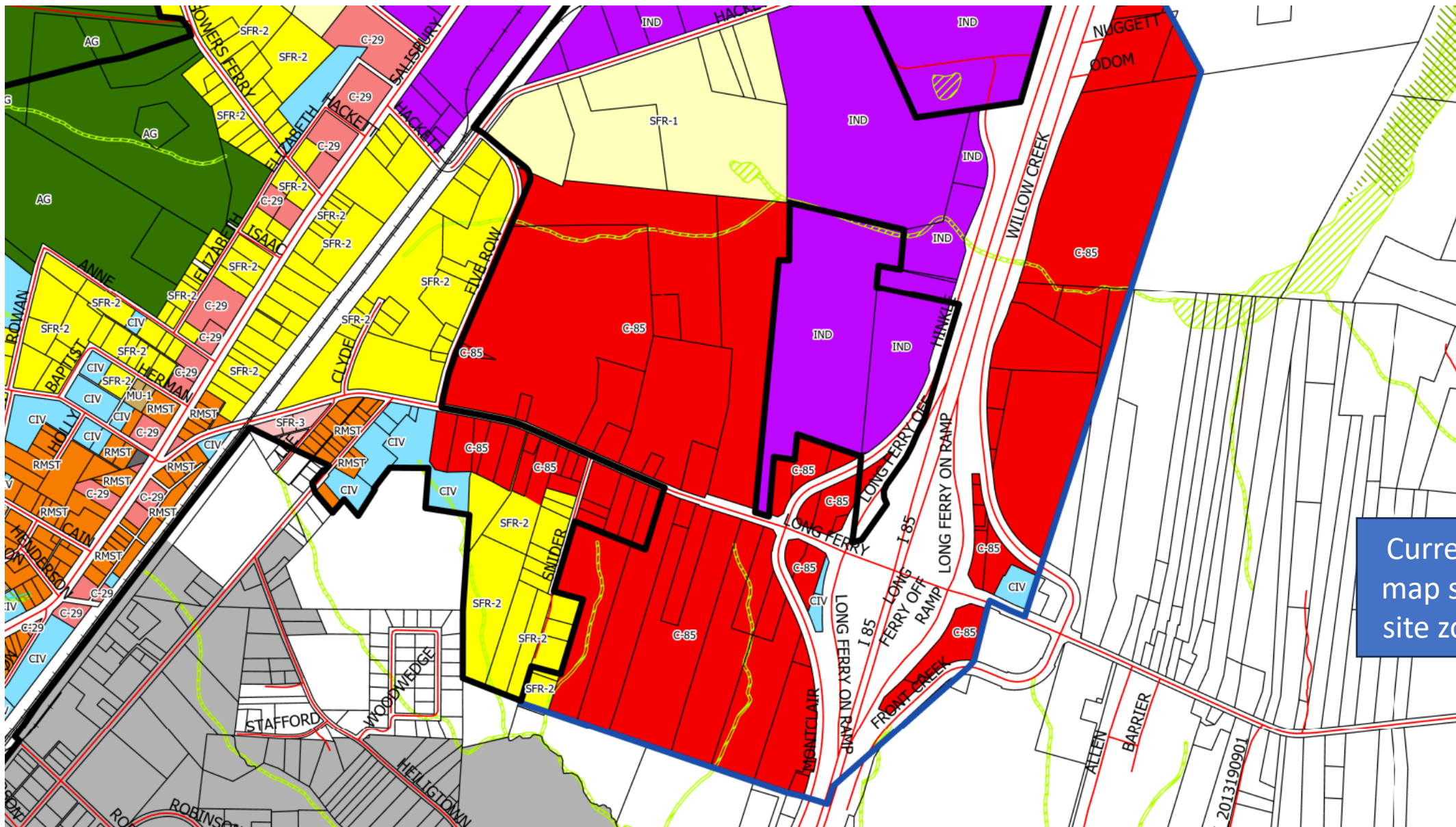
Johnson Development Site



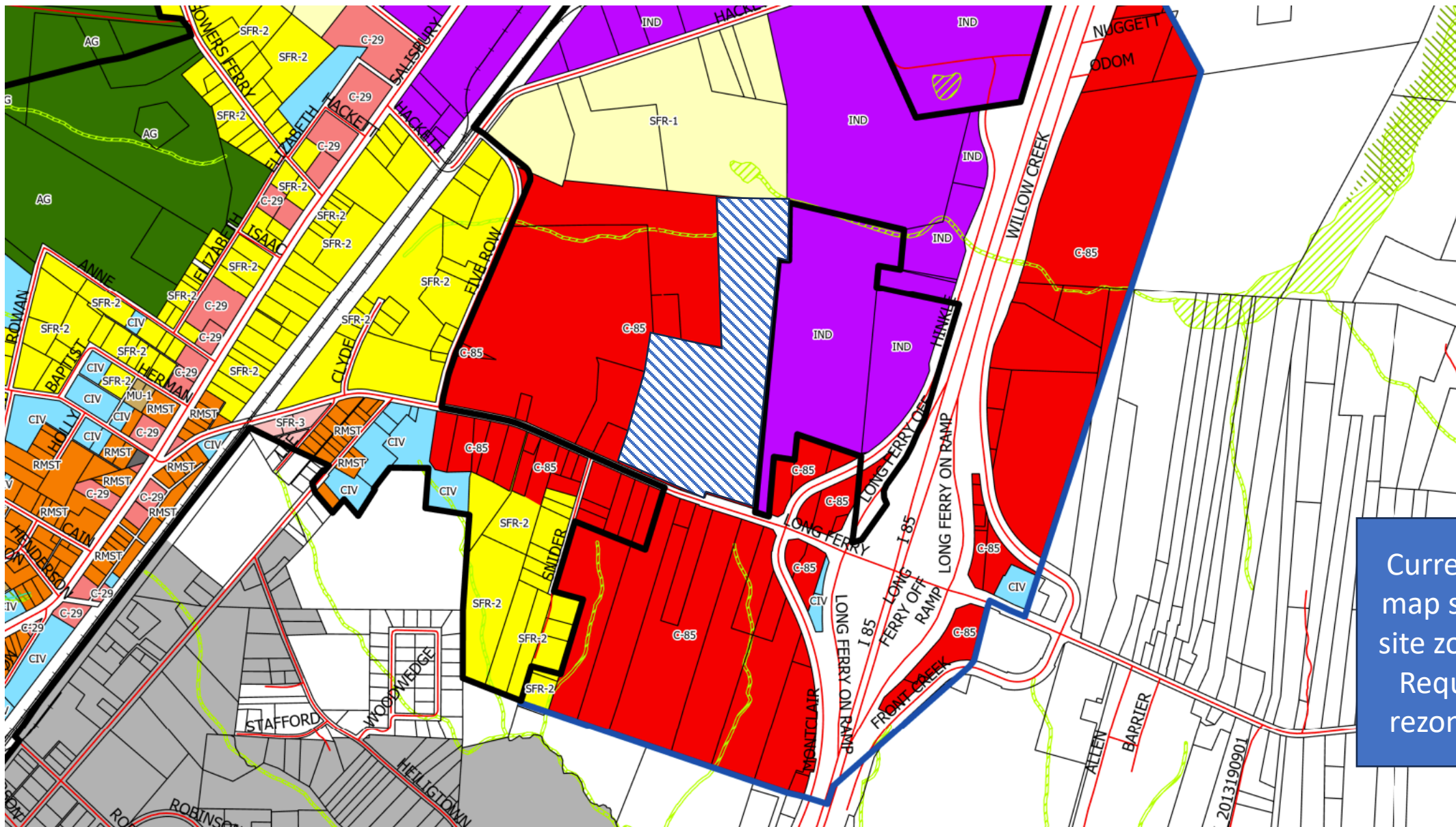
Truckstop site on south side of Long Ferry Rd

