

**MINUTES OF PLANNING BOARD MEETING  
OF THE  
TOWN OF STALLINGS, NORTH CAROLINA**

The Planning Board of the Town of Stallings met for their rescheduled regular meeting on December 13, 2021, at 6:00 p.m. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Vice Chairman Rocky Crenshaw, Misti Craver, Robert Koehler, Robert Ragon, Jacqueline Wilson, and Laurie Wojtowicz.

Planning Board members absent: David Barnes

Staff members present: Town Manager Alex Sewell, Finance Director Marsha Gross, Planning Director Max Hsiang, Planning Technician Matthew West, Deputy Town Clerk Mary McCall and Mac McCarley, Planning & Zoning Attorney.

Council Member Liaison David Scholl was also present.

Vice Chairman Crenshaw recognized a quorum present.

Invocation and Call to Order

Vice Chairman Crenshaw conducted the Pledge of Allegiance then called the meeting to order at 6:00 pm.

1. Approval of Agenda

Board Member Koehler made the motion to approve Agenda. The motion was approved unanimously after a second from Board Member Wilson.

2. Approval of Minutes -- November 16, 2021, Meeting

Board Member Craver made the motion to approve November 16, 2021, Minutes. The motion was approved unanimously after a second from Board Member Wilson.

Ms. Jenny Lindsey of 5639 Ansley Court in Stallings made a public statement regarding her concerns of overdevelopment in the Town of Stallings and surrounding areas.

Ms. Lindsey stated she had been attending the town council meetings for about three years. She cited Clemson, SC and the Gullah Geechee land in Hilton Head, SC as examples of overdevelopment and its effect on land preservation. She questioned developer's ethics in relation to the overdevelopment. Ms. Lindsey associated the mass rezoning from the adoption of the Land Use Plan with the opportunities she conveyed as unsavory by developers. She asked that the Board consider four main points when making

their recommendations; Livability; consistency; reasonableness; public interest. She voiced concern over items approved with inconsistencies and believed that communities had not been given proper notice of community meetings. Ms. Lindsey noted that there is more to consider than what is in the agenda package and to look further at the surrounding areas when deliberating on approvals. She conveyed her alarm at the effects of Stinson Farms on the infrastructure, schools, and the environment. She stated that the Stinson Farms overdevelopment also affected the most vulnerable populations like children, the elderly, and those that could not afford to move away from high density housing, noise, and fumes from Interstate 485. Ms. Lindsey asked that the Board not approve the recommended conditional rezoning for Stinson Farms or change the conditions to omit the gas-station and multi-family homes, because it was inconsistent with a mixed-use activity center or suburban office park. She also stressed that it is not reasonable land uses and not in the public's interest.

Upon suggestion from Attorney Mac McCarley, Board Member Craver made a motion to include Ms. Lindsey's comments in the public record. The motion was approved unanimously after a second from Board Member Koehler.

Vice Chairman Crenshaw opened the Public Hearing at 6:06 pm.

### 3. CZ21.02.01 – 15001 Idlewild Road

The request was for the site be rezoned to the CZ-MU-2 zoning district to allow (1) up to 24 multi-family dwelling units (2) any non-residential uses permitted by right or with additional standards in the MU-2 zoning district, and (3) either a convenience store with gasoline pumps or a restaurant with drive-thru windows, both of which are conditional zoning uses allowed in the MU-2 zoning district, on the site and any accessory uses relating to such uses and for 5 year vested rights.

Attorney McCarley advised the Board that the conditional zoning was a part of the settlement between the Town and the Developer, but that the planning board would be voting only on the CZ and not the settlement. Attorney McCarley gave a historical account of administrative and legal events that precluded the CZ that was being presented at this meeting. He also explained the litigation and mediation that had taken place between the Town and the Developer regarding CZ21.02.01. Attorney McCarley made the recommendation to approve CZ21.02.01 for the purposes of settling the lawsuit and answered questions from the Board.

Planning Director Hsiang presented the Town's recommendation for approval of the CZ21.02.01. The presentation is attached to these minutes and therefore incorporated herein. Planning Director Hsiang advised that site plan meets ordinance standards, however, since a portion of the plan was inconsistent with the Town's Land Use Plan, it would be considered inconsistent.

Discussion between Town staff and the Board took place regarding the Town's ordinance as it pertains to the development.

Attorney for the applicant, John Carmichael, addressed the Board to appeal for approval of CZ21.02.01. Attorney Carmichael gave background on the conditional zoning request from the onset of the project. He described various efforts the applicant was making to meet all the compliance standards in the development.

Board Member Koehler made a motion to approve the application for CZ21.02.01. Board Member Wilson seconded the motion. The motion was denied 3-2 by the following roll call vote:

- Board Member Koehler – Yay
- Board Member Wilson - Yay
- Board Member Wojtowicz – Nay
- Board Member Craver – Nay
- Board Member Ragon – Nay

4. CZ 21.02.01– Statement of Consistency and Reasonableness

Board Member Koehler made a motion to find CZ21.02.01 as inconsistent and unreasonable. The motion passed after a second from Board Member Craver with Board Member Koehler dissenting.

5. TX21.11.04 – Table 8.1 updates

Planning Director Hsiang presented TX21.11.04 Table Use updates. The presentation is attached to these minutes and therefore incorporated herein. Board discussion recommended future consideration be made to also categorize the table. Planning Director Hsiang suggested they approve this update as is and he will submit a categorized version, since he will be reviewing and presenting the other zones, at a future meeting.

Board Member Craver made a motion to approve TX21.11.04. The motion was approved unanimously after a second from Board Member Koehler.


6. TX21.11.04– Statement of Consistency and Reasonableness

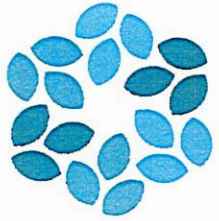
Board Member Craver made a motion to find TX21.11.04 reasonable and consistent. The motion was approved unanimously after a second from Board Member Wilson.

7. Adjournment

Board Member Craver made the motion for adjournment. It was approved unanimously after a second from Board Member Koehler. Vice Chairman Crenshaw adjourned the meeting at 6:59 pm.

  
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Robert Ragon, Planning Board Chair

  
\_\_\_\_\_  
Mary McCall, Deputy Town Clerk



**PLANNING  
& ZONING**  
TOWN of STALLINGS

# APPLICATION *CZ21.02.01*

Land Investments, LLC  
Stinson Farms

Commercial lot and multi-family  
units

Pre-Public Hearing Staff Analysis

November 2021



# Project Summary

## Location

15001 Idlewild Rd

## Required Setbacks

Does comply with ordinance requirements.

