



CITY OF WILSON

Planning & Design Review Board Agenda Session

Agenda Item #: 1

City Council Meeting: January 21, 2021

**TO:** Planning & Design Review Board

**FROM:** Land Development Staff

**SUBJECT:** ZONING CHANGE REQUEST (Project #20-327)

REQUESTED ZONE: GC-CD (General Commercial – Conditional District)

PRESENT ZONE: SR4 (Suburban Residential - Low)

APPLICANT: Ron Sutton for Herring-Sutton and Associates, PA

PROPERTY OWNER(s): Tony R. & Brenda C. Stone

PROPERTY ADDRESS: Portion of 2900 Wolf Trap Drive, NW

PROPERTY SIZE: approximately 0.138 acres

GENERAL DESCRIPTION: Property is located directly north of Cook Out, east of Wolf Trap Drive, along Raleigh Road Parkway

SPECIFIC DESCRIPTION: A portion of 3702-95-6558.000

PRESENT USE OF PROPERTY: Vacant undeveloped

**STAFF RECOMMENDATION:** **1) Approval.** **2)** If you move to approve the request, be sure to preface your motion with the “reasonable” statement below. **3)** If you move to deny the request, be sure to preface that motion with the “not reasonable” statement below.

**Choose one:**

**I MOVE THAT THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED:**

**1.1/1.2/2.1/2.2/2.4/2.5/5.1/5.2/6.2/6.5/7.4/7.5/7.7/8.1/8.4/15.1/28.1/47.1/47.2**

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

**1.3/2.1/2.2/2.5/5.1/5.2/6.5/7.5/8.4/8.6/15.1**

**ISSUES:** Tony and Brenda Stone are requesting this rezoning from SR4 to GC-CD for a 0.138 acre (6,029 sq. ft.) portion of their property. The adjacent property owned by Sycamore Square Investments was rezoned in 2018 to GC-CD for Lots 1 & 2 of Gateway Commons (formally Eatmon Commercial Park) with numerous conditions for each lot.

This adjacent development has a history of rezonings, both approved and denied, including the most recent denial in September of 2020 that requested changes to the conditions of Lot 2.

Recently the City has received a recombination and minor plat for Gateway Commons that includes this small portion of the Stone property as an expansion of the adjacent GC-CD. The applicants are requesting the same conditions of the adjacent GC-CD for Lot 2 as approved by City Council on August 16, 2018 in Ordinance O-070-18.

**BACKGROUND:** 1) In Primary Growth Area and the Primary Service Area. 2) Inside city limits. 3) Not within a Watershed. 4) Not within a flood zone. 5) Not within an overlay district. 6) The property is a portion of 2900 Wolf Trap Drive NW as recorded in Plat Book 14 Page 111 as Lot 1 of Belle Meade Subdivision Section One. 7) A 2018 rezoning indicated on the survey the future rezoning for this property as an addition southwest of and including Lot 2. 8) The site is shown as L-DR classification for the approximately 6,000 square feet and is defined by the Comprehensive Plan (page 64) as follows:

***Low Density Residential (L-DR)** – Single-family detached subdivisions developed at a density of up to two dwelling units per acre. Some medium and high density residential development can be included as part of a master-planned development.*

The adjacent property to the east was rezoned in 2018 and changed to Commercial and is defined by the Comprehensive Plan (page 65) as follows:

***Commercial** – Includes both large and small commercial and retail uses, with some small office development along major thoroughfares.*

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**FISCAL IMPACT:** 1) The source of the following information is the “Cost of Land Uses Fiscal Impact Analysis” prepared for the City by the consulting firm TischlerBise and dated February 4, 2008. 2) The study evaluated five nonresidential land use prototypes on an annual cost-benefit basis: big box retail, community-based shopping center, office, industrial, and hotel. 3) The land use *most-closely* associated with the subject rezoning is “community-based shopping center.” 4) According to the study, “the Community Shopping Center generates the largest net deficits to the City at \$319 per 1,000 square feet of floor area. The magnitude of the net deficit generated by this retail land use is primarily due to the high operating costs for service for police and fire. The police operating expenditures account for 68% of the total costs (operating and capital).”

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**COORDINATION:** Janet Holland, Land Development Manager, 252.399.2215, [jholland@wilsonnc.org](mailto:jholland@wilsonnc.org).

**ATTACHMENTS:** 1) Application. 2) Comp Plan Analysis. 3) List of those receiving notice. 4) Area Zoning Map. 5) Future Land Use Map. 6) Aerial. 7) Proposed Gateway Commons. 8) Conditions of Approval 9) Chapter 2 Use Table.

