May 24, 2019

Michael Neill Properties, LLC and
Bob Neill Inc. of Winston Salem
691 Jonestown Road
Winston-Salem, NC 27103

Re: Zoning Petition W-3410

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

Aaron King
Director of Planning and Development Services

cp: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Paul Williams, 210 W 4th Street, Suite 200, Winston-Salem, NC 27101
ACTION REQUEST FORM

DATE: May 24, 2019
TO: The Honorable Mayor and City Council
FROM: Aaron King, Director of Planning and Development Services

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Petition of Michael Neill Properties, LLC and Bob Neill Inc. of Winston-Salem

SUMMARY OF INFORMATION:

A. Public hearing on zoning petition of Michael Neill Properties, LLC and Bob Neill Inc. of Winston-Salem from RS9 and HB-L to GB-L (Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding and Rooming House; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Museum or Art Gallery; Nursing Care Institution; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Services B; Shopping Center; Shopping Center Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab;

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade
A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Family Group Home
B; Family Group Home C; Group Care Facility A; Group Care Facility, B; Life Care Community;
Residential Building, Multifamily; Residential Building, Townhouse; School Private; School,
Public; Access Easement, Private Off-Site; and Entertainment Facility, Large): property is located
on the southeast corner of Hanes Mall Boulevard and Char-Lou Lane (Zoning Docket W-3410)

B. Ordinance amending the *Unified Development Ordinances* of Winston-Salem/Forsyth
   County and the Official Zoning Map

C. Approval of Special Use Limited District Permit
CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Michael Neill Properties, LLC and Bob Neill Inc. of Winston-Salem, Docket W-3410

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS9 and HB-L to GB-L (Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding and Rooming House; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Museum or Art Gallery; Nursing Care Institution; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day
Care Center; Child Care Institution; Child Care, Sick Children; Family Group Home B; Family Group Home C; Group Care Facility A; Group Care Facility, B; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School Private; School, Public; Access Easement, Private Off-Site; and Entertainment Facility, Large) the zoning classification of the following described property:

PIN#s 6804-46-7827, 6804-47-5299, 6804-47-7112, 6804-57-0030, and 6804-57-1135

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the ______ day of ________________, 20___ to Michael Neill Properties, LLC and Bob Neill Inc. of Winston-Salem.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be located on the property described in section one above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Michael Neill Properties, LLC and Bob Neill Inc. of Winston-Salem, (Zoning Docket W-3410). The site shall be developed in accordance with the conditions approved by the Board and the following uses: (Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding and Rooming House; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Museum or Art Gallery; Nursing Care Institution; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Family Group Home B; Family Group Home C; Group
Care Facility A; Group Care Facility, B; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School Private; School, Public; Access Easement, Private Off-Site; and Entertainment Facility, Large), approved by the Winston-Salem City Council the ______ day of ______________________, 20____" and signed, provided the property is developed in accordance with requirements of the GB-L zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

**OTHER REQUIREMENTS:**

a. Freestanding signage for development within the subject property’s boundaries shall be limited to monuments with a maximum height of six (6) feet and a maximum copy area of fifty (50) square feet.
<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3410</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Desmond Corley</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Michael Neill Properties, LLC and Bob Neill, Inc. of Winston-Salem</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PINs 6804-46-7827, 6804-47-7112, 6804-47-5299, 6804-57-0030, and 6804-57-1135</td>
</tr>
<tr>
<td>Address</td>
<td>Includes 691 Char-Lou Lane, 669 Char-Lou Lane, and 1585 Hanes Mall Boulevard</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Limited rezoning from RS9 and HB-L to GB-L</td>
</tr>
</tbody>
</table>

The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single Family – 9,000-square foot minimum lot size) and HB-L (Highway Business – Limited Use) to GB-L (General Business – Limited Use) to allow the following uses:

Academic Biomedical Research Facility; Academic Medical Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Convenience Store; Food or Drug Store; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Storage Yard; Motorcycle Dealer; Museum or Art Gallery; Nursing Care Institution; Offices; Outdoor Display Retail; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Services, B; Shopping Center; Shopping Center, Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Family Group Home B; Family Group Home C; Group Care Facility A; Group Care Facility, B; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Access Easement, Private Off-Site; and Entertainment Facility, Large
The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2, 3, and Metro Activity Centers.

Yes. The subject property is located along a prominent commercial thoroughfare and is one of the last remaining areas along that thoroughfare zoned for detached residential use. The property is in GMA 3 and could accommodate single-use business development or consolidated development with a mixture of uses.

