

Issue Analysis Form

Date: September 22, 2020

Item: Industrial District Ordinance Update (Zoning Ordinance Amendment)

Lead Department: Community Development & Code Compliance

Contact Persons: Julie C. Walton, Director
Horace Wade, Planner II



Description and Current Status

County staff has received requests from industrial developers to amend the County Ordinance to allow M-1 uses in the M-2 Zoning District, and to allow M-1 and M-2 uses in the M-3 Zoning District. Consultants for industrial developers and Economic Development staff support the Ordinances being amended to allow what is called "pyramid zoning". In Prince George County's version, the less intense Limited Industrial uses would be permitted in the Heavy Industrial District.

Government Path

- | | | |
|--|---|--|
| Does this require IDA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require BZA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Planning Commission action? | <input checked="" type="checkbox"/> Yes | September 24, 2020 |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | TBD |
| Does this require a Public Hearing? | <input checked="" type="checkbox"/> Yes | TBD |
| If so, before what date? | N/A | |

Fiscal Impact Statement

The proposed ordinance changes would result in a slight reduction in fees charged by the Planning and Zoning division, but would be offset by reductions in advertising costs and staff resources for case development.

County Impact

The proposed amendment would benefit County businesses by providing flexibility in uses at the facilities, reduce delays and costs for businesses who expand or change uses, and will offer additional options to property owners and industrial developers. It will also lead to reduced costs and staff time for the County.

Notes



Photo: Service Center Metals (Richmond Times-Dispatch)

PROPOSED ORDINANCE AMENDMENT FOR M-USES

“PYRAMIDING” INDUSTRIAL USES

SEPTEMBER 22, 2020

CURRENT SITUATION

Recent Example: Service Center Metals

1. Property previously rezoned up from M-1 to M-3
2. Business expands and plans new business activity = Change of use
3. New (less-intense) use not allowed in M-3 zoning district; included in the M-1 district
4. Required to rezone down to M-1

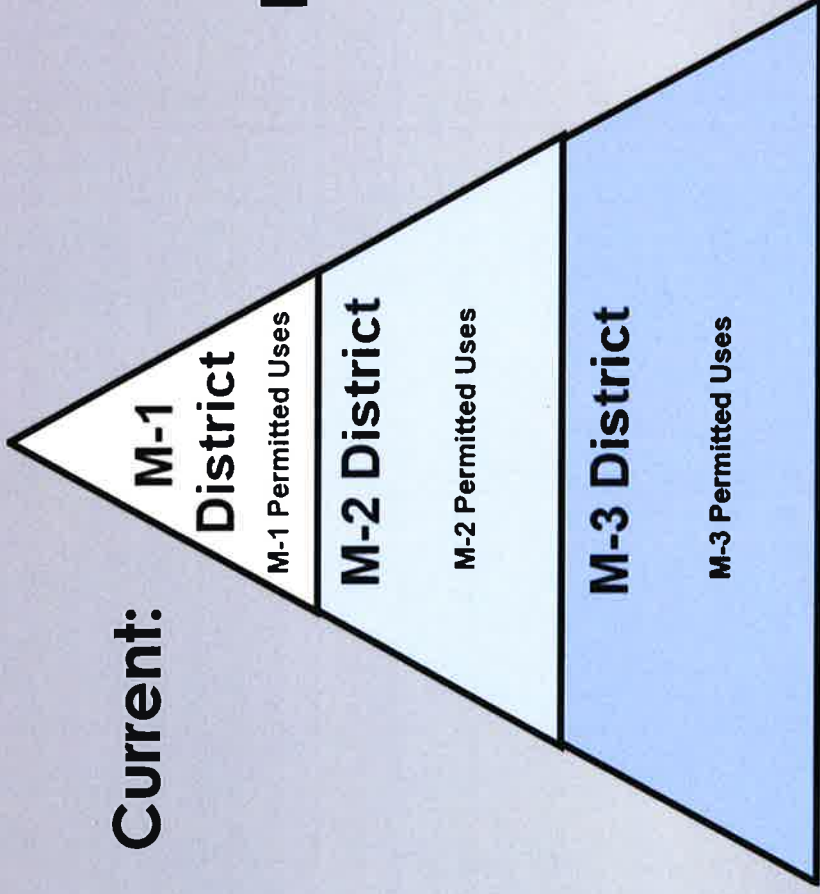
Result = Delay for business owner
+ Costs associated with rezoning