**PROJECT # 20-0000327**

**APPLICATION FOR ZONING AMENDMENT**



**Owner & Petitioner Information:**

Name of Property Owner (s) TONY R. STONE & WIFE BRENDA C. STONE

Address of Property Owner 2902 WOLFTRAP DRIVE NW

City WILSON State NORTH CAROLINA Zip 27896

Name of Petitioner: THOMPSON THRIFT RETAIL GROUP (BRAD COMBS)

Address of Petitioner 1057 E. MOREHEAD STREET, SUITE 300

City CHARLOTTE State NORTH CAROLINA Zip 28204

Phone 1-704-650-9220 Email bcombs@thompsonthrift.com

**CONTACT PERSON:** RONNIE L. SUTTON, PE, HERRING-SUTTON & ASSOCIATES, PA

Phone Number (Day) 252-291-8887 Mobile 252-230-0709

Email: rsutton@herring-sutton.com

**PROPERTY INFORMATION:**

Address/Location PORTION OF 2900 WOLF TRAP DRIVE NW

City: WILSON State: NORTH CAROLINA Zip: 27896

Property Identification Number (PIN) PORTION OF 3702-95-6558

Current Zoning District(s) SR-4

Proposed Zoning District(s) GC-CU

Total Acreage Included in Rezoning: 0.138 acre (6,029 square feet)

Other Description See Attached legal description and map

## **APPLICATION FOR ZONING AMENDMENT**

### **APPLICANT'S JUSTIFICATION FOR REZONING:**

Since the current Zoning Map is the product of careful investigation and analysis, it is presumed to be sound in its present state, and the burden of proof of needed change falls upon the petitioners requesting such a change. Any alteration of the Zoning Map must be supported by sound and conclusive reasoning, particularly since a desirable attribute of the Zoning Map is the stability that it creates. In the spaces provided below, provide the FACTS and ARGUMENTS that justifies your request for rezoning (attach additional pages if you need to).

1. Explain why this property should be rezoned:

**The question of rezoning of the property has been previously been decide in 2018, and this rezoning is a 0.14 acre portion of the Tony Stone Property that was apparently left out of the original rezoning request in 2018. This is a Conditional Use Request based upon the conditions setforth in ordinance O-064-18 adopted August 16, 2008, a copy of which is attached to this request.**

2. Explain how this rezoning will conform to the comprehensive plan, or, if it won't, explain why the comprehensive plan should be changed to allow the rezoning:

**This rezoning request conforms with the Comprehensive Development Plan for the area and as complies with the conditions that the neighborhood and City Council agreed to in August of 2018.**

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

**This request will have no effect upon the immediate neighbor in that this is the front portion of a land swap and the area proposed to be swapped in the rear has already been rezoned from NC to SR-4 in as adopted by City Council in ordinance O-070-18.**

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

**This rezoning request will not have an effective upon the City as a whole due to its minute size (0.138 ac).**

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

**The rezoning request as submitted is does not change what the neighborhood and City Council agreed to in August 2018 and provides that no restaurant or portion thereof can be located on this tract.**

### **Conditional District**

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Condition(s): In considering an application for a conditional zoning district, the Commissioners shall consider conditions or restrictions associated with the petition, where any limitation to the conditions or standards in the corresponding standard zoning district are proposed. All other requirements of the corresponding district shall be met. List all proposed conditions, including site specific standards, which are proposed in the conditional zoning district request (attach additional sheets if necessary).

**The proposed zoning conditions are the same as previously approved by both the Planning and Design Review Board and the City Council as adopted in Ordinance # O-064-18 adopted on August 16, 2018.**

## APPLICATION FOR ZONING AMENDMENT

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Permitted Uses(s): A petition for a conditional zoning district shall specify the permitted use(s) allowable, where any limitation to the uses allowed in the corresponding standard zoning district is proposed. A conditional zoning district does not provide for additional use permissions; only permitted uses authorized in the corresponding standard zoning district are allowable. All other requirements of the corresponding district shall be met. List such permitted uses below. (attach additional sheets if necessary)

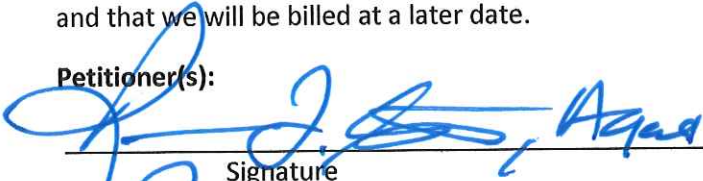
The "Permitted Uses" for this rezoning shall be eliminated the follows:


- Residential Care Facilities (more than 6 residence)
- Bed and Breakfast Homes (up to 8 rooms)
- Bed and Breakfast Homes (up to 12 rooms)
- Dry Cleaning & Laundry Service
- Funeral Homes
- Cemetery
- Civic Meeting Facility
- Conference/Convention Center
- Cultural or Community Facility
- Private Recreational Facilities
- Public Recreational Facilities
- Child/Adult Day Care Home (8 or less persons)
- Child/Adult Day Care Homes (8 or more persons)
- Schools (Elementary & Secondary)
- Farmers Market
- Wireless Communication Facilities
- Utilities-Class 1
- Utilities-Class 2
- Halfway Homes
- Residential Care Facilities (more than 6 residence)
- Crematoria
- Shooting Range
- Restaurant


### CERTIFICATION:

We request the rezoning herein described and certify that all of the information presented in this application and in its accompanying attachments is accurate to the best of our knowledge, information, and belief. We also understand that all legal advertisement fees will be our responsibility for payment and that we will be billed at a later date.