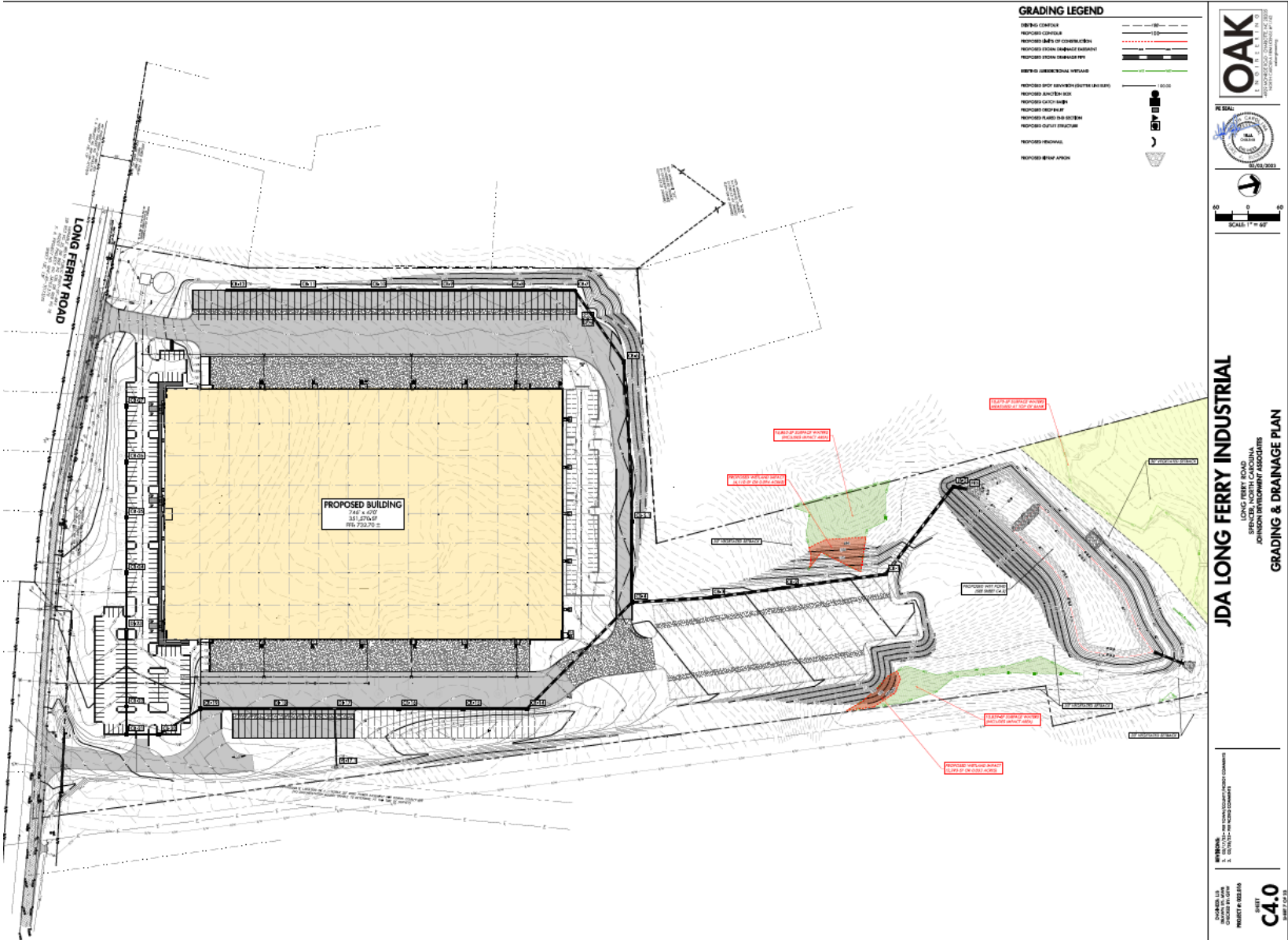


Other industrial/distribution sites in area



Current zoning
map shows this
site zoned C-85





Site Development Plan



Staff supports rezoning request. Suggested motion language:

I move to approve the staff's recommendation as presented to rezone parcel 051 035 located at 970 Long Ferry Rd from C-85 to the IND zoning classification.

Suggested motion language for Statement of Consistency and reasonableness:

I move to adopt a Statement of Consistency and Reasonableness stating that we find that this rezoning is consistent in general with the town's Comprehensive Land Use Plan (per requirements of NCGS 160D-605(a)), said plan stating specifically about this area, Section 6 Amendments, Item 5f, ***“Confirm zoning classifications for potential business sites are correct. Rezone as needed.”*** Also, Development Policy 1 that states, ***“The Town should encourage new and expanding industries and businesses which diversify the local economy, increase resident's job opportunities, and expand the town's tax base.”***

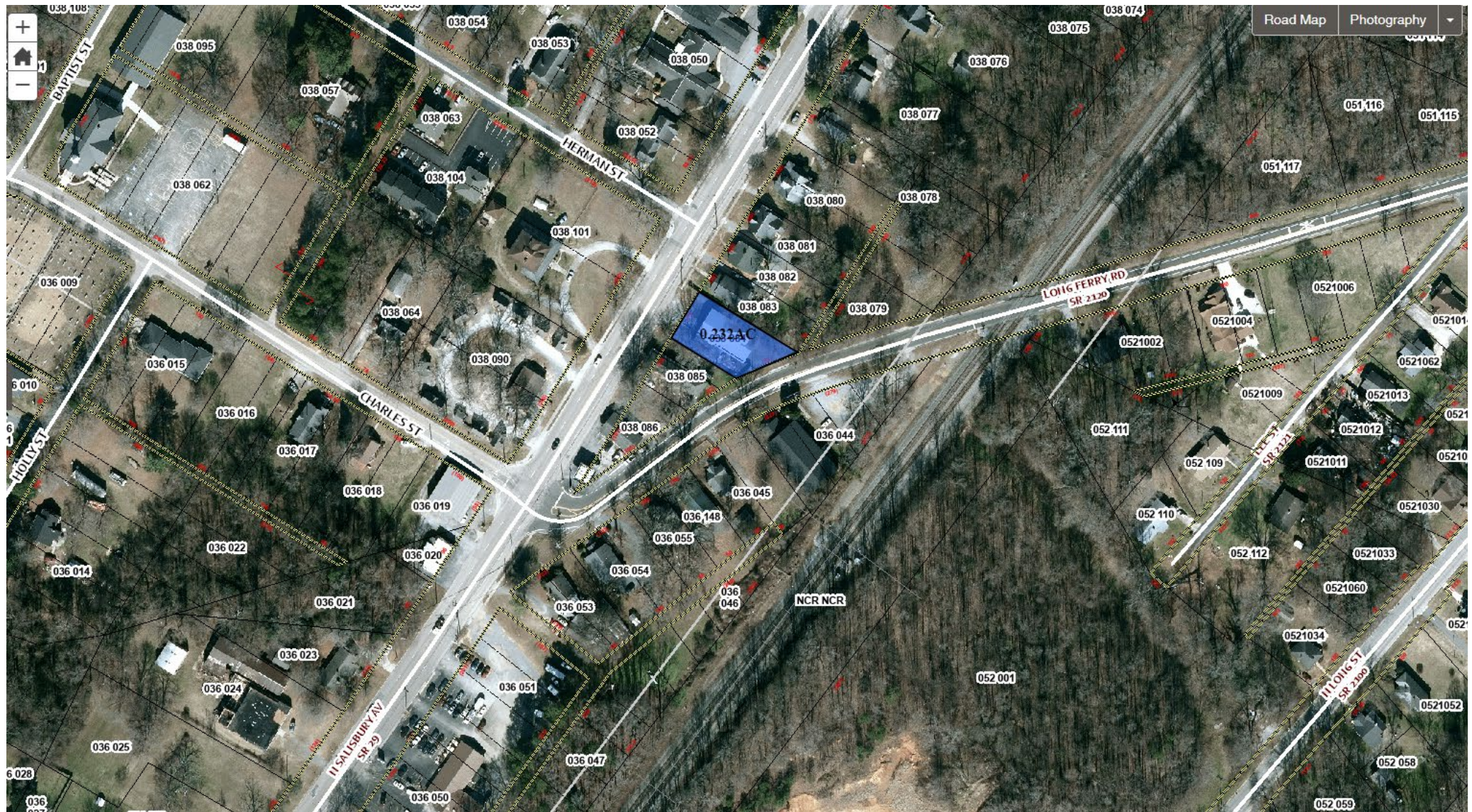
We further find this rezoning to be reasonable in all ways as prescribed by NCGS 160D-605(b). This rezoning will be beneficial to the citizens of the Town of Spencer.