## Ownership

LAND INVESTMENTS, LLC

## Site/Project Size

5.43 Acres

## Zoning

MU-2 & CP-485 (~.50 ac)

## Traffic Generation

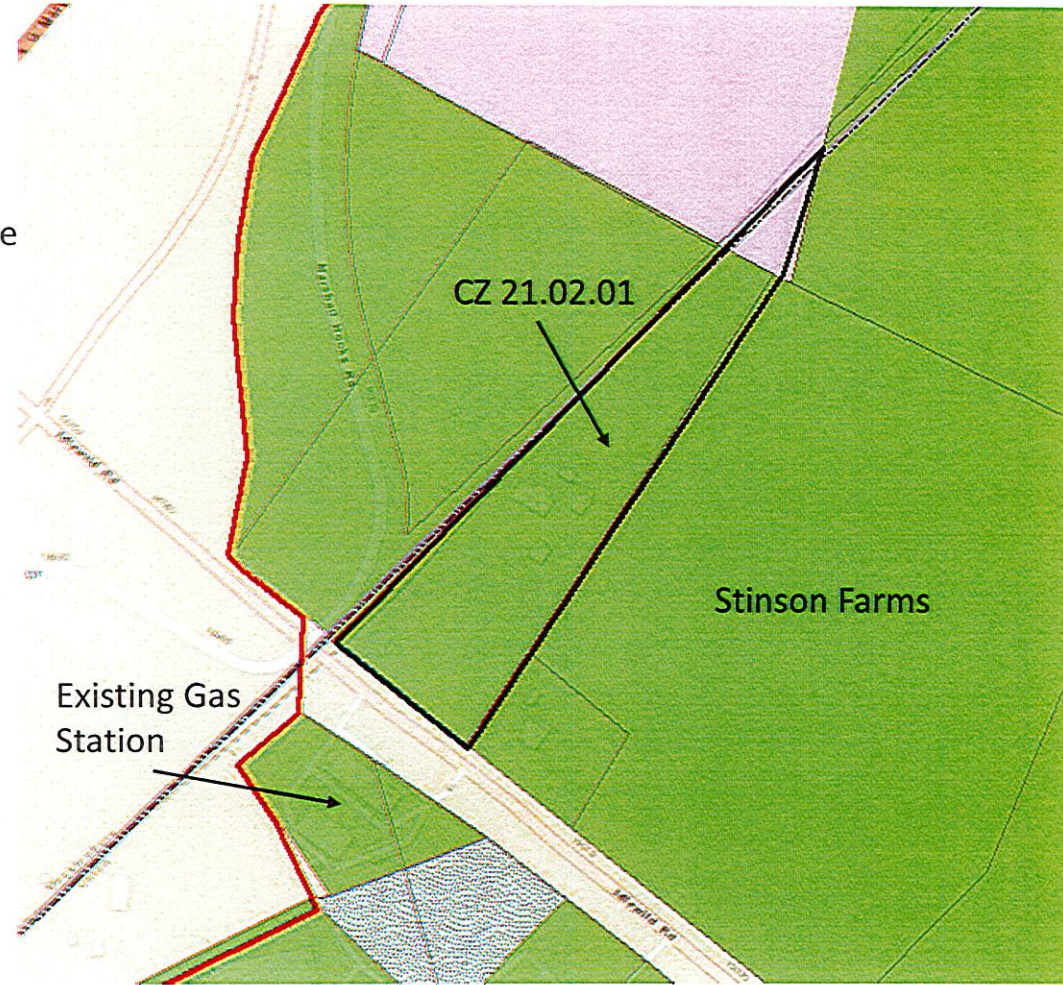
Included in Stinson Farms TIA

## Existing Use

Vacant/Residential

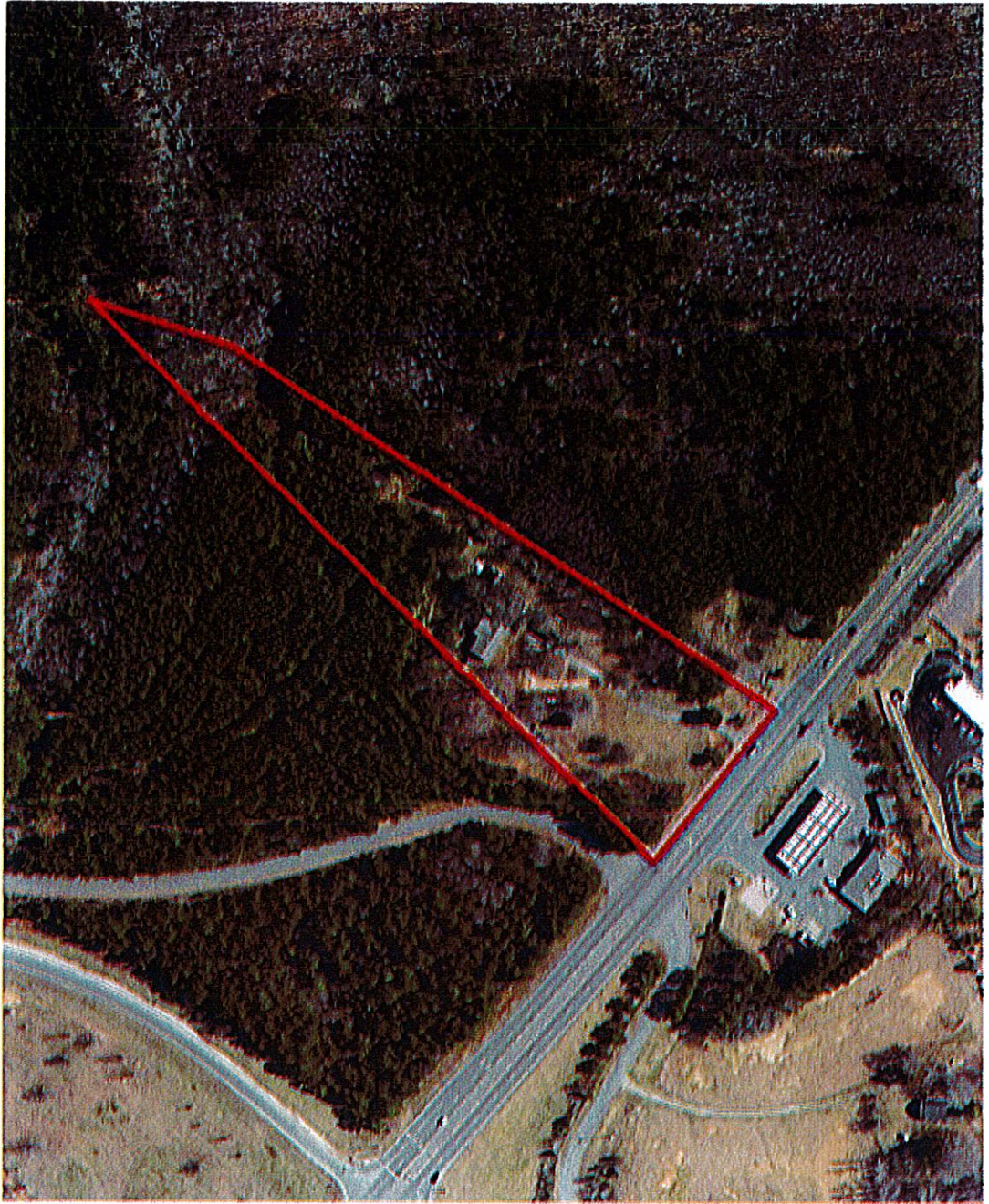
## Community Meeting

03/02/2021





# Current Conditions







# History

- Original application was received by the Town in February 2021.
- Community and subcommittee meetings were held.
- The Planning Board heard the item on March 16 and recommended APPROVAL.
- The Town Council denied the Development Agreement for the Stinson Farms project, so the applicant withdrew this Conditional Zoning application.
- The Town was sued following this decision.
- Through negotiations with the developer and the Town's legal counsel, the Council authorized the Town Manager to settle the lawsuit. The settlement includes hearing this Conditional Zoning request again.



# Request

## Conditional Zoning:

1. Allow 1 multi-family building with 24 dwelling units.
2. Any non-residential uses permitted by right in the MU-2.
3. Convenience store with a gas pump OR restaurant with a drive-thruwindow.
4. 5 year vested rights.



## TREES, VEGETATION AND STORMWATER

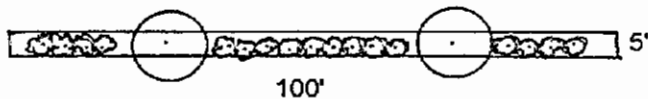
### Tree Save (Article 11.8-2)

Rezoned area = 5.43 acres