Petitioner(s):

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Print Name

**APPLICATION FOR ZONING AMENDMENT**

Property Owner(s):

Tony R. Stone  
Signature

11/3/2020  
Date

TONY R. Stone  
Print Name

Brenda C. Stone  
Signature

11/3/2020  
Date

BRENDA C. Stone  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

## Portion of 2900 Wolf Trap Drive NW – COMP PLAN ANALYSIS

Current land use classification: Low – Density Residential

Requested land use classification: Commercial

Future Land Use Map land use classification: Low – Density Residential

### POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

**Policy 1.1:** New development and redevelopment should be designed to create a compact land use pattern that efficiently uses public services and facilities, reinforces the use of multiple modes of transportation, creates greater mobility within the City, and provides better connections between adjacent developments. (See Policy 7.7.)

**Policy 1.2:** As indicated on the Future Land Use map, new developments and redevelopment along major thoroughfares, within activity centers, and in the Downtown area should incorporate a mix of land uses (both vertical and horizontal) to efficiently use land, reduce commuting and vehicle trip times, and create better connections between uses.

**Policy 2.1:** The Future Land Use map should be used to guide decision-makers as they take action on rezoning decisions and future capital improvement investments.

**Policy 2.2:** Encourage the development and redevelopment of areas defined on the Future Land Use map as primary growth areas.

**Policy 2.4:** “Leap frog” development that bypasses primary growth areas and occurs in isolation or in small clusters should be avoided.

**Policy 5.1:** New development should take into consideration the existing conditions of surrounding properties and neighborhoods and create a development program that includes land uses, a site plan, and design treatments that accomplish the goals of the Comprehensive Plan and complement adjacent land uses.

**Policy 5.2:** During the development review process, proposals of new developments or redevelopments should identify any potential impacts to surrounding properties and neighborhoods and identify mitigation strategies to reduce these impacts. Additionally, current and future land use type and intensity should be accounted for during review of proposed projects in order to ensure appropriate transitions are provided.

**Policy 6.2:** Residential development should be balanced with non-residential development in a manner that does not result in Wilson becoming a “bedroom community” to surrounding regional centers, such as Raleigh, and provides needed employment, shopping, and recreational opportunities for Wilson’s residents.

**Policy 6.5:** Review of development proposals within Wilson should consider potential impacts on the community's real estate market, particularly the possible impact of trading development in one area of the City to another and potentially leaving a vacant property that impacts adjacent property values.

**Policy 7.4:** New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

**Policy 7.5:** To the furthest extent possible, existing mature tree canopies should be protected and maintained throughout the community, with a focus on new developments and along major thoroughfares.

**Policy 7.7:** Land development should promote the protection of air quality in Wilson through a compact development form that reduces the need for vehicular trips resulting in less air emissions from vehicles. (See Policy 1.1.)

**Policy 8.1:** A variety of employment opportunities and new businesses are encouraged to develop in Wilson.

**Policy 8.4:** Employment center development is encouraged within the primary growth area and especially as infill development within the Center City and Downtown areas.

**Policy 15.1:** Future development occurring along key transportation corridors, such as US-264, NC-42, and NC-58, should be designed in a manner to efficiently use existing road capacity and should mitigate potential traffic impacts.

**Policy 28.1:** Encourage the development of land to its highest and best use where public infrastructure currently exists.

**Policy 47.1:** New development and redeveloped lands should incorporate vegetated landscaping for aesthetic purposes and provide natural buffers between adjacent uses.

**Policy 47.2:** Vacant lots should be well maintained. Overgrown lots and blighted areas are strongly discouraged.

**POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:**

**Policy 1.3:** New development, particularly those projects located on undeveloped land, should be designed using a master planning effort that takes a holistic and tailored approach to designing the development.

**Policy 2.5:** Development should create a neutral or, preferably, positive fiscal impact on the City.

**Policy 8.6:** To better address the high retail vacancy rate condition in Wilson, approval of new retail developments should include consideration of market conditions and effects on the market if the project is approved.