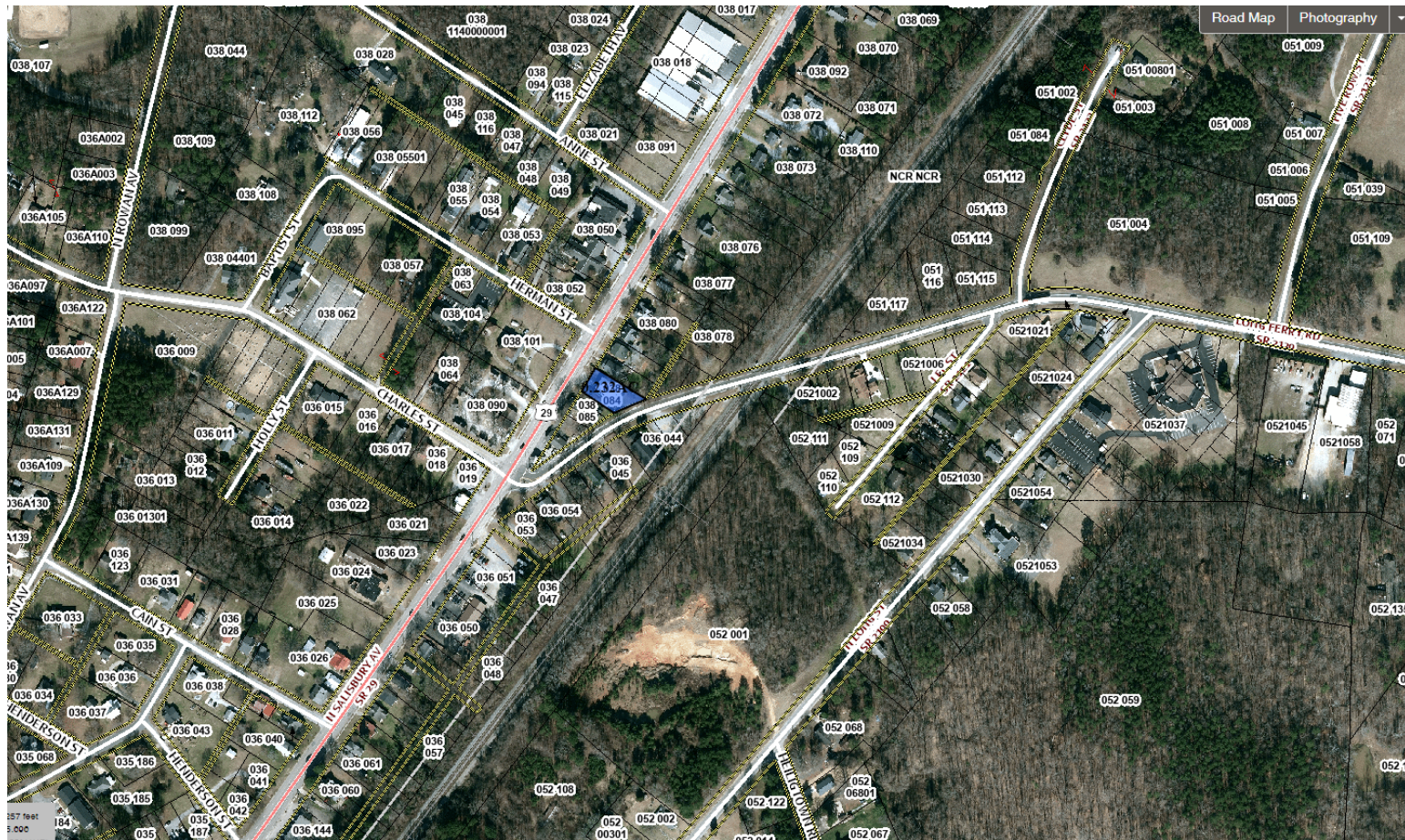
REZONING RMST to VSR

Parcel 087 084
707 N Salisbury Ave

- .23-acre parcel located at 707 N Salisbury Ave.
- Currently zoned RMST and is unoccupied
- One commercial structure that has had various uses in the past including insulation contractor's office and a residence
- Small parcel size will limit potential problems with outdoor storage

- Existing building will become legal nonconforming structure due to dimensional problems (lot size 9,990 vs 12,000 sq ft, lot width 75' vs 80'), so it cannot be expanded
- Structure is zoned RMST because, I think, it was occupied for that use at time of zoning map adoption, however, is a commercial building not suited for residential use.
- Property is owned by an estate not willing to invest in property and has been looked at by various interested parties in the past but none until now were willing to bear the cost of rezoning.
- Allowing this use will result in the property being cleaned up and put into productive use





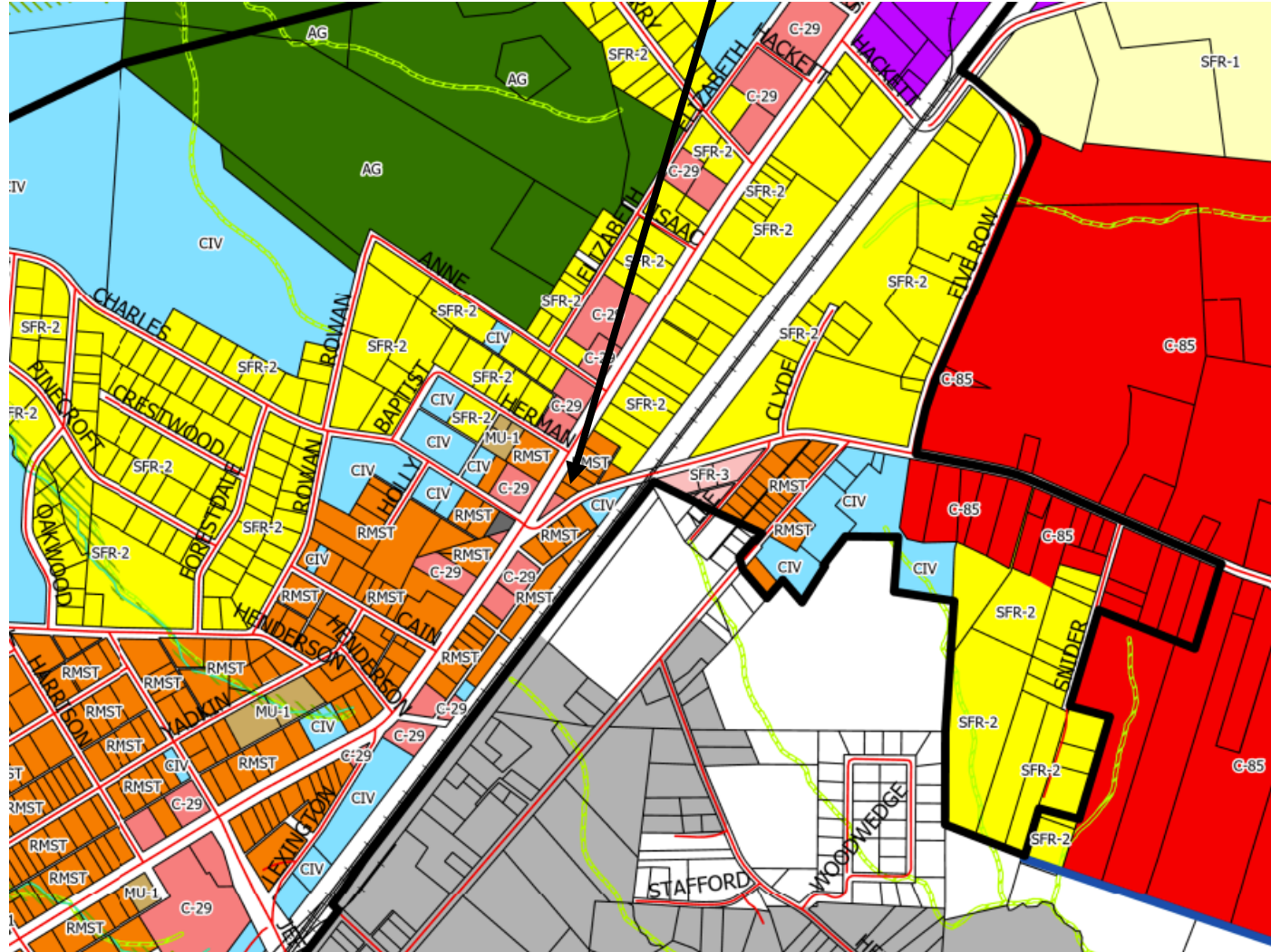
Surrounding uses include commercial, retail, residential and undeveloped property.