Tree Save Area Required = 3% = 0.16 acres

### Buffers (Article 11)

- Street trees are required
- Type D (5') buffer required for parking lots with more than 6 spaces.



### Stormwater Management and PCO

Will require stormwater management for High-Density project as defined in Article 19, Section 3 of the Stallings UDO.

Site is mostly in the Crooked Creek watershed (~ 3.7 ac) but is partly in the Goose Creek watershed (~1.7 ac)

### Open Space

Rezoned area = 5.43 acres

Open Space Required = 10% = 0.54 acres

Open Space Provided = ~0.64 acres

## Land Use Plan

The Land Use Plan shows the property as  
***Suburban Office Complex.***

### **Primary Land Uses:**

Multi-Tenant Professional Office, Corporate Office, Medical Office, Call Center, Research and Development

### **Secondary Land Uses:**

Bank, Copy and Printing Services, Restaurants, Government Services, Flex Space, Natural Areas, Stormwater Retention

## Small Area Plan

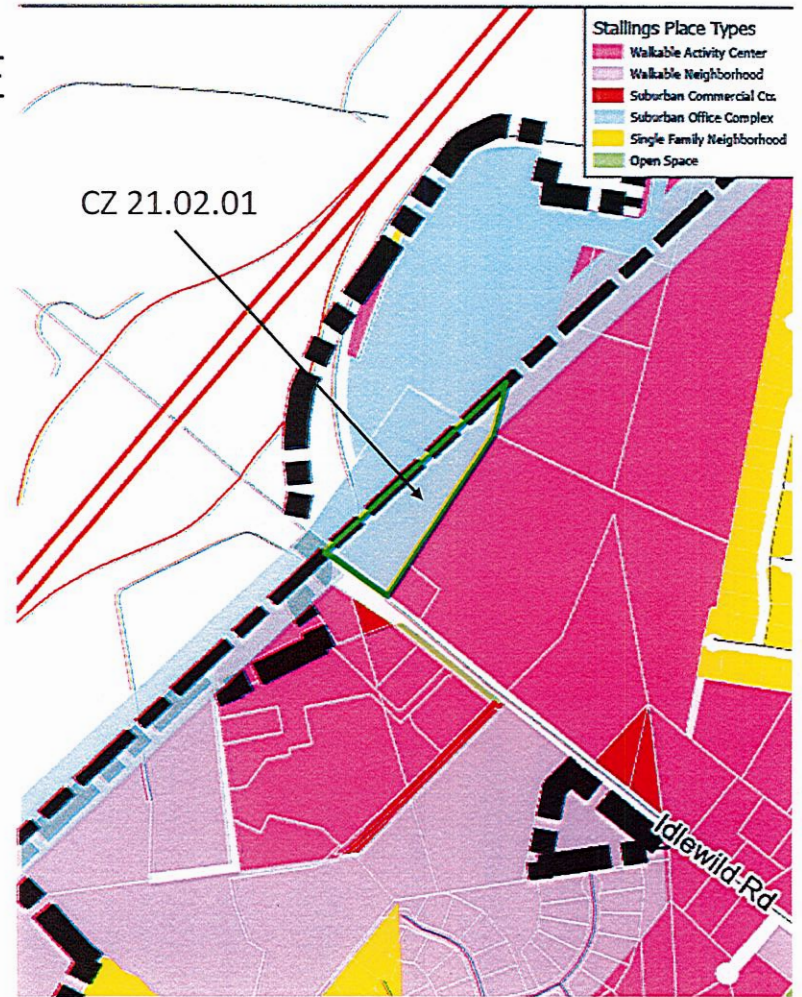
### **Idlewild Road Corridor**

### Consistency

Apartment and convenience stores are  
**INCONSISTENT**

Non-residential Use is **CONSISTENT**

# LAND USE POLICIES





## COMMUNITY MEETING

Meeting: 11/15/2021

Notices were sent to property owners within 500', but no one from the community was present at the meeting.