**POLICIES THAT COULD BE INTERPRETED TO SUPPORT OR OPPOSE THE REQUEST:**

**Policy 2.1:** The Future Land Use map should be used to guide decision-makers as they take action on rezoning decisions and future capital improvement investments.

**Policy 2.2:** Encourage the development and redevelopment of areas defined on the Future Land Use map as primary growth areas.

**Policy 5.1:** New development should take into consideration the existing conditions of surrounding properties and neighborhoods and create a development program that includes land uses, a site plan, and design treatments that accomplish the goals of the Comprehensive Plan and complement adjacent land uses.

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BROOME LOBELIA C (HEIRS)  
C/O DAVID T BROOME  
34 RIVER ACRES RD  
WASHINGTON, NC 27889

COOK OUT WILSON INC  
PO BOX 698  
THOMASVILLE, NC 27361

HAIYANG INC  
1526 SANDYBROOK LN  
WAKE FOREST, NC 27587-5230

JACKSON ARTHUR RAY &  
JACKSON RHONDA WILSON  
2901 WOLFTRAP DR NW  
WILSON, NC 27896-9645

JENKINS ONEIDA MAE WEBB  
3006 FALLING MAPLE DR  
WILSON, NC 27896-9006

SANDERSON FAMILY PROPERTIES LLC  
106 WOODWINDS INDUSTRIAL CRT  
CARY, NC 27511

STONE TONY R  
STONE BRENDA C  
2902 WOLF TRAP DR NW  
WILSON, NC 27896-9644























STORE MASTER FUNDING II LLC  
C/O TEXAS S&S RESTAURANTS LLC  
27 E SHERIDAN AVE # 200  
OKLAHOMA CITY, OK 73104

SYCAMORE SQUARE INVESTMENTS  
ATTN:BRADFORD H WEISNER  
2460 CURTIS ELLIS DR  
ROCKY MOUNT, NC 27804

TORRES ALVARO  
3324 JENNINGS FARM DR NW  
WILSON, NC 27896-8608

WEST WILSON ASSOCIATES LLC  
PO BOX 8346  
ROCKY MOUNT, NC 27804

# Rezoning Request A portion of 2900 Wolf Trap Drive SR4 to GC - CD

	Parcels		IMX
	Proposed Rezoning		LI
			HI
	Zoning		RA
	OS		SR4
	NC		SR6
	ICD		GR6
	GC		UR
	HC		NMX
	CCMX		RMX
	NMX		
	RMX		

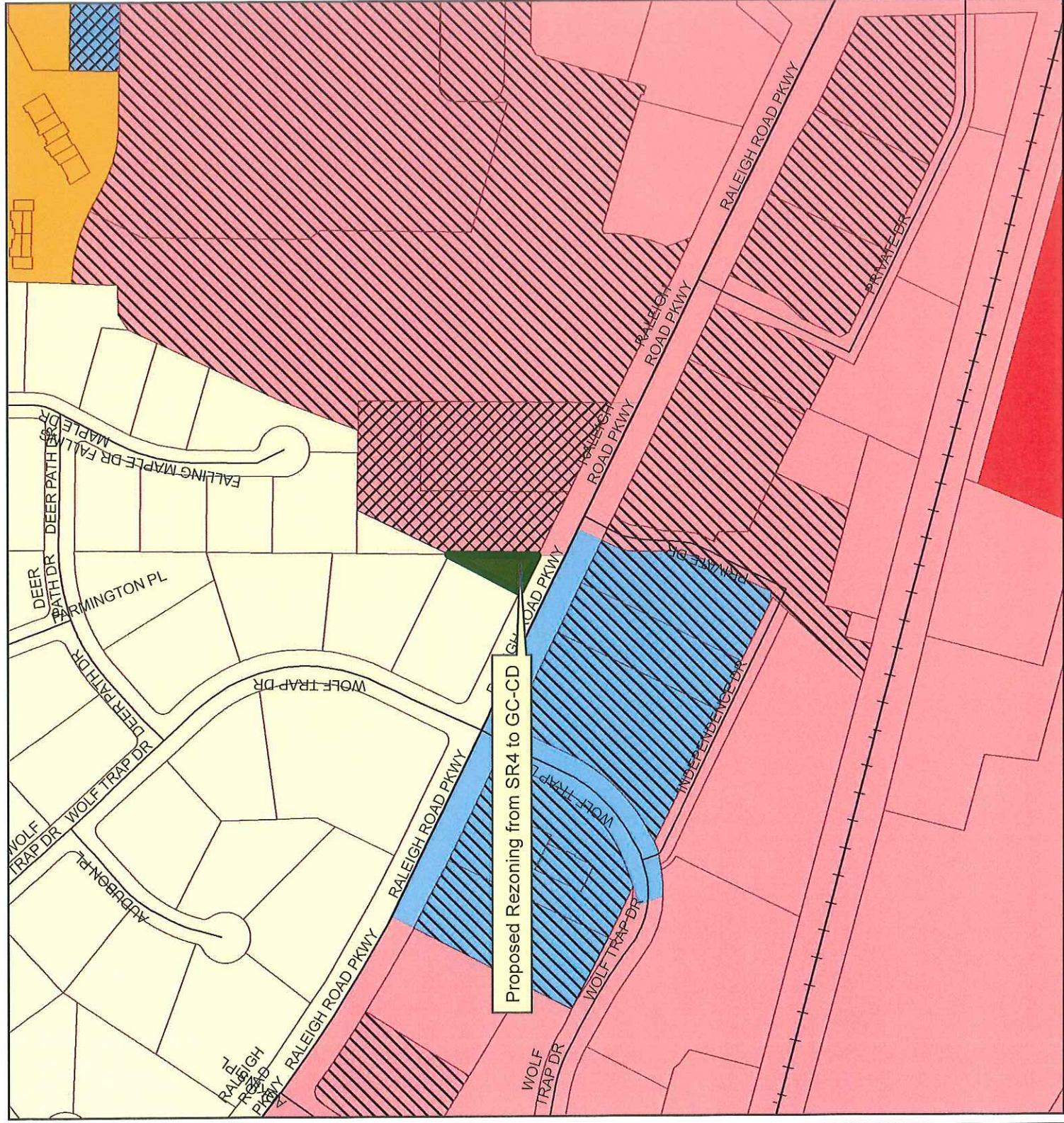
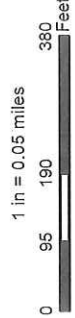
Date: 12/22/2020