Property located between Salisbury Ave and Long Ferry Rd.



Subject Property

Current Zoning



Adjacent properties are zoned residential but nearby properties are zoned C-29, CIV, and C-85



View from Salisbury Ave



View from Long Ferry



View Looking west down
Long Ferry

View Looking east down
Long Ferry



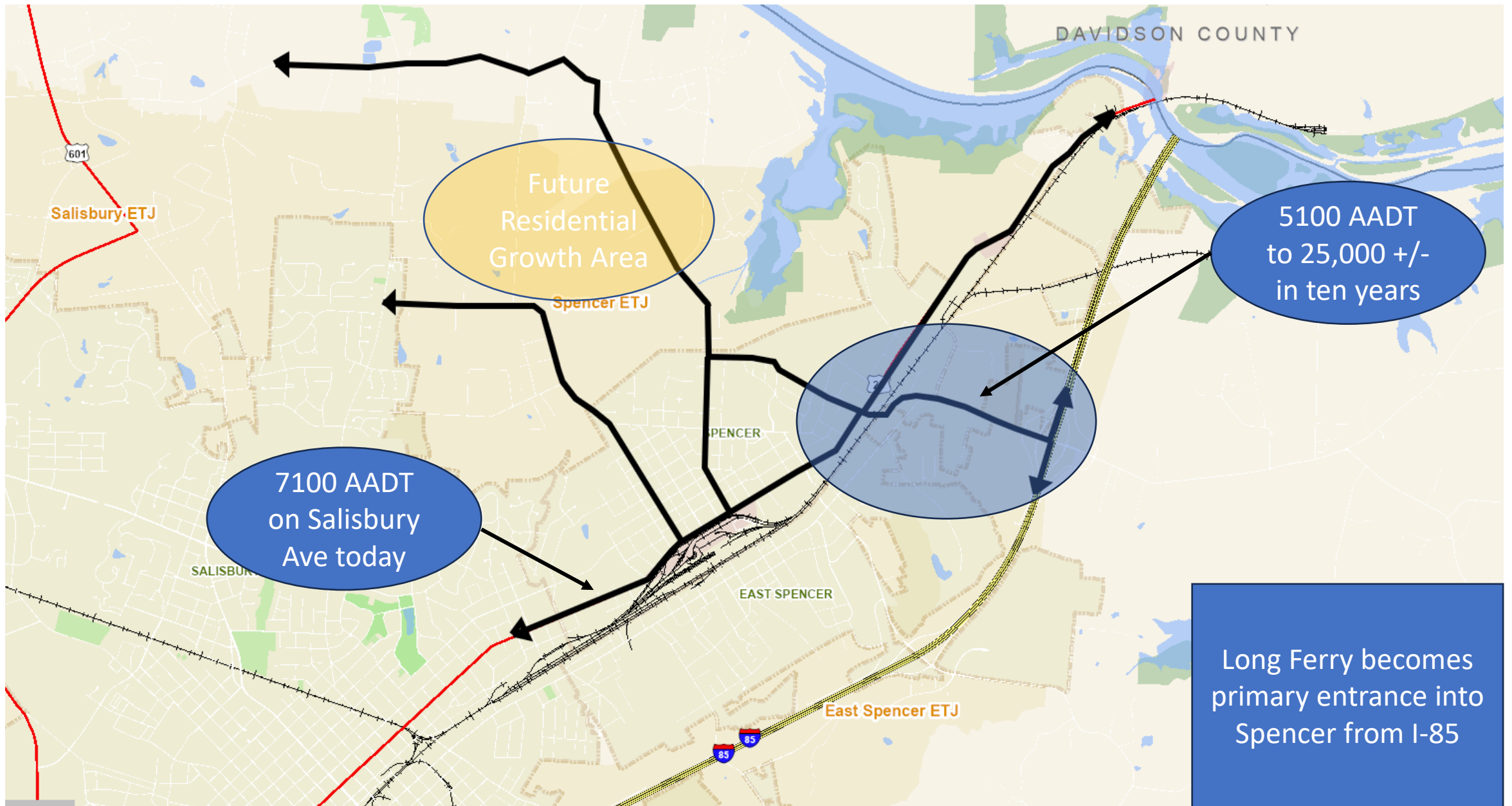


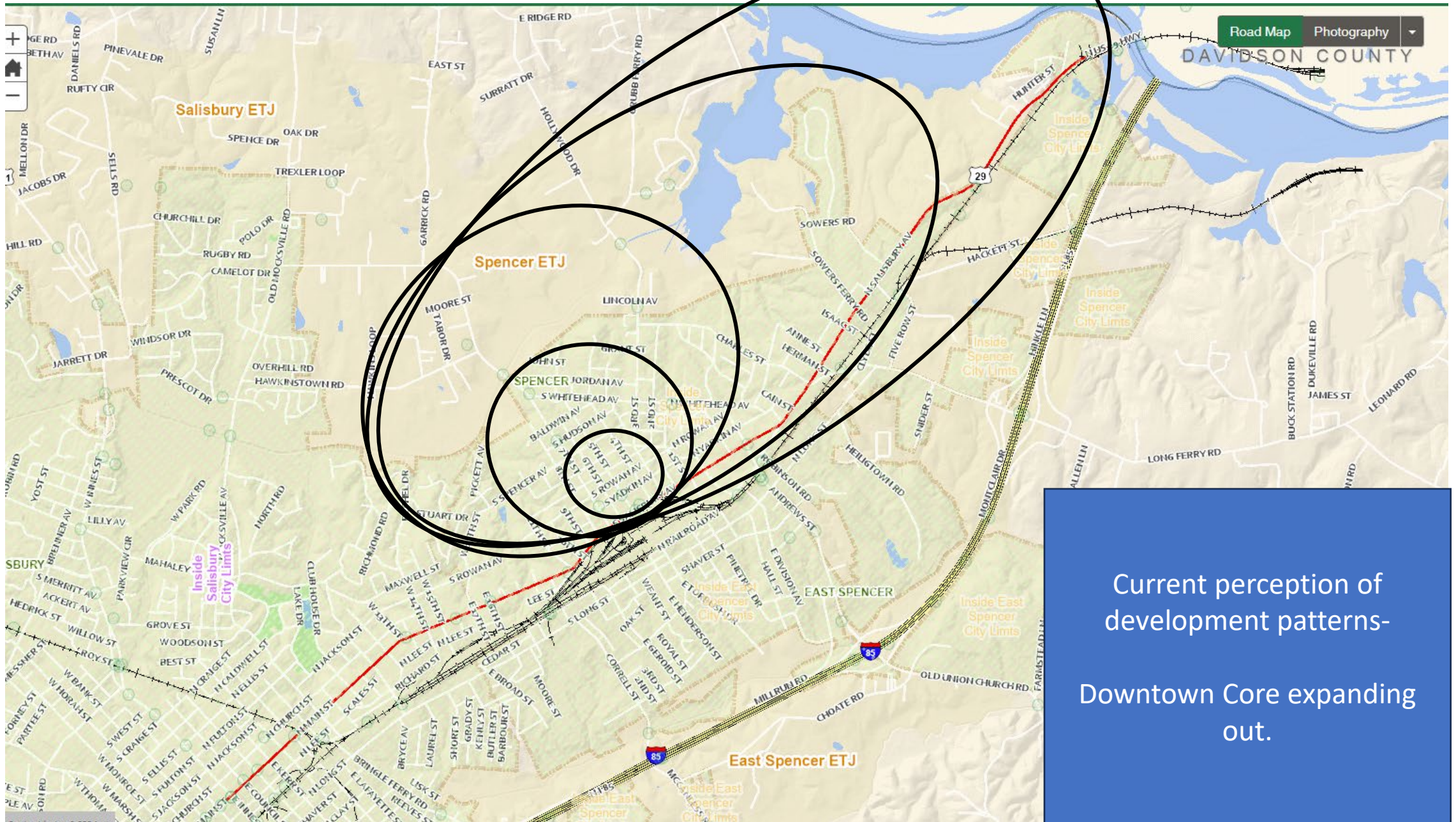
Neighboring Units