Subcommittee Meeting: N/A

Per Subcommittee policy, all subcommittee members agreed to waive the meeting requirement.

## STAFF SUGGESTED CONDITIONS

1. All appropriate permits will be acquired from Federal, State, County, or Town organizations.
2. The applicant will work with the Town attorney on language that will ensure that the Idlewild Road median will be landscaped.
3. All conditions of the Development Agreement approved for the Stinson Farms project will apply to the property.



# MEMO

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To: Town of Stallings  
From: Max Hsiang, Planning Director  
Date: December 13, 2021  
RE: TX21.11.04 – Table 8.1: Table of Uses Update

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## Application Request:

Town Council directed planning staff to review the Table of Uses 8.1 in Article 8 of the Stallings Development Ordinance. The staff has decided to review the Table of Uses by zoning district and bring proposed changes periodically to the Board. The intent is to review each zoning district separately for sufficient time to study and review the proposed changes in the Use Table. The staff has decided to recommend updates to the Town Center (TC) zoning district first due to the Town's interest in creating a Downtown core within this district.

During the review of the TC's uses, staff noticed redundancies and inconsistencies between the complete list of uses and the TC's allowed and not-allowed uses. The proposed updates reduce redundancy and align with the intent of the Comprehensive Land Use Plan and Small Area Plans.

The Use Table lists principal use types and indicates for each zoning district whether the principal use type is permitted by right, permitted with supplemental regulations, allowed with a special use permit, or allowed by conditional zoning.

## Suggested Amendment:

### Table 8.1

- A) Add a column with sequential numbers to identify the uses easier.
- B) Delete the SIC code column from the Use Table and add language to the top left reference box "*Reference SIC and NAICS code for further data on the listed uses.*"
  1. Our current SIC codes are out of date. SIC code numbers and information change too often to reference in the code. Whenever there is an update to the SIC code, we have to do a text amendment to correct the changes.
  2. The uses by name on the SIC website can be searched for additional information. NAICS is a similar classification system to SIC referenced on the same website.
- C) The proposed amendments are made in order from beginning to end of Table 8.1:
  1. Remove Ambulance; Fire, Rescue Station row completely
    - Redundant with Fire, Ambulance, Rescue Station use
    - Now allowed use in TNDO & TC
  2. Remove Auditorium, Coliseum, or Stadium in TC



- This use is inconsistent with the Comp Plan & Small Area Plan
  - Theater, Indoor is still a permitted use in TC
3. Remove Building Supply Sales (no storage yard) in TC
    - This use is incompatible with the Comp Plan & Small Area Plan
  4. Remove Clothing, Shoe, and Accessory Store use completely
    - Redundant with Apparel Sales (Clothing, Shoes, Accessories) use
    - No change in permitted uses for this category. Use still allowed in TC.
  5. Remove Coin Operated Amusement row completely
    - Redundant with Game Room, Video Game Room, Coin Operated
    - Removes use from I-485 Corporate Park zoning and adds SUP(10.2-15) to each allowed zoning category
  6. Remove Drugstore/Pharmacy, without Drive Through Window row completely
    - Redundant with Pharmacy/Drugstore use
    - Pharmacy/Drugstore is allowed in TC already
    - Drive Through Window as Accessory Use is permitted in TC with supplemental regulations already
  7. Add Gymnastics/Cheerleading Academy use in TC
    - Use consistent with other permitted uses (i.e., Dance Academy, Martial Arts)
  8. Remove Hospital as a permitted use in TC
    - Hospital is inconsistent with TC
    - Medical offices are still allowed in TC (i.e., Urgent Care, Eye Doctor, Dermatologist, etc.)
  9. Remove Medical, Dental, or Related Office row completely
    - Use listed in the Office Use category, redundant
    - No change in permitted uses for this category. Use still allowed in TC.
  10. Add Personal Training Facility as a permitted use in TC
    - Use consistent with other permitted uses (i.e., Dance Academy, Martial Arts)
  11. Remove Service Contractors Office with Fenced Outside Storage row completely
    - Use listed in the Office Use category, redundant
    - No change in permitted uses for this category. Use is not allowed in TC.
  12. Remove Service Contractors Office without Fenced Outside Storage row completely
    - Use listed in the Office Use category, redundant
    - No change in permitted uses for this category. Use is not allowed in TC.
  13. Change Sporting Goods Store in TC and TNDO from L to S(10.1-36)
    - Additional regulations on outdoor storage in TC
  14. Remove Warehouse (general storage, enclosed, no outdoor storage) as a permitted use in TC
    - Use is inconsistent with the Comp Plan & Small Area Plan
  15. Add - See Section 15.3 to Yardsale (no more than 3 per year)
    - Replace L in each allowed district and remove (Sect. 15.3) from each
    - No use change, only aesthetic for the Use Table
    - Consistent with the Sign Use aesthetic in the use chart

