



TOWN OF CARRBORO

NORTH CAROLINA

TRANSMITTAL

PLANNING DEPARTMENT

DELIVERED VIA: HAND MAIL FAX EMAIL MEETING AGENDA

To: David Andrews, Town Manager
Mayor and Board of Aldermen

From: Patricia J. McGuire, Planning Director

Date: February 6, 2015

Subject: Light Manufacturing

Information on light manufacturing has been requested for consideration during the discussion of an update of economic development activities that is scheduled for the Board of Aldermen’s annual retreat on February 15th. The request seeks information on “establishing zoning that is cleanly manufacturing without other competing uses” and on a “process toward establishing such a zone in Carrboro.” The Board has discussed manufacturing uses in relation to an active development application for the project known as SouthGreen. The application includes a request for rezoning the property. More information on the agenda materials and Board discussion to date may be found at

Date	Item
11/19/13	Public hearing on amendments to allow additional uses in M-1 zoning district. https://carrboro.legistar.com/MeetingDetail.aspx?ID=261240&GUID=C9E731C4-7318-4BF9-9237-19F00BCB9A49&Search=
1/14/14	Discussion of request to allow additional uses in M-1 district. https://carrboro.legistar.com/MeetingDetail.aspx?ID=278049&GUID=9338808C-AF83-4BD4-A2B8-6B1DB90A1C52&Search=
2/18/14	Request to set a public hearing on additional uses in the M-1 zoning district https://carrboro.legistar.com/MeetingDetail.aspx?ID=278066&GUID=F2713EBD-9C05-4602-B308-7A16220066DD&Search=

The Land Use Ordinance does not include a definition of light manufacturing. Use classification 4.00 includes the description “manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of good, merchandise, and equipment,” and such uses are permissible in six zoning districts in town; the B-1(g), M-1, M-2, CT, WM-3, and O/A. District descriptions vary in

the use of terms to provide additional specifics about the type of manufacturing that might be envisioned (see Article IX at <http://www.ci.carrboro.nc.us/DocumentCenter/Home/View/686>). A range of uses is permissible in each of these zones, with the WM-3, watershed light industrial, allowing perhaps the most limited number of permissible uses. Using the query tool available on the town's website (<http://gis.ci.carrboro.nc.us/ZoningQuery/pickzone.asp>), it is possible to examine those uses by district.

Changes to the existing regulatory framework could be made by developing specific definitions for some of the terms currently in use, including "light," and "specialized" and assigning those more-specifically designed uses to existing zoning districts, modifying the zoning districts to allow a more limited range of uses, and/or establishing incentives for developments that are primarily light industrial, and establishing a new zone or zones. These changes would constitute amendments to either the Land Use Ordinance text, the Zoning map, or both, and would fall under the Board's legislative authority and procedural requirements.