are Rental
Properties

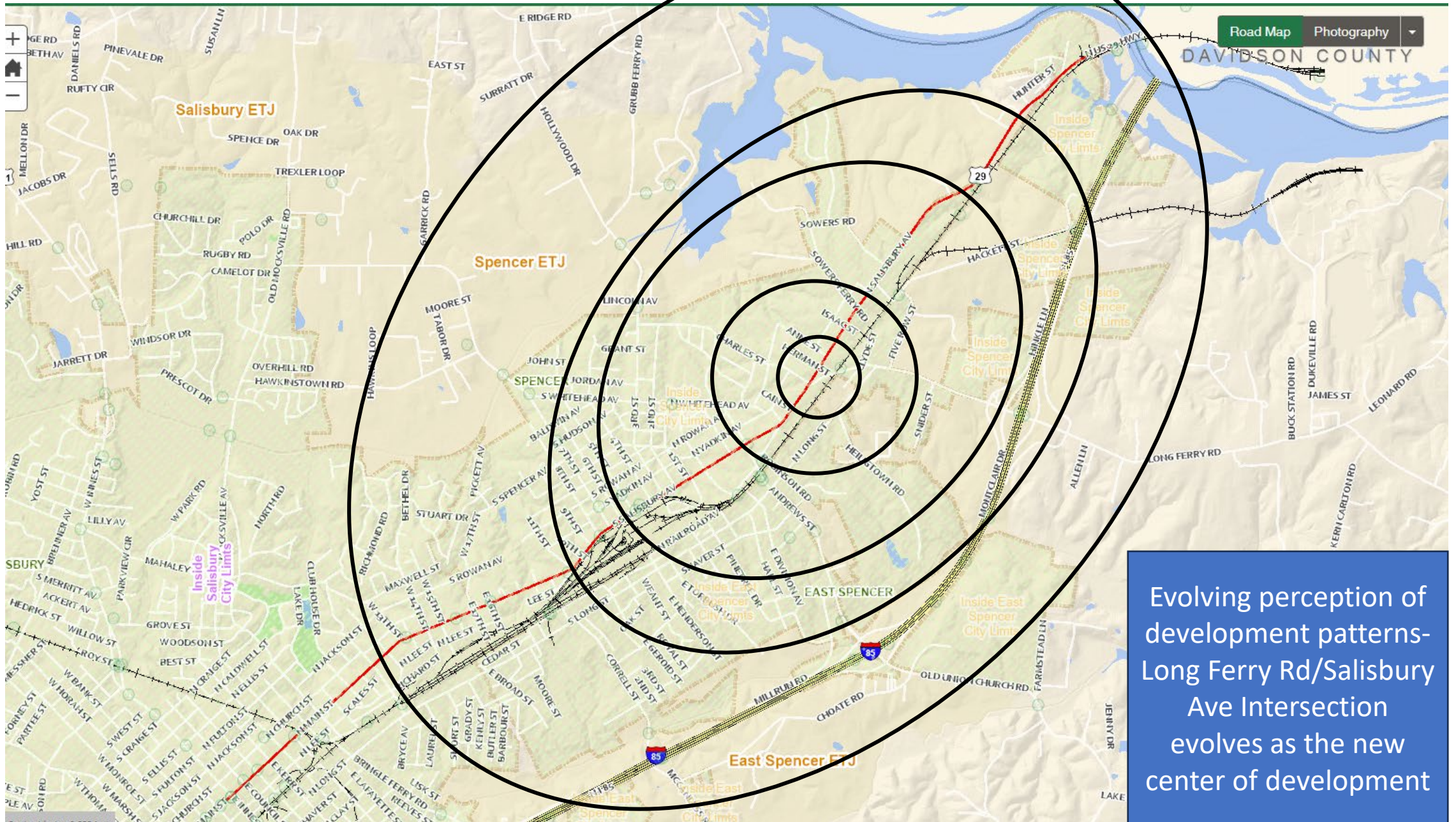
Limited Outdoor
Parking will be
screened if used for
overnight parking of
vehicles



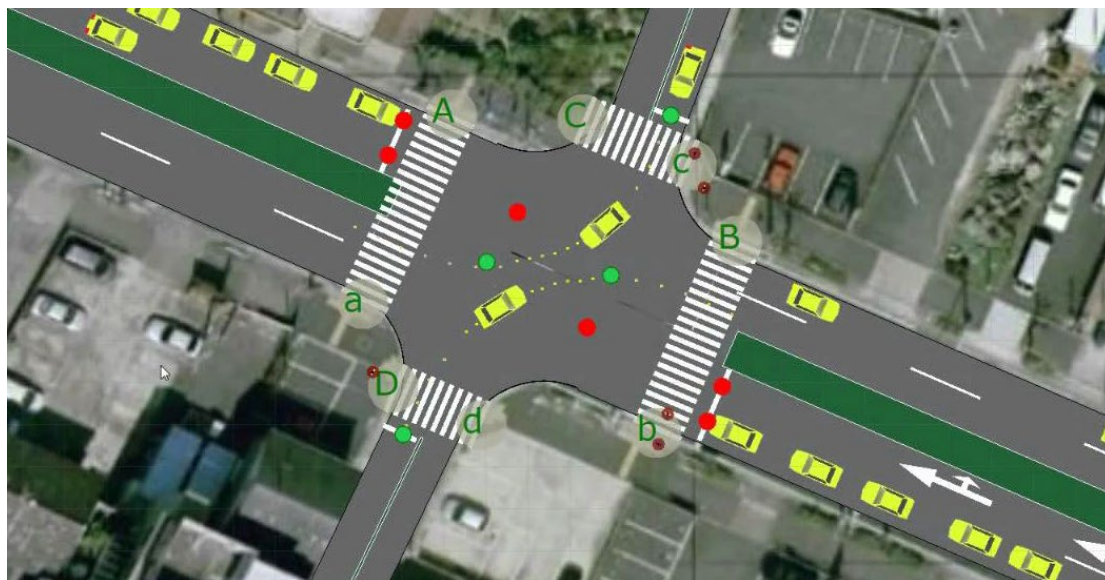
Over time, the Long Ferry Rd/ Salisbury Ave intersections will become the primary entrance into Spencer







New grade separation bridge and
signalized intersection will improve
traffic flow in this area...