Table 8.1 - Table of Uses  
Section 1 - General

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit Reference SIC and NAICS Code for further data on the listed uses.	816	Agriculture (AG)	Single Family Residential (SFR 1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park	Vehicle Service/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
1	ABC Store (liquor sales)	5992					CZ			CZ	L				
2	Accessory Dwelling Unit		S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	L	S (10.1-3)	S (10.1-3)	S (10.1-3)					
3	Adult Establishment/Uses													SUP (10.2-3)	
4	Bookstore, Adult													SUP (10.2-3)	
5	Cabaret, Adult													SUP (10.2-3)	
6	Massage Parlor													SUP (10.2-3)	
7	Motel, Adult													SUP (10.2-3)	
8	Movie, Adult - Rental, Sales													SUP (10.2-3)	
9	Retail, Adult Products													SUP (10.2-3)	
10	Theater, Adult													SUP (10.2-3)	
11	Agricultural Based Business Facilities		SUP (10.2-4)											S (10.1-36)	
12	Agricultural Production (Crops only)		L	L				L						L	L
13	Agricultural Production (Crops & Livestock)		L												
14	Agricultural Production (Within Buildings)		L											L	L
15	Alteration, Clothing Repair					L	L		L	L	L				
16	Amusement/Water Parks, Fairgrounds	5996									SUP (10.2-5)	SUP (10.2-5)			
17	Antique Store	5992				L	L			L	L				
18	Apparel Sales (Clothing, Shoes, Accessories)	5400				L	L			L	L				
19	Appliance Repair, Refrigerator or Large	7422								S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	
20	Appliance Store	5722								S (10.1-36)	S (10.1-36)				
21	Arts and Crafts Store					L	L			L	L				
22	Asphalt Plant	2003													SUP (10.2-6&16)
23	Athletic Fields		L	L	L	L		L		L					
24	Auditorium, Coliseum or Stadium							L		L					
25	Auto Supply Sales	5422								S (10.1-36)	S (10.1-36)		S (10.1-36)		
26	Automobile Dealers	5421									S (10.1-36)		S (10.1-36)		
27	Automobile Rental or Leasing	7510								L	L	L	L		
28	Automobile Repair Services (Major)										S (10.1-4)		S (10.1-4)	S (10.1-4)	
29	Automobile Repair Services (Minor)										S (10.1-4)		S (10.1-4)		
30	Automobile Towing and Storage Services	8100											S (10.1-5)	S (10.1-5)	
31	Bakery	5413				L	L		L	L	L			S (10.1-36)	
32	Bank, Savings and Loan, or Credit Union	6000				S (10.1-6)	S (10.1-6)			S (10.1-6)	S (10.1-6)	S (10.1-6)			
33	Barber Shop	7441				L	L		L	L	L	L			
34	Bars (with/without Beverage Production Accessory Use)	5412				L	L			L	L	L			
35	Battling Cage, Indoor						L			L	L	L			
36	Battling Cages, Outdoor	7900								S (10.1-7)	S (10.1-7)				
37	Beauty Shop	7421							L	L	L	L			
38	Bed & Breakfast (Tourist Home, Boarding House)	7011	S (10.1-8)		S (10.1-8)	S (10.1-8)	S (10.1-8)			S (10.1-8)					
39	Bicycle Assembly (Bike Shop)	7411				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	
40	Billiard Parlors	7900				L	L			L	L	L			
41	Bingo Games	7900				L	L			L	L	L			
42	Boat Repair	7400									S (10.1-4)		S (10.1-4)	S (10.1-4)	
43	Boat Sales	5411									L		S (10.1-36)		
44	Bookstore	5912				L	L	L	L	L	L	L			
45	Bowling Lanes (bowling alley)	7922				L	L			L	L	L			
46	Building Supply Sales (no storage yard)	5211								L	L			L	



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47	Bulk Mail and Packaging	4212					L			L	L	L		S (10.1-36)	
48	Bus Terminal	4100				L	L	L		L	L	L			
50	Camera Store	5044				L	L			L	L	L			
51	Camp Ground (for 21 day or less occupancy only)		L												
52	Candy Store	5441				L	L			L	L	L			
53	Car Wash	7362								CZ (10.1-9)	S (10.1-9)		S (10.1-9)	S (10.1-9)	
54	Casino for Games of Chance (RESERVED)														
55	Cellular Communications Facilities (See "Wireless")														
56	Cemetery or Mausoleum		S (10.1-10)					S (10.1-10)							
	Clothing, Shoe and Accessory Store	5400				L	L			L	L	L			
57	Club or Lodge	9640				S (10.1-12)	S (10.1-12)	S (10.1-12)		S (10.1-12)	S (10.1-12)	S (10.1-12)			
	Coin-Operated Amusement	7993					L			L	L	L			
58	College or University	8020						L							
59	Communication or Broadcasting Facility, without Tower	4800				L	L	L		L	L	L		L	
60	Computer Sales and Service					L	L			L	L	L			
61	Convenience Store (with gasoline pumps)	5411								L	L	L			
62	Convenience Store (without gasoline pumps)	5411				L	L			CZ	CZ	CZ		L	
63	Correctional Institution (RESERVED)	9222								L	L	L		L	
64	Country Club with or without Golf Course	7992	S (10.1-13)			S (10.1-13)		S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)			
65	Crematorium														L
66	Dance School/Academy	7911				L	L	L	L	L	L	L		L	
67	Day Care Center for Children or Adults (6 or more)	8020	S (10.1-14)			S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)		S (10.1-14)	
68	Day Care Center, Home Occupation for less than 6 children		S (10.1-15)		S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)			S (10.1-15)	
69	Department, Variety or General Merchandise Store	5400				L	L			L	L				
70	Dormitories							S (10.1-16)		L	L				
71	Drive Through Window as Accessory Use					S (10.1-17)	S (10.1-17)	S (10.1-17)		S (10.1-17)	S (10.1-17)	S (10.1-17)			
	Drugstore/Pharmacy, without Drive-Through Window	5912				L	L			L	L	L			
72	Dwelling(s) (see Residential Dwellings)														
73	Electronic Gaming Operation										SUP (10.2-15)				
74	Equestrian Facility	7909	SUP (10.2-7)			SUP (10.2-7)					SUP (10.2-7)	SUP (10.2-7)			
75	Equipment Rental & Leasing (no outside storage)	7310				L	L			L	L	L	L	L	
76	Equipment Rental (w/fenced outside storage)	7310								S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	
77	Equipment Repair, Heavy	7300									S (10.1-4)		S (10.1-4)	S (10.1-4)	
78	Event and Wedding Venue		L			L	L	L	L	L					
79	Fabric or Piece Goods Store	5410				L	L			L	L				
80	Family Care Facility (Family Care Home)		L	L	L	L	L	L	L	L	L				
81	Farmers Market		L				L	L	L	L					
82	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)
83	Fire, Ambulance, Rescue Station		L			L	L	L	L	L	L	L		L	
84	Floor Covering, Drapery, and/or Upholstery Sales	5910					L			S (10.1-36)	S (10.1-36)				
85	Florist	7909	L			L	L		L	L	L	L		S (10.1-36)	
86	Fortune Tellers, Astrologers (RESERVED)	7909													
87	Fuel Oil Sales and Distribution for "Home" or other Delivery	5900													SUP (10.2-11&16)
88	Funeral Home with Crematorium	7961					CZ			CZ	CZ				
89	Funeral Home without Crematorium	7961					L			L	L				