ORDINANCE AMENDMENT: PYRAMIDING INDUSTRIAL USES

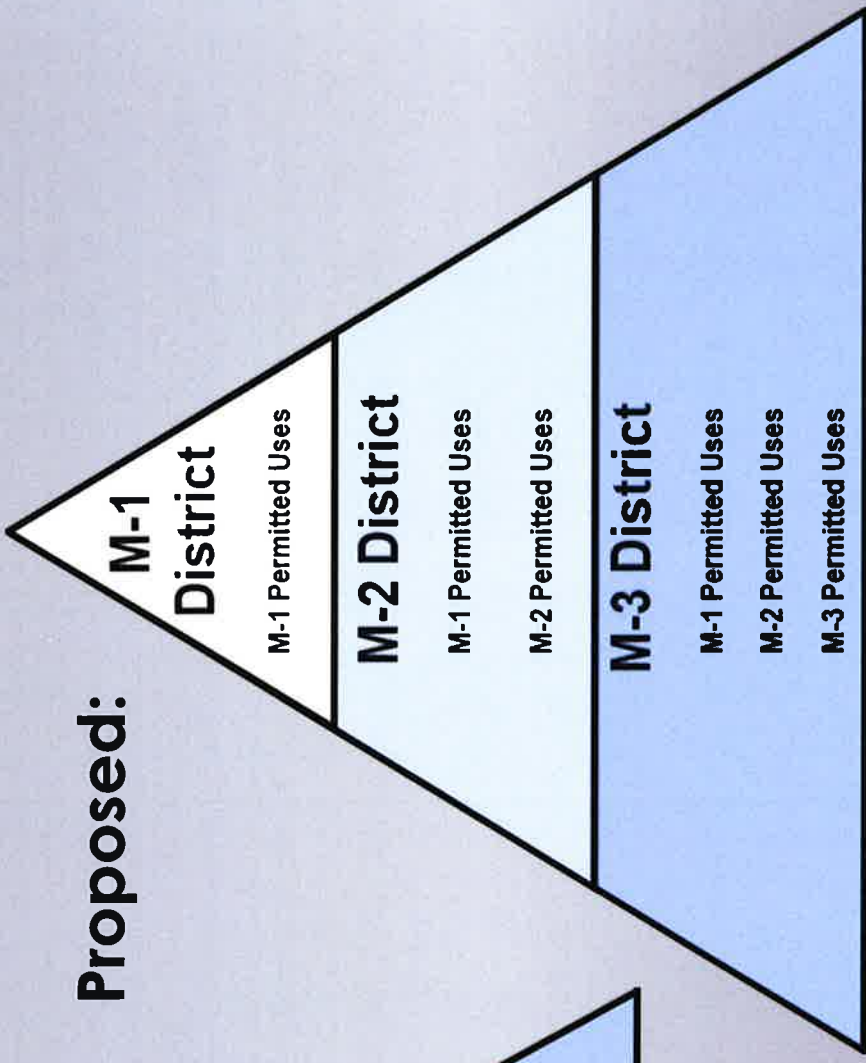
PROPOSED CHANGE

NOTE: The M-3 Zoning District allows the most intense, heavy industrial uses.