...making it more attractive for
commercial development



Cleaning up this site and putting it to a good use is just a first step



Schedule of Events

- 1/21 & 1/28 Advertise 2/8/24 Public Hearing
- 2/5/24 Neighborhood Meeting
- 2/8/24 Public Hearing
- 2/12/24 Planning Board
- 2/13/24 Board of Aldermen Meeting to Consider Rezoning

Suggested Motion Language for rezoning approval:

I move to approve the staff's recommendation as presented to rezone parcel 038 089 located at 707 N Salisbury Ave from RMST to the VSR zoning classification.

Suggested motion language for Statement of Consistency and reasonableness:

I move to adopt a Statement of Consistency and Reasonableness stating that we find that this rezoning is consistent in general with the town's Comprehensive Land Use Plan (per requirements of NCGS 160D-605(a)), said plan stating specifically about this area, ***“Salisbury Ave/US HWY 29 Long Ferry Road to River- Major opportunities for commercial development along road frontage with industrial development on internal parcels accessed from this highway. Will become one of the Towns primary automobile entry points, defining our image. Long Ferry Rd- Town's primary connection to I-85, experiencing heavy commercial and industrial growth pressures both east and west of I-85. Primary interstate entrance to our Town, defines our Town's image.”***

We further find this rezoning to be reasonable in all ways as prescribed by NCGS 160D-605(b). This rezoning will be beneficial to the citizens of the Town of Spencer.

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	I-85 Commercial (C-85)	US 29 Commercial (C-29)	Vehicle Services/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
ABC Store (liquor sales)	5921						L			L	L	L			
Accessory Dwelling Unit		A (10.1-3)	A (10.1-3)		A (10.1-3)	A (10.1-3)	L	A (10.1-3)	A (10.1-3)	A (10.1-3)					
Adult Establishment/Uses														S (10.2-3)	
Bookstore, Adult														S (10.2-3)	
Cabaret, Adult														S (10.2-3)	
Massage Parlor														S (10.2-3)	
Motel, Adult														S (10.2-3)	
Movie, Adult - Rental, Sales														S (10.2-3)	
Retail, Adult Products														S (10.2-3)	
Motion Picture Theater, Adult														S (10.2-3)	
Agricultural Based Business Facilities		S (10.2-4)												A(10.1-37)	
Agricultural Production (Crops only)		L	L					L						L	L
Agricultural Production (Crops & Livestock)		L													
Agricultural Production (Within Buildings)		L												L	L
Alteration, Clothing Repair						L	L		L	L		L			
Ambulance, Fire, Rescue Station		L						L	L	L	L	L		L	
Amusement/Water Parks, Fairgrounds	7996										S (10.2-5)	S (10.2-5)			
Antique Store	5932					L	L			L	L	L			
Apparel Sales (Clothing, Shoes, Accessories)	5600					L	L			L	L	L			
Appliance Repair, Refrigerator or Large	7623									A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	
Appliance Store	5722									A(10.1-37)	A(10.1-37)	L			
Arts and Crafts Store						L	L			L	L	L			
Asphalt Plant	2951														S(10.2-6 & 16)
Athletic Fields		L	L		L	L		L		L					
Auditorium, Coliseum or Stadium							L	L		L					
Auto Supply Sales	5531									A(10.1-37)	A(10.1-37)	L	A(10.1-37)		
Automobile Dealers	5571										A(10.1-37)		A(10.1-37)		
Automobile Rental or Leasing	7510									L	L		L		
Automobile Repair Services (Major)											A (10.1-4)		A (10.1-4)	A (10.1-4)	
Automobile Repair Services (Minor)											A (10.1-4)		A (10.1-4)		
Automobile Towing and Storage Services	7549												A (10.1-5)	A (10.1-5)	
Bakery	5461					L	L		L	L	L	L		A(10.1-37)	
Bank, Savings and Loan, or Credit Union	6000					A (10.1-6)	A (10.1-6)			A (10.1-6)	A (10.1-6)	A (10.1-6)			
Barber Shop	7241					L	L		L	L	L	L			
Bar (with/without Beverage Production Accessory Use)	5813					L	L			L	L				
Batting Cage, Indoor							L			L	L	L			
Batting Cages, Outdoor	7999									A (10.1-7)	A (10.1-7)				
Beauty Shop	7431					L	L		L	L	L	L			
Bed & Breakfast (incl. Tourist Home, Boarding House except when "Residential Tourist/temporary residence")	7011	A (10.1-8)			A (10.1-8)	A (10.1-8)	A (10.1-8)			A (10.1-8)					
Bicycle Assembly (Bike Shop)	3751					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Billiard Parlors	7999					L	L			L	L				
Bingo Games	7999					L	L			L	L				
Boat Repair	3730										A (10.1-4)		A (10.1-4)	A (10.1-4)	

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	I-85 Commercial (C-85)	US 29 Commercial (C-29)	Vehicle Services/ Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Boat Sales	5551										L		A(10.1-37)		
Bookstore	5942					L	L	L	L	L	L	L			
Bowling Lanes (bowling alley)	7933					L	L			L	L	L			
Building Supply Sales	5211										A(10.1-37)			A(10.1-37)	
Bulk Mail and Packaging	4212						L			L	L	L		A(10.1-37)	
Bus Terminal	4100					L	L	L		L	L	L			
Camera Store	5946					L	L			L	L	L			
Camp Ground (Recreational Vehicle Park)		L													
Candy Store	5441					L	L			L	L	L			
Car Wash	7542									A (10.1-9)	A (10.1-9)	A(10.1-9)	A (10.1-9)	A (10.1-9)	
Casino for Games of Chance (RESERVED)															
Cellular Communications Facilities (See "Wireless")															
Cemetery or Mausoleum		A (10.1-10)						A(10.1-10)							
Clothing, Shoe and Accessory Store	5600					L	L			L	L	L			
Club or Lodge	8640					A (10.1-12)	A (10.1-12)	A (10.1-12)		A (10.1-12)	A (10.1-12)	A (10.1-12)			
Coin Operated Amusement	7993						L			L	L	L			
College or University	8220							L							
Communication or Broadcasting Facility, without Tower	4800					L	L	L		L	L	L		L	
Computer Sales and Service						L	L			L	L	L			
Convenience Store (with gasoline pumps)	5411									L	L	L		L	
Convenience Store (without gasoline pumps)	5411					L	L			L	L	L		L	
Correctional Institution (RESERVED)	9223														
Country Club with or without Golf Course	7997	A (10.1-13)				A (10.1-13)		A (10.1-13)	A (10.1-13)	A (10.1-13)	A (10.1-13)				
Crematorium														L	
Dance School	7911					L	L	L	L	L		L			
Day Care Center for Children or Adults (6 or more)	8322	A (10.1-14)				A (10.1-14)	A (10.1-14)	A (10.1-14)	A (10.1-14)	A (10.1-14)		A (10.1-14)		A (10.1-14)	
Day Care Center, Home Occupation for less than 6 children		A (10.1-15)			A (10.1-15)	A (10.1-15)	A (10.1-15)	A (10.1-15)	A (10.1-15)	A (10.1-15)		A (10.1-15)		A (10.1-15)	
Department, Variety or General Merchandise Store	5300					L	L			L	L	L			
Dormitories								A (10.1-16)							
Drive Through Window as Accessory Use						A (10.1-17)	A (10.1-17)	A (10.1-17)		A (10.1-17)	A (10.1-17)	A (10.1-17)			
Drugstore/Pharmacy, without Drive Through Window	5912					L	L			L	L	L			
Dwelling(s) (see Residential Dwellings)															
Electronic Gaming Operation											S (10.2-15)				
Equestrian Facility	7999	S (10.2-7)				S (10.2-7)					S (10.2-7)				
Equipment Rental & Leasing (no outside storage)	7350					L	L			L	L	L	L	L	
Equipment Rental (w/fenced outside storage)	7350									A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	
Equipment Repair, Heavy	7690										A (10.1-4)		A (10.1-4)	A (10.1-4)	
Event and Wedding Venue		L				L	L	L	L	L					
Fabric or Piece Goods Store	5949					L	L			L		L			
Family Care Facility (Family Care Home)		L	L		L	L	L	L	L	L					
Farmers Market		L					L	L	L	L					
Fences & Walls (see 2.13)		L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)
Fire, Ambulance, Rescue Station		L				L	L	L	L	L	L	L		L	
Floor Covering, Drapery, and/or Upholstery Sales	5710						L			A(10.1-37)		A(10.1-37)			