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90	Furniture Framing	2426					L			S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	
91	Furniture Repair Shop	2443								S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	
92	Furniture Sales	5332				L	L			S (10.1-36)	S (10.1-36)				
93	Game Room, Video Game Room, Coin Operated	7993								SUP (10.2-15)	SUP (10.2-15)				
94	Garden Center or Retail Nursery	6443								S (10.1-36)	S (10.1-36)			S (10.1-36)	
95	Gift or Card Shop	5942				L	L	L	L	L	L	L			
96	Golf Course (See Country Club with Golf Course)	7992	S (10.1-13)			S (10.1-13)		S (10.1-13)		S (10.1-13)	S (10.1-13)	S (10.1-13)			
97	Golf Course, Miniature	7993								L	L				
98	Golf Driving Range	7999	S (10.1-19)			S (10.1-19)		S (10.1-19)		S (10.1-19)	S (10.1-19)	S (10.1-19)			
99	Grocery Store	5400					S (10.1-36)			S (10.1-36)	S (10.1-36)				
100	Group Care Facility		SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)			
101	Gymnastics/Cheerleading Academy						L							L	
102	Hardware Store	5243				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	
103	Hazardous and/or Radioactive Waste (Transportation, Storage and/or Incineration)														SUP (10.2-16)
104	Hobby Shop	5945				L	L			L	L	L			
105	Home Furnishings Sales	5312				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)				
106	Home Occupation		S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)		S (10.1-21)	
107	Hospital	8062					<del>S (10.1-37)</del>	S (10.1-37)	S (10.1-37)	S (10.1-37)					
108	Hotel or Motel	7011				L	L			L	L	L			
109	Jewelry Store	5944				L	L			L	L	L			
110	Junked Motor Vehicle Storage as Accessory Use		S (10.1-22)								S (10.1-22)		S (10.1-22)	S (10.1-22)	
111	Junkyards, Salvage Yards, Used Auto Parts	8015													SUP (10.2-9 & 16)
112	Kennels or Pet Grooming w/Outdoor Pens or Runs		S (10.1-23)								S (10.1-23)	S (10.1-23)		S (10.1-23)	
113	Kennels or Pet Grooming, No Outdoor Pens or Runs		L			L	L			L	L	L		L	
114	Laboratory, Medical or Dental	8051					L	L		L	L	L		L	
115	Landfill, Demolition Debris, Minor and Major (RESERVED)														
116	Landscape Services with Outside Storage	790	L								S (10.1-36)				
117	Laundromat, Coin-Operated	7235					L			L	L				
118	Laundry or Dry Cleaning	7233				L	L		L	L	L	L			
119	Library	2423				L	L	L		L	L				
120	Lighting Sales and Service					S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)			S (10.1-36)	
121	Manufactured Home/Dwelling Sales	5221								L					
122	Manufacturing & Industry (see Table 8.1, sect. 2)														
123	Market - Tailgate (Fresh Foods & "Food Trucks") (as Temporary Use - see Article 15)														
124	Market Showroom (Furniture, Apparel etc.)					S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	
125	Martial Arts Instructional Schools	7900				L	L		L	L	L			L	
126	Metal Coating and Engraving	2450													SUP (10.2-16)
127	Metal Processing	2450													SUP (10.2-16)
128	Migrant Labor Housing														
129	Motion Picture and/or Television Production	7910				S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	
130	Motorcycle Sales (new & used), Parts and Service	5421									S (10.1-36)		S (10.1-36)		
131	Moving and Storage Service	4214								S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	
132	Museum or Art Gallery	6452				L	L	L	L	L	L	L			



Table S.1 - Table of Uses  
Section 1 - General

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit Reference SIC and NAICS Code for further data on the listed uses.	SIC	Agriculture (AG)	Single Family Residential (SFR 1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park	Vehicle Service/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
133	Musical Instrument Sales	8224				L	L		L	L	L				
134	Newsstand	5991				L	L	L	L	L	L	L			
135	Nursing Home, Assisted Living	8040	S (10.1-25)			S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)				
136	Office Machine Sales	5900				L	L			L	L	L		S (10.1-35)	
137	Office Uses														
138	Accounting, Auditing or Bookkeeping Services	8221				L	L		L	L	L	L			
139	Administrative or Management Services	8240				L	L		L	L	L	L			
140	Advertising Agency	2410				L	L		L	L	L	L			
141	Architect, Engineer or Surveyor's Office	8210				L	L		L	L	L	L			
142	Dental, Medical or Related Office	8000				L	L	L	L	L	L	L			
143	Employment Agency, Personnel Agency	2460				L	L	L	L	L	L	L			
144	Finance or Loan Office	6100				L	L	L	L	L	L	L			
145	General Contractors Office w/ Fenced Outside Storage													L	
146	General Contractors Offices without Outside Storage										L		L		
147	Government Office	9900	L			L	L	L	L	L	L	L			
148	Home Occupation		S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)		S (10.1-21)	
149	Insurance Agency (w/on-site claims inspections)	6400				L	L			L	L	L			
150	Insurance Agency (without on-site claims inspections)	6411				L	L		L	L	L	L			
151	Law Office	8331				L	L	L	L	L	L	L			
152	Medical, Dental or Related Office	8000				L	L	L	L	L	L	L			
153	Office Uses Not Otherwise Classified					L	L		L	L	L	L		L	
154	Real Estate Office	6500				L	L		L	L	L	L			
155	Service Contractors Offices w/Fenced Outside Storage													S (10.1-35)	
156	Service Contractors Offices without Outside Storage										L		L		
157	Stock, Security or Commodity Broker	6400				L	L		L	L	L	L			
158	Temporary Real Estate Office (see Article 15)														
159	Travel Agency	4220				L	L		L	L	L	L			
160	Optical Goods Sales	5905				L	L	L		L	L	L			
161	Outside Storage Uses Not Otherwise Classified													S (10.1-35)	
162	Paint and Wallpaper Sales	8491				S (10.1-35)	S (10.1-35)			S (10.1-35)	S (10.1-35)			S (10.1-35)	
163	Parks and Recreation Facilities, Public	9900	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)			
164	Parking Lots or Structures					L	L	L		L	L	L		L	
165	Pawshop or Used Merchandise Store	6922									S (10.1-35)				
166	Personal Training Facility						L							L	
167	Pest or Termite Control Services	2442									S (10.1-35)			S (10.1-35)	
168	Pet Store	6900				L	L			L	L				
169	Petroleum Products Storage and/or Transfer														SUP (10.2-11&15)
170	Pharmacy/Drugstore	2832				L	L			L	L	L			
171	Photofinishing Laboratory	2834					L			L					SUP (10.2-15)