<table>
<thead>
<tr>
<th>Location</th>
<th>South side of Hanes Mall Boulevard, east of Char-Lou Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 8.35 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Commercial parking in the southwest corner, otherwise vacant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>West</td>
<td>HB</td>
<td>Restaurants and motor vehicle sales</td>
</tr>
<tr>
<td>North</td>
<td>HB and GB</td>
<td>Restaurant, veterinary services, and motor vehicle sales</td>
</tr>
<tr>
<td>East</td>
<td>HB-S</td>
<td>In-line commercial buildings with a mixture of uses</td>
</tr>
<tr>
<td>South</td>
<td>HB-S</td>
<td>Large-format retail store (Walmart Supercenter)</td>
</tr>
</tbody>
</table>

Yes. The subject property is a remnant zoned for detached residential use surrounded by high-intensity commercial zoning and uses. Rezoning the property would make it more compatible with the uses permitted on other properties in the vicinity.

A few stands of mature trees are scattered throughout the site, primarily along the perimeter; however, there are two substantial stands of trees near the center of the site. The site’s topography gradually slopes downward from the northwest to the southeast.

Public water and sewer are available to the site.
There are no known stormwater or drainage issues associated with the site.

The site is not located within a protected watershed nor in any overlay districts.

Parcel 6804-57-1135 at 1585 Hanes Mall Boulevard is the former site of the Frye-Spainhour House (circa 1840-1860), a log house that was expanded with frame additions. It was demolished between 2010 and 2014. There is a potential for archaeological resources to exist on the site.

Unless there are archaeological resources on this site, the mostly vacant property is unencumbered by topography or any regulatory development constraints. It is surrounded by commercial uses and is an outlier along Hanes Mall Boulevard. Some of the existing vegetation may be worth retaining, especially because future development will be required to meet the standards of the tree save area provisions in the UDO.

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3168</td>
<td>RS9 to HB-L</td>
<td>Approved 3/4/2013</td>
<td>Includes a portion of the subject property</td>
<td>± 0.75</td>
<td>Approval</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hanes Mall Boulevard</td>
<td>Boulevard (Major Thoroughfare)</td>
<td>750 feet</td>
<td>14,000</td>
<td>19,500</td>
</tr>
<tr>
<td>Kester Mill Road</td>
<td>Minor Thoroughfare</td>
<td>675 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Char-Lou Lane</td>
<td>Unclassified</td>
<td>600 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Because this is a Limited Use request with no site plan, staff cannot determine proposed access points. However, the portion of the site currently zoned HB-L contains a gated access from Char-Lou Lane.

The applicant has not proposed any improvements with this request. Recommendations from the Comprehensive Transportation Plan are outlined below.

No commercial parking uses are included in the trip generation information, and because there is no site plan associated with any proposed development, staff is unable to estimate either the existing or proposed trip generation for the subject property.

There are no sidewalks along any of the subject property’s road frontages.
<table>
<thead>
<tr>
<th><strong>Transit</strong></th>
<th>WSTA Route 81 runs along Kester Mill Road. A stop for this route is located at the southeastern corner of the subject property.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Connectivity</strong></td>
<td>Staff is unable to determine the overall connectivity of the site, as no site plan was submitted with this request. However, there may be opportunities to provide connections to the existing development to the east.</td>
</tr>
<tr>
<td><strong>Transportation Impact Analysis (TIA)</strong></td>
<td>No TIA was conducted in association with this request.</td>
</tr>
<tr>
<td><strong>Analysis of Site Access and Transportation Information</strong></td>
<td>The site is well situated between a major and minor thoroughfare with proximity to transit. The size and underdevelopment of the site provide opportunities for internal connectivity and consolidated access. While there are no sidewalks along any of the property frontages currently, they will be required with any subsequent development.</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th><strong>Legacy 2030 Growth Management Area</strong></th>
<th>Grown Management Area 3 – Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| **Relevant Legacy 2030 Recommendations** | ● Encourage reuse of vacant and underutilized commercial and industrial sites.  
● Promote compatible infill development that fits with the context of its surroundings.  
● Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. |
| **Relevant Area Plan(s)** | *Southwest Suburban Area Plan Update (2015)* |
| **Area Plan Recommendations** | The area plan recommends commercial use of the subject property, encouraging the redevelopment of existing undeveloped and underutilized sites and calling for the improvement of existing commercial areas so as to blend with existing development and not infringe on nearby neighborhoods. |
| **Site Located Along Growth Corridor?** | No |
| **Site Located within Activity Center?** | No |
| **Comprehensive Transportation Plan Information** | The *Comprehensive Transportation Plan* calls for Hanes Mall Boulevard to be a four-lane, median-divided boulevard with curb and gutter, sidewalks on both sides of the road, and wide outside lanes for accommodating cyclists. |
| **Greenway Plan Information** | There are no planned greenways near the site. |
| **Addressing** | Addresses will be assigned at the time of permitting. |
| **Applicable Rezoning Consideration from Chapter B,** | (R)(3) - Have changing conditions substantially affected the area in the petition?  
No  
(R)(4) - Is the requested action in conformance with *Legacy 2030*?  
Yes |
### Article VI, Section 6-2.1(R)