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	I-85 Commercial (C-85)	US 29 Commercial (C-29)	Vehicle Services/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Florist	5992	L				L	L		L	L		L		A(10.1-37)	
Fortune Tellers, Astrologers RESERVED	7999														
Fuel Oil Sales and Distribution for "Home" or other Delivery	5980														S(10.2-11&16)
Funeral Home without Crematorium	7261						L			L		L			
Furniture Framing	2426						L			A(10.1-37)	A(10.1-37)	L	A(10.1-37)	A(10.1-37)	
Furniture Repair Shop	7641									A(10.1-37)	A(10.1-37)	L	A(10.1-37)	A(10.1-37)	
Furniture Sales	5712					L	L			A(10.1-37)	A(10.1-37)	L			
Game Room, Video Game Room, Coin Operated	7993						S (10.2-15)			S (10.2-15)	S (10.2-15)				
Garden Center or Retail Nursery	5261									A(10.1-37)	A(10.1-37)			A(10.1-37)	
Gift or Card Shop	5947					L	L	L	L	L	L	L			
Golf Course (See Country Club with Golf Course)	7992	A (10.1-13)				A (10.1-13)		A (10.1-13)		A (10.1-13)	A (10.1-13)				
Golf Course, Miniature	7999									L		L			
Golf Driving Range	7999	A (10.1-19)				A (10.1-19)		A (10.1-19)		A (10.1-19)	A (10.1-19)				
Grocery Store	5400					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Group Care Facility		S (10.2-8)	S (10.2-8)	S(10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)		S (10.2-8)			
Hardware Store	5251					A(10.1-37)	A(10.1-37)			A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)	
Hazardous and/or Radioactive Waste (Transportation, Storage and/or Incineration)															S(10.2-16)
Hobby Shop	5945					L	L			L	L	L			
Home Furnishings Sales	5719					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Home Occupation		A (10.1-21)	A (10.1-21)	A(10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)		A (10.1-21)	
Hospital	8062						L	L	L	L					
Hotel or Motel	7011					L	L			L	L	L			
Jewelry Store	5944					L	L			L	L	L			
Junked Motor Vehicle Storage as Accessory Use		A (10.1-22)									A (10.1-22)		A (10.1-22)	A (10.1-22)	
Junkyards, Salvage Yards, Used Auto Parts	5015														S(10.2-9 & 16)
Kennels or Pet Grooming w/Outdoor Pens or Runs		A (10.1-23)										A (10.1-23)		A (10.1-23)	
Kennels or Pet Grooming, No Outdoor Pens or Runs		L				L	L			L		L		L	
Laboratory, Medical or Dental	8071						L	L		L	L	L		L	
Landfill, Demolition Debris, Minor and Major RESERVED															
Landscape Services with Outside Storage	780	L									A(10.1-37)				
Laundromat, Coin-Operated	7215						L			L	L	L			
Laundry or Dry Cleaning	7211					L	L		L	L	L	L			
Library	8231					L	L	L							
Lighting Sales and Service						A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Manufactured Home/Dwelling Sales	5271									L					
Manufacturing & Industry (see Table 8.1, sect. 2)															
Market - Tailgate (Fresh Foods & "Food Trucks")(as Temporary Use - see Article 15)															
Market Showroom (Furniture, Apparel etc.)						A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Martial Arts Instructional Schools	7999					L	L		L	L		L		L	
Medical, Dental or Related Office	8000					L	L	L	L	L		L			
Metal Coating and Engraving	3470														S(10.2-16)
Metal Processing	3350														S(10.2-16)

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	I-85 Commercial (C-85)	US 29 Commercial (C-29)	Vehicle Services/ Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Migrant Labor Housing															
Motion Picture and/or Television Production	7810					A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Motorcycle Sales (new & used), Parts and Service	5571										A(10.1-37)		A(10.1-37)		
Moving and Storage Service	4214									A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	
Museum/Art Gallery (incl. studio & restoration facilities)	8412					S(10.1-37)	S(10.1-37)	S(10.1-37)	S(10.1-37)	S(10.1-37)		S(10.1-37)			
Musical Instrument Sales	5736					L	L		L	L		L			
Newsstand	5994					L	L	L	L	L	L	L			
Nursing Home, Assisted Living	8050	A (10.1-25)				A (10.1-25)	A (10.1-25)	A (10.1-25)	A (10.1-25)	A (10.1-25)		A (10.1-25)			
Office Machine Sales	5999					L	L			L	L	L		A(10.1-37)	
Office Uses															
Accounting, Auditing or Bookkeeping Services	8721					L	L		L	L	L	L			
Administrative or Management Services	8740					L	L		L	L	L	L			
Advertising Agency	7310					L	L		L	L	L	L			
Architect, Engineer or Surveyor's Office	8710					L	L		L	L	L	L			
Dental, Medical or Related Office	8000					L	L	L	L	L	L	L			
Employment Agency, Personnel Agency	7360					L	L	L	L	L	L	L			
Finance or Loan Office	6100					L	L		L	L	L	L			
General Contractors Office w/ Fenced Outside Storage													L	L	
General Contractors Offices without Outside Storage											L	L	L		
Government Office	9000	L				L	L	L	L	L	L	L			
Home Occupation		A (10.1-21)	A (10.1-21)	A(10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)		A (10.1-21)	
Insurance Agency (w/on-site claims inspections)	6300					L	L			L	L	L			
Insurance Agency (without on-site claims inspections)	6411					L	L		L	L	L	L			
Law Office	8111					L	L	L	L	L					
Medical, Dental or Related Office	8000					L	L	L	L	L	L	L			
Office Uses Not Otherwise Classified						L	L			L	L	L		L	
Real Estate Office	6500					L	L		L	L	L	L			
Service Contractors Offices w/Fenced Outside Storage													L	A(10.1-37)	
Service Contractors Offices without Outside Storage											L	L	L		
Stock, Security or Commodity Broker	6200					L	L		L	L		L			
Temporary Real Estate Office (see Article 15)															
Travel Agency	4720					L	L		L	L	L	L			
Optical Goods Sales	5995					L	L	L		L		L			
Outside Storage Uses Not Otherwise Classified														A(10.1-37)	
Paint and Wallpaper Sales	5231					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Parks and Recreation Facilities, Public	7990	A (10.1-26)	A (10.1-26)	A(10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)		A (10.1-26)			
Parking Lots or Structures						L	L	L		L	L	L		L	
Pawnshop or Used Merchandise Store	5932											A (10.1-35)			
Pest or Termite Control Services	7342										A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Pet Store	5999					L	L			L		L			
Petroleum Products Storage and/or Transfer														S (10.2-11&16)	
Pharmacy/Drugstore	5912					L	L			L	L	L			
Photofinishing Laboratory	7384						L			L	L	L			S(10.2-16)
Photography, Commercial	7335					L	L			L		L			