Current:



Proposed:



IMPACT IF APPROVED

- Once a property is rezoned to a higher level (i.e. M-1 to M-2), it would not need to be downzoned later when/if the use of the property changes to a less intensive use
- Reduced delays and costs for businesses, property owners, and developers
- Reduced costs and staff time for the County
- More stable property values, flexibility in allowable uses

SUPPORT

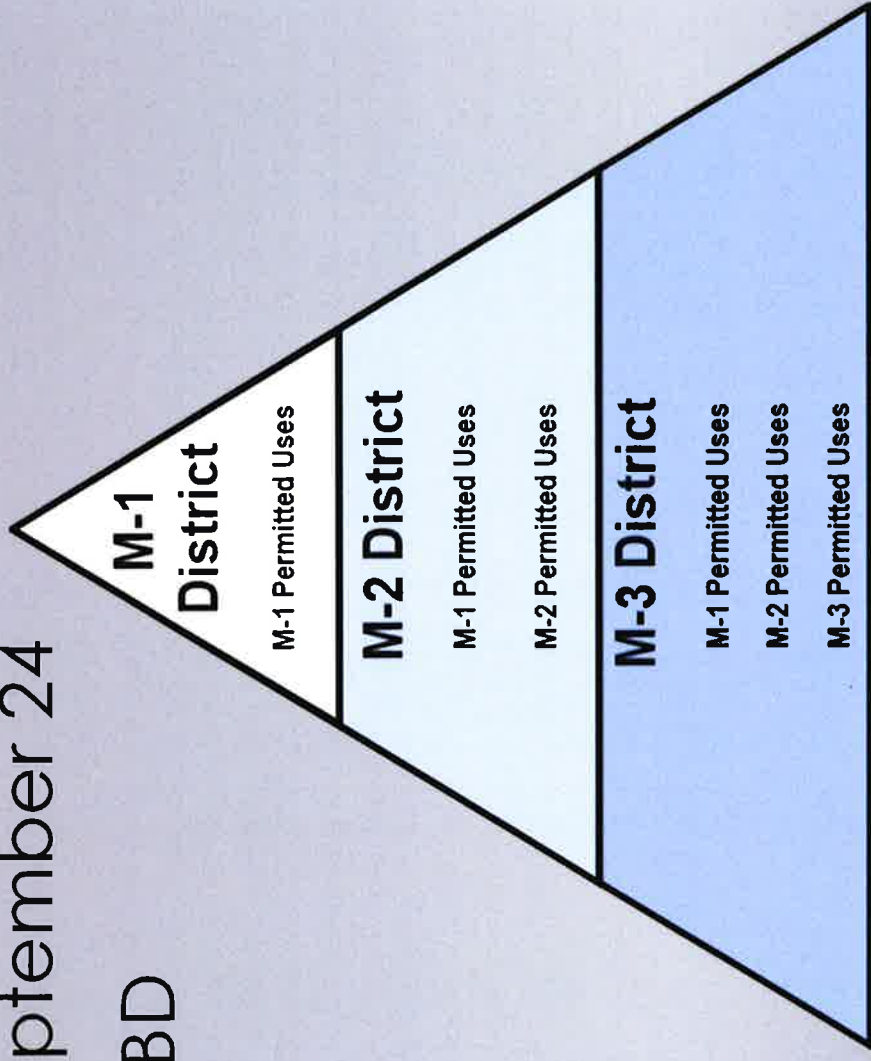
- Requested by businesses, property owners, industrial developers
- Recommended by engineering consultants such as Timmons Group (based on their experience working with other localities)
- Supported by Staff (Planning & Zoning Division and Economic Development)

NEXT STEPS:

PC Public Hearing: September 24

BOS Public Hearing: TBD

Questions and Feedback?



Thank you!

ARTICLE X. - M-1 LIMITED INDUSTRIAL DISTRICT

Sec. 90-442. - Permitted uses.