Table 8.1 - Table of Uses  
Section 1 - General

#	L = listed use CZ = conditional zoning S = Special Use Permit Use listed with additional standards SUP = References SIC and NAICS Code for further data on the listed uses.	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MB)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park	Vehicle Service/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)	
172	Photography, Commercial	2936				L	L			L	L	L				
173	Photography Studio	2921				L	L	L	L	L	L	L				
174	Physical Fitness Center, Health Club	7903				L	L	L	L	L	L	L				
175	Police Station					L	L	L	L	L	L	L				
176	Portable Storage Unit (POD) (as Temporary Use - see Article 15)															
177	Post Office					L	L	L		L	L	L				
178	Printing and Publishing Operation	2700				S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)		
179	Printing, Photocopying and Duplicating Services	2624				S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)		
180	Raceway (Go-cart, Motorcycle, &/or Automobile)	2900									S (10.1-20)					
181	Recorded Media Sales (Record/Compact Disc/Tape)	5726				L	L			L	L	L				
182	Recreational Vehicle Sales (new and used)	8561									S (10.1-36)		S (10.1-36)			
183	Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	8461				S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)						
184	<b>Residential Uses (Dwellings)</b>															
185	Dwelling, Accessory Unit		S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	L	S (10.1-3)	S (10.1-3)	S (10.1-3)						
186	Dwelling, Attached House (incl. term "Townhouse")				CZ	L	CZ	CZ	CZ	CZ						
187	Dwelling, Manufactured Home (see Sections 22.5-2 & 10.1-35)			L												
188	Dwelling Park, Manufactured Home (see Section 22.5-1)															
189	Dwelling, Multifamily 8 Units or Less				S (10.1-24)	S (10.1-24)	S (10.1-24)	S (10.1-24)	S (10.1-24)	S (10.1-24)						
190	Dwelling, Multifamily (apartments or condominiums)					CZ (10.1-24)	CZ (10.1-24)		CZ (10.1-24)	CZ (10.1-24)						
191	Dwelling, Single Family Detached, including Modular Construction		L	L	L	L	L	L	L	L						
192	Restaurant without drive-thru window					L	L		L	L	L	L				
193	Restaurant with drive-thru window accessory Use (see 10.1-17)	5812				L	CZ		CZ	CZ	CZ	CZ				
194	Retail Sales Not Otherwise Listed					S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)					
195	Retreat Center		L			L	L	L								
196	Satellite Dish As Accessory Use		L	L	L	L	L	L	L	L	L	L	L	L	L	
197	Sewage Treatment Plant	4909												CZ (10.2-12)		
198	School, Elementary or Secondary	8211						S (10.1-28)								
	Service-Container Office with Fenced Outside Storage														S (10.1-36)	
	Service-Container Office without Outside Storage										L		L			
199	Service Station (Automobile Repair Services, Minor)	5541				S (10.1-4)				S (10.1-4)	S (10.1-4)	S (10.1-4)	S (10.1-4)	S (10.1-4)	S (10.1-4)	
200	Service Station (Automobile Repair Services, Major)	5541									CZ (10.1-4)		CZ (10.1-4)	CZ (10.1-4)		
201	Shelter for the Homeless (RESERVED)															
202	Shoe Repair or Shoeshine Shop	5281				L	L			L	L	L				
203	Shooting Range, Indoor	7900								CZ (10.2-13)	CZ (10.2-13)	CZ (10.2-13)				
204	Shooting Range, Outdoor (RESERVED)															
205	Shopping Center									S (10.1-36)	S (10.1-36)					
206	Sign (Accessory Use as permitted by Article 17)		L	L	L	L	L	L	L	L	L	L	L	L	L	
207	Sign fabricating	2619					S (10.1-36)			S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)		



Table 8.1 - Table of Uses  
Section 1 - General

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208	Skating Rink	3999									L				
209	Solid Waste Disposal (non-hazardous)	4952												S (10.1-36)	
210	Special Events not listed (see Article 15)														
211	Sporting Goods Store	5444				S (10.1-36)+	S (10.1-36)+			S (10.1-36)	S (10.1-36)				
212	Sports and Recreation Clubs, Indoor	7997				L	L	L	L	L	L	L		L	
213	Stationery Store	5442				L	L			L	L	L			
214	Swim and Tennis Club	7998	S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)		S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)			
215	Swimming Pool As Accessory Use		L	L	L	L				L	L				
216	Tattoo and/or Body Piercings Studio						L			L	L				
217	Taxidermist	7400								L	L				
218	Television, Radio or Electronics Sales & Repair					L	L			L	L		L	S (10.1-36)	
219	Temporary Construction Storage and/or Office		S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)
220	Temporary Uses not listed (see Article 15)														
221	Theater, Indoor	7992				L	L	L		L	L				
222	Tire Recapping	4224													SUP (10.2-16)
223	Tire Sales, Motor Vehicle	4223									S (10.1-4)		S (10.1-4)	S (10.1-36)	
224	Towers, Telecommunications and/or Broadcast						CZ (10.2-14)			CZ (10.2-14)	CZ (10.2-14)	CZ (10.2-14)		CZ (10.2-14)	
225	Truck and Utility Trailer Rental and Leasing									CZ (10.1-36)	CZ (10.1-36)		S (10.1-36)	S (10.1-36)	
226	Trucking Centers, Truck Stop &/or Freight Terminal	4212												S (10.1-36)	
227	Utility Equipment and Storage Yards													S (10.1-36)	
228	Utility Substation		S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)
229	Vending Machine - Outdoor (with or without advertising copy)		L			L	L	L		L	L	L	L	L	L
230	Veterinary Service, Large Animal	741	L								L				
231	Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs		L			L	L			L	L	L		L	
232	Veterinary Service w/Outdoor Kennels and/or Runs		S (10.1-31)								S (10.1-31)	S (10.1-31)		S (10.1-31)	
233	Video Media Rental and Sales	5443				L	L			L	L	L			
234	Vocational, Business or Secretarial School	8240				L	L	L	L	L	L	L			
235	Warehouse (general storage, enclosed, no outdoor storage)	4920									CZ	CZ		L	
236	Warehouse (Self-storage with outdoor storage)	4934								CZ (10.1-36)	CZ (10.1-36)	CZ (10.1-36)		S (10.1-36)	
237	Water Treatment Plant													S (10.1-36)	
238	Wedding and Events Venue		L			L	L	L	L	L					
239	Wholesale Trade (see section 3 of this table)														
240	Wireless Telecommunication Facilities, Microcell		S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)
241	Wireless Telecommunication Facilities, Concealed		S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)
242	Wireless Telecommunication Facilities, Co-Located		S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)
243	Wireless Telecommunication Facilities, Tower						CZ (10.2-14)			CZ (10.2-14)	CZ (10.2-14)	CZ (10.2-14)		CZ (10.2-14)	
244	Yard Sale (no more than 3 per year) - see Section 15.3		L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)	L, S, CZ (15.3)