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	I-85 Commercial (C-85)	US 29 Commercial (C-29)	Vehicle Services/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Photography Studio	7221					L	L	L	L	L		L			
Physical Fitness Center, Health Club	7991					L	L	L	L	L		L			
Police Station						L	L	L	L	L	L	L			
Portable Storage Unit (POD) (as Temporary Use - see Article 15)															
Post Office						L	L	L		L		L			
Printing and Publishing Operation	2700					A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Printing, Photocopying and Duplicating Services	7334					A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Raceway (Go-cart, Motorcycle, &/or Automobile)	7999										A (10.1-20)				
Recorded Media Sales (Record/Compact Disc/Tape)	5735					L	L			L	L	L			
Recreational Vehicle Sales (new and used)	5561										A(10.1-37)		A(10.1-37)		
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	8661					A (10.1-11)		A (10.1-11)							
Residential Uses (Dwellings)															
Dwelling, Accessory Unit		A (10.1-3)	A (10.1-3)	A(10.1-3)	A (10.1-3)	A (10.1-3)	L	A (10.1-3)	A (10.1-3)	A (10.1-3)					
Dwelling, Attached House (incl. term "Townhouse")					L	L	L	L	L	L					
Dwelling, Manufactured Home (see sub-sections 22.5-2 & 10.1-36 for replacement units)				A(10.1-36)											
Dwelling Park, Manufactured Home (see sub-sections 2.20 & 22.5-1)				S(10.2-10)											
Dwelling, Multifamily 8 Units or Less					A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)					
Dwelling, Multifamily (apartments or condominiums)						A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)					
Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction		L	L	L	L	L	L	L	L	L					
Temporary Family Health Care Structure (per G.S. 160D-914(a)(5))		L	L	L	L	L	L	L	L	L					
Tourist/temporary Residence (see section 2.23)															
Restaurant (w/drive-thru window acc. use - see 10.1-17)	5812					L	L		L	L	L	L			
Retail Sales Not Otherwise Listed						A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Retreat Center		L				L	L	L							
Satellite Dish As Accessory Use		L	L	L	L	L	L	L	L	L	L	L	L	L	L
Sewage Treatment Plant	4952													S (10.2-12)	
School, Elementary or Secondary	8211							A (10.1-28)							
Service Contractors Offices with Fenced Outside Storage														A(10.1-37)	
Service Contractors Offices without Outside Storage											L	L	L		
Service Station (Automobile Repair Services, Minor)	5541					A (10.1-4)				A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	
Service Station (Automobile Repair Services, Major)	5541										A (10.1-4)		A (10.1-4)	A (10.1-4)	
Shelter for the Homeless RESERVED															
Shoe Repair or Shoeshine Shop	7251					L	L			L	L	L			
Shooting Range, Indoor	7999									S (10.2-13)	S (10.2-13)	S (10.2-13)			
Shooting Range, Outdoor RESERVED															
Shopping Center										A(10.1-37)	A(10.1-37)	A(10.1-37)			
Sign (Accessory Use as permitted by Article 17)		L	L	L	L	L	L	L	L	L	L	L	L	L	L
Sign fabricating	7312						A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 2 - Manufacturing & Industry of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufac- tured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	I-85 Commercial (C-85)	US 29 Commercial (C-29)	Vehicle Services/ Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Light Industrial Uses															
Animal Feeds	2048	S (10.2-4)					L				S (10.2-4)			A(10.1-37)	
Apparel and Finished Fabric Products	2300						L							A(10.1-37)	
Assembly of components manufactured off-site, Final							L			L				A(10.1-37)	
Audio, Video and Communications Equipment	3600						L			L				A(10.1-37)	
Bakery Products	2050					L	L				L	L		A(10.1-37)	
Beverage Products and/or Bottling		S (10.2-4)					L							A(10.1-37)	
Bicycle Parts and Accessories	3751						L						A(10.1-37)	A(10.1-37)	
Brooms and Brushes	3991						L							A(10.1-37)	
Computer and Office Equipment	3570						L			L				A(10.1-37)	
Electrical Equipment	3600													A(10.1-37)	
Furniture and Fixtures	2500						L							A(10.1-37)	
Glass Products from Purchased Glass	3231						L							A(10.1-37)	
Household Appliances	3630													A(10.1-37)	
Leather Products (not including tanning)	3100	S (10.2-4)					L							A(10.1-37)	
Lighting and Wiring Equipment	3640						L							A(10.1-37)	
Manufactured Housing and Wood Buildings	2450													A(10.1-37)	
Medical, Dental and Surgical Equipment	3840									L				A(10.1-37)	
Photographic Equipment and Supplies										L				A(10.1-37)	
Pottery and Related Products	3260	L					L							A(10.1-37)	
Sign manufacture							L						A(10.1-37)	A(10.1-37)	
Sporting Goods and Toys	3940						L							A(10.1-37)	
Textile ProductA (no dying and finishing)	2200						L							A(10.1-37)	
Heavy Industrial Uses															
Ammunition, Small Arms	3482													A(10.1-37)	
Asbestos, Abrasive and Related Products	3290														S(10.2-16)
Batteries	3691														S(10.2-16)
Chemicals, Paints and Allied Products	2800														S(10.2-16)
Concrete, Cut Stone and Clay Products	3200													A(10.1-37)	
Dairy Products	2020	S (10.2-4)												A(10.1-37)	
Fabricated Metal Products	3400												A(10.1-37)	A(10.1-37)	
Floor Coverings (including carpet)														A(10.1-37)	
Foundries Producing Iron & Steel Products/Materials													A(10.1-37)		S(10.2-16)
Hazardous Industry															S(10.2-16)
Hazardous &/or Radioactive Waste (Transport/Storage/Incineration)															S(10.2-16)
Heating Equipment and Plumbing Fixtures	3430													A(10.1-37)	
Industrial Equipment and Commercial Machinery	3500													A(10.1-37)	
Leather Products (including tanning)	3100														S(10.2-16)
Lumber, Millwork, Plywood and Veneer	2430													A(10.1-37)	
Meat-packing Plants															S(10.2-16)
Metal Fasteners (Screws, bolts, etc.)	3450												A(10.1-37)	A(10.1-37)	
Paperboard Containers and Boxes	2650													A(10.1-37)	
Pharmaceutical Products	2834														S(10.2-16)
Rubber and Plastics	3000														S(10.2-16)
Soaps and Cosmetics	2840														S(10.2-16)
Textile Products (with dying and finishing)	2260														S(10.2-16)
Energy and Resource Industries															
Drilling Operation Petroleum Natural Gas RESERVED															
Electrical Energy Production (all sources except solar)															S(10.2-16)
Electrical Energy Production (solar - see Solar Energy Systems (SES) in Section 1)															
Mining and/or extraction (incl. quarry) RESERVED															

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 3 - Wholesale Trade of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufac-tured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	I-85 Commercial (C-85)	US 29 Commercial (C-29)	Vehicle Services/ Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Wholesale with Outdoor Storage															
Flowers, Nursery Stock and Florist Supplies	5193	S (10.2-4)									A(10.1-37)	A(10.1-37)		A(10.1-37)	
Lumber and Other Construction Materials with fenced storage	5030										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Machinery, Equipment and Supplies	5080										A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Machinery, Farm and Garden	5083										A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Wholesale with Hazardous Materials															
Chemicals and Allied Products	5169														S(10.2-16)
Plastics Materials	5162										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Resins	5162														S(10.2-16)
Wholesale with Recycling, Other Activities															
Scrap & Waste Materials - Recycling collection & sorting Only	5093												A(10.1-37)		S(10.2-16)
Wholesale, Other															
Apparel	5130										L	L		A(10.1-37)	
Beer, Wine or Distilled Alcoholic Beverages	5180	S (10.2-4)				L					S (10.2-4)	S (10.2-4)		A(10.1-37)	
Books, Periodicals and Newspapers	5192							L			L	L		A(10.1-37)	
Durable Goods	5099													A(10.1-37)	
Electrical Goods	5060													A(10.1-37)	
Furniture and Home Furnishings	5020										L	L		A(10.1-37)	
Groceries and Related Products	5140										L	L		A(10.1-37)	
Hardware, Wholesale Dealer	5072									L	L	L	L	A(10.1-37)	
Lumber, Millwork and Veneer	5031										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Paper and Paper Products	5110										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Plumbing and Heating Equipment	5070										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Sporting and Recreational Goods and Supplies	5091										L	L		A(10.1-37)	
Wallpaper and Paint Brushes	5198										L	L		A(10.1-37)	