In the M-1 limited industrial district, any structure to be erected or land to be used shall be for one or more of the following uses:

- (1) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also the manufacture of small parts, such as coils, condensers, transformers and crystal holders.
- (2) Laboratories, pharmaceutical and medical.
- (3) Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
- (4) Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yarn and paint.
- (5) Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
- (6) Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- (7) Feed and feed stores.
- (8) Cabinets, furniture and upholstery shops.
- (9) Boat building.
- (10) Monumental stone works.
- (11) Veterinary or dog or cat hospitals and kennels.
- (12) Airports with conditional use permit.
- (13) Wholesale businesses and storage warehouses.
- (14) Offstreet parking as required by this chapter.
- (15) Public utility generating, booster or relay stations, transformer substations, transmission lines and towers and other facilities for the provision and maintenance of public utilities including railroads and facilities and water and sewerage installations.
- (16) Business signs.
- (17) General advertising signs.
- (18) Location signs.
- (19) Agriculture. Notwithstanding any other provisions of this article, only accessory structures may be erected for the use of agriculture in an M-1 district; site plan review is not required on land used exclusively for agricultural pursuits.
- (20) Building supply.
- (21) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment:
 - a. The dwelling shall be attached to or located above the business;

- b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and
 - c. The residential unit shall not be used as a rental property.
- (22) Mobile Food Units, subject to the provisions of Section 90-1041

ARTICLE XI. - M-2 GENERAL INDUSTRIAL DISTRICT

Sec. 90-492. - Permitted uses.

In the M-2 general industrial district, buildings to be erected or land to be used shall be for one or more of the following uses:

- (1) Truck terminals.
- (2) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping.
- (3) Blacksmith shops, welding or machine shops.
- (4) Building material sales yards and plumbing supplies storage.
- (5) Contractors' equipment storage yard or plant or rental of equipment commonly used by contractors.
- (6) Petroleum storage.
- (7) Sawmills and planing mills.
- (8) Brick manufacture.
- (9) Boiler shops.
- (10) Meat, poultry and fish processing.
- ~~(11) Offstreet parking as required by this chapter.~~
- ~~(11)~~(12) Public utilities.
- ~~(12)~~(13) Conservation areas.
- ~~(13)~~(14) Game preserves.
- ~~(14)~~(15) Accessory uses.
- ~~(16) Business signs.~~
- ~~(15)~~(17) General advertising signs.
- ~~(16)~~(18) Location signs.
- ~~(17)~~(19) Concrete products or central mixing and proportioning plants.
- ~~(18)~~(20) Agriculture. Notwithstanding any other provision of this article, only accessory structures may be erected for the use of agriculture in an M-2 district; site plan review is not required on land used exclusively for agricultural pursuits.
- ~~(21) Wholesale businesses and storage warehouses.~~
- ~~(22) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment.~~

← **Formatte**

- ~~a. The dwelling shall be attached to or located above the business;~~
 - ~~b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and~~
 - ~~c. The residential unit shall not be used as a rental property.~~
- ~~(19)(23) Vehicle impound facility.~~
- ~~(24) Mobile Food Units, subject to the provisions of Section 90-1041~~
- (20) All M-1 permitted uses.

ARTICLE XII. - M-3 HEAVY INDUSTRIAL DISTRICT

Sec. 90-542. - Permitted uses.

In the M-3 heavy industrial district, buildings to be erected or land to be used shall be for one or more of the following uses:

- (1) Battery manufacture.
- (2) Punch presses exceeding 40-ton rated capacity and drop hammers.
- (3) Sand and gravel operations.
- (4) Crushed stone operations.
- (5) Wood-preserving operations.
- (6) Abattoirs.
- (7) Acid manufacture.
- (8) Cement, lime and gypsum manufacture.
- (9) Fertilizer manufacture.
- (10) Petroleum refining including byproducts.
- (11) Asphalt mixing plants.
- (12) Paper and pulp manufacture.
- (13) Screened junk storage.
- (14) Cogeneration plants.
- (15) Materials recovery facilities, resource recovery/reclamation operations.
- ~~(16) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment:~~
 - ~~a. The dwelling shall be attached to or located above the business;~~
 - ~~b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and~~
 - ~~c. The residential unit shall not be used as a rental property.~~
- ~~(17) Vehicle impound facility.~~

← **Formate**

~~(16)(48)~~ Small solar energy facility.

~~(17)(49)~~ Large-scale solar energy facility.

~~(20)~~—Manufacturing, compounding, assembling or treatment of articles of merchandise from previously prepared materials including bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yarn and paint.

(18) All M-2 permitted uses.