(Amended December 13, 2021)



Table 8.1 - Table of Uses  
Section 2 - Manufacturing Industry

L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit Reference SIC and NAICS Code for further data on the listed uses.	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park	Vehicle Service/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Light Industrial Uses														
Animal Feeds	9948	CZ (10.2-4)								CZ (10.2-4)			S (10.1-36)	
Apparel and Finished Fabric Products	9950												S (10.1-36)	
Assembly of components manufactured off site, Final									L				S (10.1-36)	
Audio, Video and Communications Equipment	9960								L				S (10.1-36)	
Bakery Products	9966				L					L			S (10.1-36)	
Beverage Products and/or Bottling		CZ (10.2-4)								CZ (10.2-4)	CZ (10.2-4)		S (10.1-36)	
Bicycle Parts and Accessories	9973											S (10.1-36)	S (10.1-36)	
Brooms and Brushes	9991												S (10.1-36)	
Computer and Office Equipment	9970								L				S (10.1-36)	
Electrical Equipment	9969												S (10.1-36)	
Furniture and Fixtures	9968												S (10.1-36)	
Glass Products from Purchased Glass	9993												S (10.1-36)	
Household Appliances	9967												S (10.1-36)	
Leather Products (not including tanning)	9100	CZ (10.2-4)											S (10.1-36)	
Lighting and Wiring Equipment	9949												S (10.1-36)	
Manufactured Housing and Wood Buildings	9965												S (10.1-36)	
Medical, Dental and Surgical Equipment	9946								L			L	S (10.1-36)	
Photographic Equipment and Supplies									L				S (10.1-36)	
Pottery and Related Products	9964	L											S (10.1-36)	
Sign manufacture												S (10.1-36)	S (10.1-36)	
Sporting Goods and Toys	9940												S (10.1-36)	
Textile Products (no dyeing and finishing)	9900												S (10.1-36)	
Heavy Industrial Uses														
Ammunition, Small Arms	9482												S (10.1-36)	
Asbestos, Abrasive and Related Products	9990													CZ (10.2-16)
Batteries	9491													CZ (10.2-16)
Chemicals, Paints and Allied Products	9900													CZ (10.2-16)
Concrete, Cut Stone and Clay Products	9900												S (10.1-36)	
Dairy Products	9990	CZ (10.2-4)											S (10.1-36)	
Fabricated Metal Products	9900											S (10.1-36)	S (10.1-36)	
Floor Coverings (including carpet)													S (10.1-36)	
Foundries Producing Iron & Steel Products/Materials												S (10.1-36)		CZ (10.2-16)
Hazardous Industry														CZ (10.2-16)
Hazardous &/or Radioactive Waste (Transport/Storage/Incineration)														CZ (10.2-16)
Heating Equipment and Plumbing Fixtures	9490												S (10.1-36)	
Industrial Equipment and Commercial Machinery	9400												S (10.1-36)	
Leather Products (including tanning)	9100													CZ (10.2-16)
Meat-packing Plants														CZ (10.2-16)
Metal Fasteners (Screws, bolts, etc.)	9450											S (10.1-36)	S (10.1-36)	
Millwork, Plywood and Veneer	9490												S (10.1-36)	

Table 8.1 - Table of Uses  
Section 2 - Manufacturing Industry

L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit Reference SIC and NAICS Code for further data on the listed uses.	SIC	Agriculture (AG)	Single Family Residential (SFR 1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TND0)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park	Vehicle Service/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Paperboard Containers and Boxes	2640												S (10.1-36)	
Pharmaceutical Products	2824													CZ (10.2-16)
Rubber and Plastics	2929													CZ (10.2-16)
Soaps and Cosmetics	2844													CZ (10.2-16)
Textile Products (with dyeing and finishing)	2440													CZ (10.2-16)
Energy and Resource Industries														
Drilling Operation Petroleum Natural Gas (RESERVED)														
Electrical Energy Production (all sources)														CZ (10.2-16)
Mining and/or extraction (incl. quarry) (RESERVED)														

(Amended May 14, 2018)



Table 8.1 - Table of Uses  
Section 3 - Wholesale Trade

L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit Reference SIC and NAICS Code for further data on the listed uses.	SIC	Agriculture (AG)	Single Family Residential (SFR 1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park	Vehicle Service/ Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
<b>Wholesale with Outdoor Storage</b>														
Flowers, Nursery Stock and Florist Supplies	6199	CZ (10.2-4)								S (10.1-36)			S (10.1-36)	
Lumber and Other Construction Materials with fenced storage	6000									S (10.1-36)			S (10.1-36)	
Machinery, Equipment and Supplies	6080									S (10.1-36)		S (10.1-36)	S (10.1-36)	
Machinery, Farm and Garden	6083									S (10.1-36)		S (10.1-36)	S (10.1-36)	
<b>Wholesale with Hazardous Materials</b>														
Chemicals and Allied Products	6149													CZ (10.2-16)
Plastics Materials	6142									S (10.1-36)			S (10.1-36)	
Resins	6142													CZ (10.2-16)
<b>Wholesale with Recycling, Other Activities</b>														
Scrap & Waste Materials - Recycling collection & sorting Only	6093											S (10.1-36)		CZ (10.2-16)
<b>Wholesale, Other</b>														
Apparel	6120									L			S (10.1-36)	
Beer, Wine or Distilled Alcoholic Beverages	6130	CZ (10.2-4)			L					CZ (10.2-4)			S (10.1-36)	
Books, Periodicals and Newspapers	6192						L			L			S (10.1-36)	
Durable Goods	6099												S (10.1-36)	
Electrical Goods	6090												S (10.1-36)	
Furniture and Home Furnishings	6090									L			S (10.1-36)	
Groceries and Related Products	6140									L			S (10.1-36)	
Hardware, Wholesale Dealer	6072								L	L		L	S (10.1-36)	
Lumber, Millwork and Veneer	6091									S (10.1-36)			S (10.1-36)	
Paper and Paper Products	6110									S (10.1-36)			S (10.1-36)	
Plumbing and Heating Equipment	6070									S (10.1-36)			S (10.1-36)	
Sporting and Recreational Goods and Supplies	6091									L			S (10.1-36)	
Wallpaper and Paint Brushes	6198									L			S (10.1-36)	