<table>
<thead>
<tr>
<th>Analysis of Conformity to Plans and Planning Issues</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request to rezone an underdeveloped residential remnant for commercial use would allow infill development compatible with the surrounding commercial properties. Both Legacy and the Southwest Suburban Area Plan are supportive of such development, and the area plan recommends the site for commercial use.</td>
<td></td>
</tr>
</tbody>
</table>

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposal would allow for the development of vacant land in a prominent commercial area.</td>
<td>Archaeological resources may exist on the subject property, and potential development could destroy them.</td>
</tr>
<tr>
<td>The proposal would create new commercial opportunities that are compatible with existing areas.</td>
<td></td>
</tr>
<tr>
<td>The Southwest Suburban Area Plan recommends commercial use of the subject property.</td>
<td></td>
</tr>
</tbody>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **OTHER REQUIREMENTS:**
  a. Freestanding signage for development within the subject property’s boundaries shall be limited to monuments with a maximum height of six (6) feet and a maximum copy area of fifty (50) square feet.

### STAFF RECOMMENDATION: Approval

**NOTE:** These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

Melynda Dunigan inquired as to the archeological resources referenced in the staff report and whether there was any potential to recover any of the artifacts, if in fact there are any.

Desmond Corley stated that the report was inconclusive that there are any resources.

Aaron King stated that by adding those comments to the report, the Historic Resources staff was only raising awareness to the fact that it’s possible something could be there.

MOTION: Clarence Lambe recommended approval of the zoning petition.
SECOND: Jason Grubbs
VOTE:
   FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Brenda Smith
   AGAINST: None
   EXCUSED: None

_____________________________________________________
Aaron King
Director of Planning and Development Services
DOCKET #: W3410

PROPOSED ZONING: GB-L

EXISTING ZONING: RS9 and HB-L

PETITIONER: Michael Neill Properties LLC and Bob Neill Inc. of Winston-Salem

SCALE: 1" represents 500'

STAFF: Corley

GMA: 3

ACRES: 8.35

NEAREST BLDG: 35' east

MAP(S): 6804.01, 6804.02
USES ALLOWED IN THE EXISTING RS9 ZONING DISTRICT
Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Manufactured Home, Class A
Park and Shuttle Lot
Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower

SUP not required if requirements of Section B.2-5.2(A) are met
USES ALLOWED UNDER PROPOSED “SERVICES, A”

SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

- 7212 Garment Pressing and Agents for Laundries and Drycleaners
- 7215 Coin-Operated Laundries and Cleaning
- 7216 Drycleaning Plants, Except Rug
- 7217 Carpet and Upholstery Cleaning
- 722 Photographic Studios, Portrait
- 723 Beauty Shops
- 724 Barber Shops
- 725 Shoe Repair and Shoeshine Parlors
- 729 Miscellaneous Personal Services
- 733 Mailing, Reproduction, Commercial Art and Photography
- 735 Equipment Rental and Leasing (only with inside storage of equipment)
- 737 Computer Programming, Data Processing and other Computer Related Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
- 738 Miscellaneous Business Services
- 762 Electrical Repair Shops
- 763 Watch, Clock, and Jewelry Repair
- 764 Reupholstery and Furniture Repair
- 7699 Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.
USES ALLOWED UNDER PROPOSED “SERVICES, B”

SERVICES, B. An establishment primarily engaged in providing services to commercial and business establishments. Operations may include large scale facilities and storage of merchandise and equipment outside enclosed buildings. Services B includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

- 721 Laundry, Cleaning, and Garment Services Except those listed under Services A
- 7312 Outdoor Advertising Services
- 734 Services to Dwellings and Other Buildings
- 735 Equipment Rental and Leasing (with outside storage of equipment)
- 7623 Refrigeration Service and Repair
- 7692 Welding Repair
- 7694 Armature Rewinding Shops
- 7699 Establishments from SIC 7699 primarily engaged in providing repair and other services to businesses and to a lesser extent, individuals, that by the nature of their operation could impact adjoining property due to noise, odor, vibration, and/or air or water pollution. Uses include repair or servicing of large or heavy machinery, such as engines and appliances, and welding, blacksmith or gunsmith shops, and septic tank or sewer cleaning services, but not to include agriculture and farm equipment, industrial truck repair, and motorcycle repair.