**Map Disclaimer:**

This map is for informational purposes only. The map is NOT of land survey quality and is NOT suitable for such use. The City of Wilson assumes no liability arising from the use of the map.

**Prepared by:**

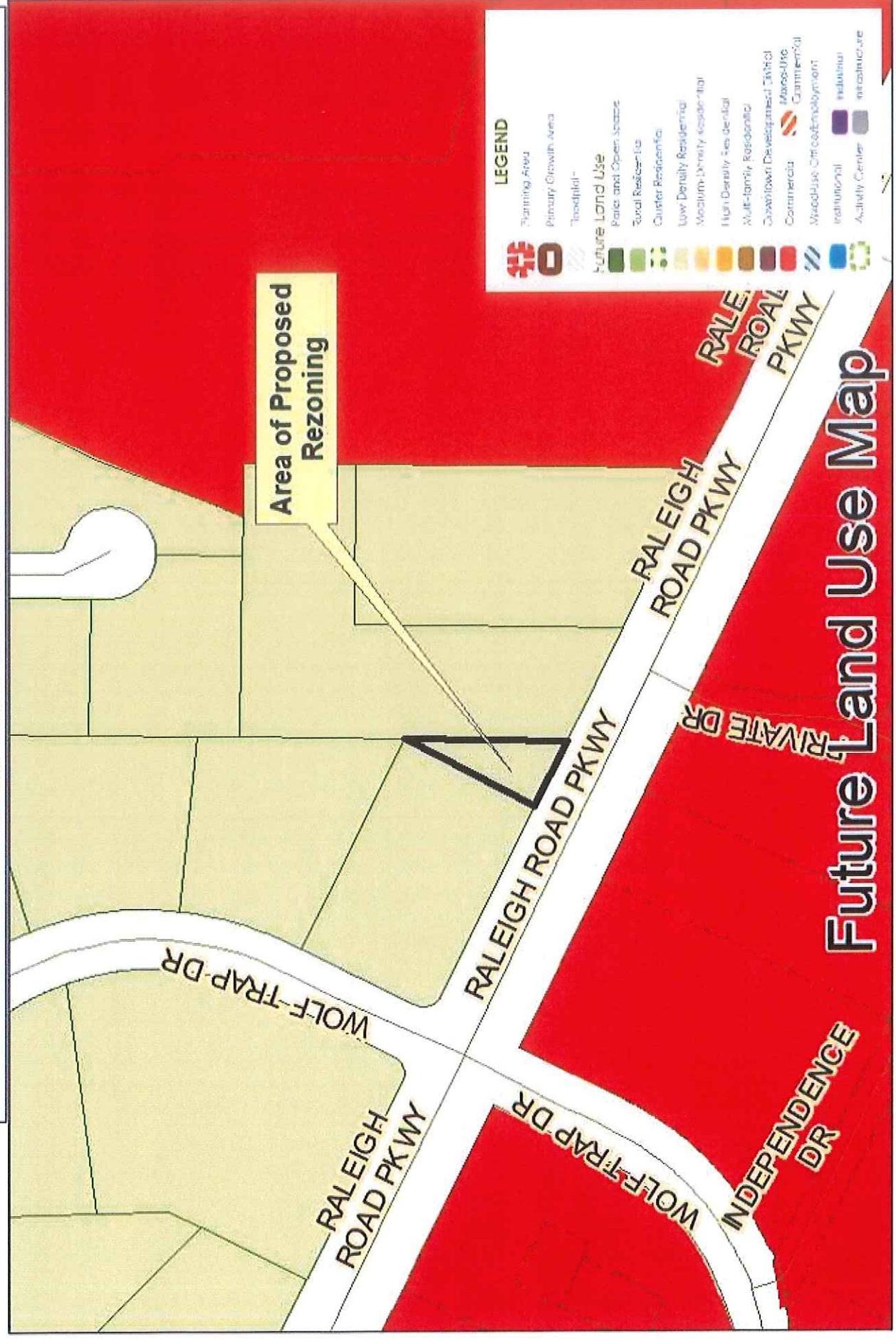
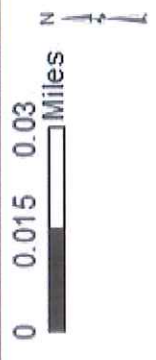
City of Wilson GIS Services  
a division of Wilson Planning and Development Services.



Proposed Rezoning from SR4 to GC-CD

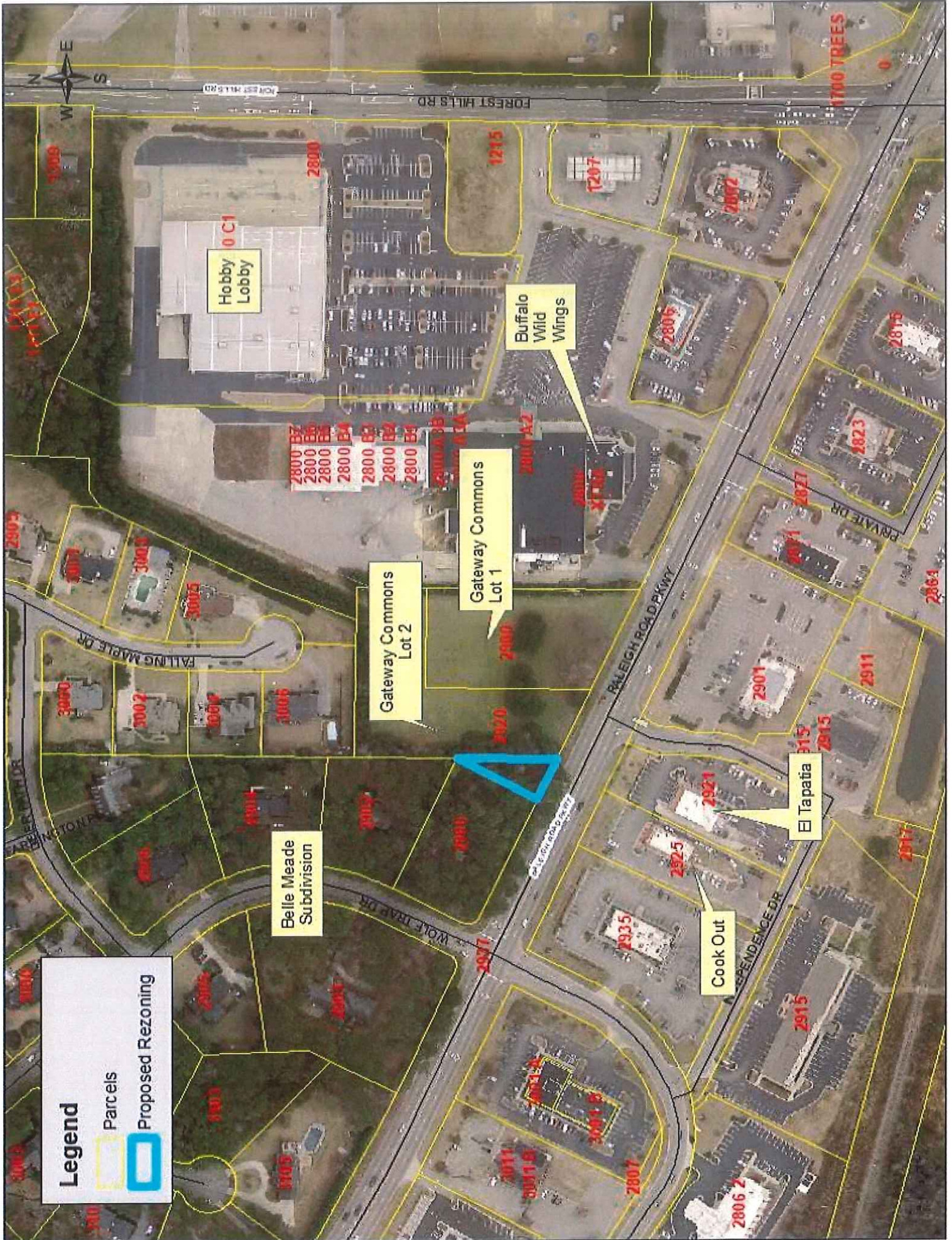


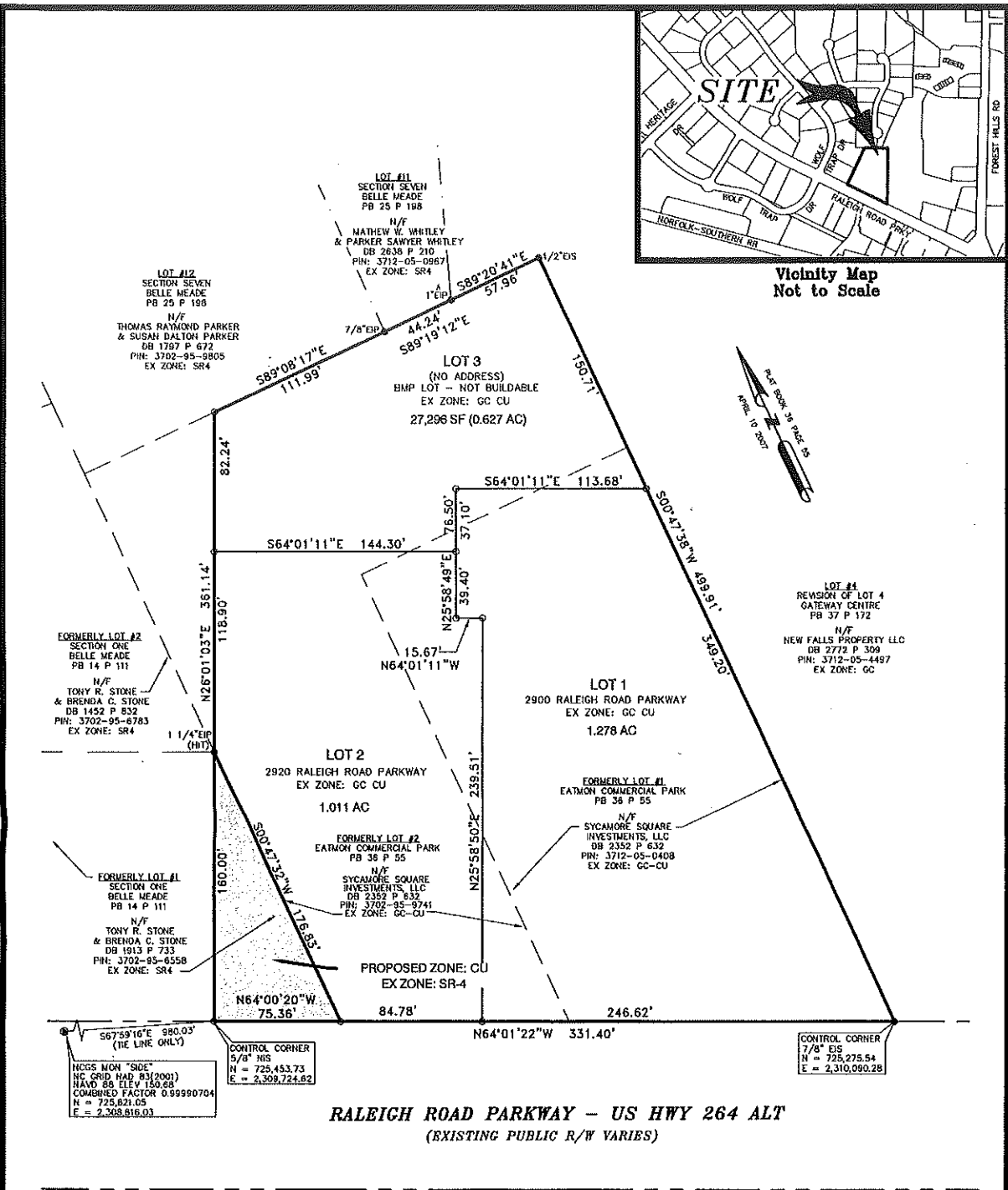
**REZONING: Wilson Co. Tax Parcel:  
PIN: A portion of 3702-95-6558.000  
from SR4 to GC-CD**



# Future Land Use Map

Source: City of Wilson 2030 Comprehensive Plan





WO# 20-6193D

**0.138 Acres (6,029 SF)**  
**Rezoning Request - SR-4 to GC-CU**  
**Gateway Commons**

Scale: 1" = 60'

Date: November 2020

**Herring-Sutton & Associates, P.A.**

Engineers - Surveyors - Planners

Firm License #C-2310

2201 Nash Street NW  
Wilson, NC 27896

Tel. (252) 291-8867  
Fax (252) 291-6900

**Conditions of Approval**  
**Lot # 2 of Eatmon Commercial Park (now Gateway Commons)**

- I. Place the following additional conditions and/or limitations on the area requested to be rezoned to Neighborhood Commercial (NC) Conditional Use by eliminating the following “Permitted Uses”.
  - Residential Care Facilities (more than 6 residents)
  - Bed and Breakfast Homes (up to 8 rooms)
  - Bed and Breakfast Inn (up to 12 rooms)
  - Dry Cleaning & Laundry Service
  - Funeral Homes
  - Cemetery
  - Civic Meeting Facility
  - Conference/Convention Center
  - Cultural or Community Facility
  - Private Recreational Facilities
  - Public Recreational Facilities
  - Child/Adult Day Care Home (8 or less persons)
  - Child/Adult Day Care Home (More than 8 persons)
  - Schools (Elementary & Secondary)
  - Farmers Market
  - Wireless Communication Facilities
  - Utilities - Class 1
  - Utilities - Class 2
  - Halfway Homes
  - Crematoria
  - Shooting Range, Indoor
  - Restaurants
  
- II. Place deed restriction on property restricting the above land uses for 40 years for Lot # 2.
  
- III. Either provide 6.0 foot high solid privacy fence at 25’ Buffer Set-back line on all adjoining residential property constructed of vinyl (earth tone color) with minimum 3 gallon wax myrtles at planting 5.0 foot on center between fence and residential property lines or construct an 8.0 foot high solid privacy fence constructed of vinyl (earth tone color) with no wax myrtles adjoining property owners choice.
  
- IV. Provide 25 foot wide Type C buffer adjoining all adjacent residential property lines while maintaining existing mature trees to the maximum extent possible.
  
- V. The long term maintenance of landscaping buffers shall be the responsibility of the property owner on which the buffer is located unless mutually agreed upon between the individual property owner and the developer.

VI. The following restriction shall be placed on the use and lot proposed to be rezoned General Commercial – Conditional District (GC-CD):

- a) Dumpster service will be limited to 8:00 AM to 8:00 PM
- b) The existing deceleration lane will be extended from the eastern property line of lot #1 to the entrance into the subject property
- c) Limit lighting illumination to 1.0 lumens at existing residential lot lines from proposed use and provide City of Wilson a lighting plan and model documenting the above.
- d) If a wet water quality pond is utilized as a Stormwater BMP, the wet pond shall be provided with aeration and security fencing
- e) Provide interconnectivity through existing 27' access easement between property to be rezoned GC and adjacent shopping center near Buffalo Wild Wings

VII. The lot lines shown on the conceptual site plan are approximate and may be adjusted slightly based upon final site plan design and included in a revised minor subdivision plat to be approved by the TRC prior to site plan approval.





USE TYPES	SUBURBAN											URBAN							
	RURAL	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
Public Safety Station	SUP	-	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6
Religious Institution	P	P	PS	PS	PS	P	P	P	P	P	PS	-	PS	PS	PS	PS	PS	PS	3.6.7
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	SUP	SUP	-	-	-	-	-	SUP	-	3.6.8

F. EDUCATIONAL/INSTITUTIONAL	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
Child/Adult Day Care Home (8 or less persons)	PS	-	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.1
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	-	PS	PS	PS	PS	-	-	SUP	SUP	PS	PS	PS	PS	3.7.2
College/University	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	-
Community Support Facility	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	SUP	3.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	SUP	3.7.4
Day Treatment Center	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	PS	PS	PS	-	3.7.5
Hospital	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Schools – Elementary & Secondary	PS	-	-	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.6
Schools – Vocational/Technical	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-

G. AUTOMOTIVE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	PS	SUP	SUP	SUP	3.8.1
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	SUP	-	P	P	-	-	-	-	-	-	3.8.2
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	SUP	3.8.3
Theater, Drive-In	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.8.4
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	PS	PS	PS	3.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	-	P	P	-	-	-	SUP	PS	SUP	3.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	-	P	P	-	-	-	-	-	-	3.8.7

H. INDUSTRY/WHOLESALE/STORAGE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	3.9.1
Industry, Light	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.2
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.3
Research and Development Facilities	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	P	-
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	3.9.4

SR4 – Special Use Permit Required    
  GC - CD  
 Does Not Meet Requirements\CD  
**P** – Permitted by Right    
**PS** – Permitted with Special Conditions    
**SUP** – Special Use Permit Required    
**CD** – Permitted as part of an Approved Conditional District Only    
**ND** – Permitted in New Development Only

