

Small Scale Manufacturing Zoning Text Amendment

City of Hendersonville
Community Development Department



Small Scale Manufacturing Trends

- provide diverse, quality employment opportunities for a wide range of experience and educational attainment
- to create a diversified business mix that can thrive regardless of the changing consumer preferences in retail shopping
- to create authentic experiences and make purchases accordingly.



Products that are “made here, sold here” adds value to the overall downtown experience for visitors and locals alike.



Small Scale Manufacturing Businesses

- allow cooperative spaces, business incubators, or maker-spaces that provide space for entrepreneurs to develop their products without the higher overhead facility costs.
- Synergymill.com



Niche Markets and Recruitment

- Outdoor gear builders (cycling and bike components, camping or hiking products, etc)
 - Outdoor Gear Builders of WNC provide more than 760 jobs region-wide, and well over \$8,000,000 in local sourcing of materials and contracts within WNC
- Artisan craft production (clay, wood, fiber, metal, glass)
 - Just announced: East Fork Pottery making \$2.4 million investment and will add over 50 net new jobs, with an average wage of \$22.46 per hour and sustain over 100 existing jobs. Starting pay for all positions at East Fork Pottery is a minimum of \$20/hour.



Niche Markets and Recruitment

- small scale production of local goods (soaps, food products, breweries, etc)
- technology and product development, and other innovative industries that diversify Hendersonville's economy.



Already Allowed: Microbreweries



Background and Purpose

- Currently allow Light Manufacturing only in I-1 and PMDCZD by right and in C-2 as a special use.
- C-1, C-2, C-3, CMU, GHMU, CHMU & HMU include larger vacant or partially vacant properties, which historically did or could today accommodate small scale manufacturing uses.



Proposal: To add a new definition for Small Scale Manufacturing and to permit that use, subject to “Supplementary Standards,” in the following districts:

- C-1: Central Business
- C-2: Secondary Business
- C-3: Highway Business
- GHMU: Greenville Highway Mixed Use
- CHMU: Commercial Highway Mixed Use
- CMU: Central Mixed Use
- HMU: Highway Mixed Use



Small Scale Manufacturing Definition

“The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noxious noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building where such assembly fabrication, or processing takes place. And where such processes are housed entirely within a building. And where such processes do not require frequent shipping and receiving activities by a truck rated Class 8 or above in the Federal Highway Administration’s vehicle class system.”



Supplementary Standards

The Supplementary Standards for Small Scale Manufacturing are proposed to be the following;

- 1) The front of the building at street level shall remain open and visible from the sidewalk with a view of the activities inside; and
- 2) A showroom, display area, or sales area shall be provided.
- 3) Outdoor storage of goods and materials shall not be permitted in zoning district classifications C-1, CMU, GHMU, HMU & CHMU.
- 4) Outdoor storage of goods and materials shall not exceed 25% of the total footprint of all buildings on the property in zoning district classifications C-2 & C-3.



Supplementary Standards (Continued)

- 5) Newly constructed shipping and receiving facilities shall be designed such that they are internal to the site, in service alleys or at the back of the building.
- 6) Shipping and receiving needs shall not exceed the equivalent of (1) FHWA Class 8 truck per week.
- 7) Reuse of an existing building shall not exceed 20,000 square feet of building floor space.
- 8) New construction shall not exceed 10,000 square feet of building floor space.

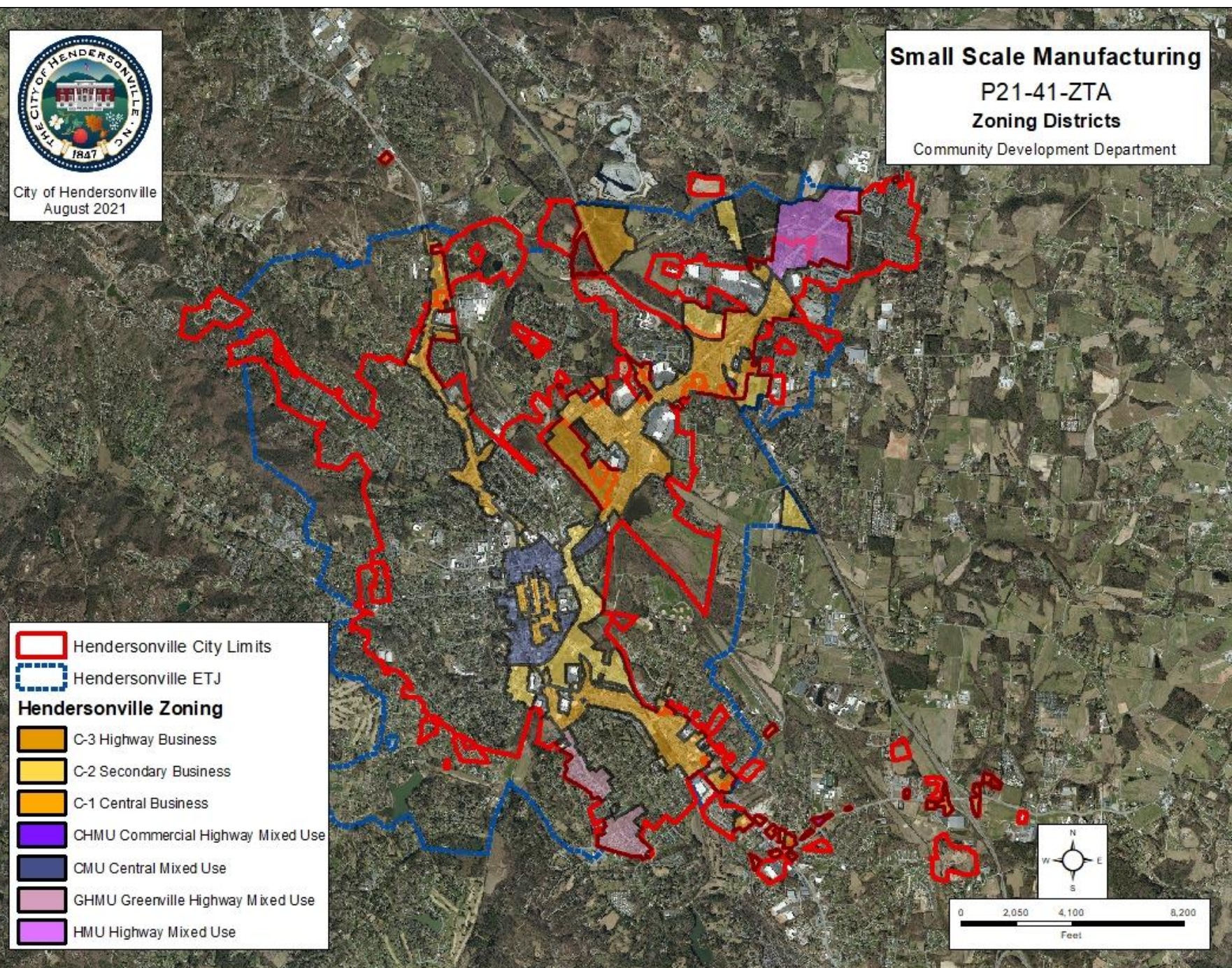


Impacted Zoning Districts (Overall)



City of Hendersonville
August 2021

Small Scale Manufacturing
P21-41-ZTA
Zoning Districts
Community Development Department



FHWA Vehicle Classifications

1. Motorcycles
2 axles, 2 or 3 tires



2. Passenger Cars
2 axles, can have 1- or 2-axle trailers



3. Pickups, Panels, Vans
2 axles, 4-tire single units
Can have 1 or 2 axle trailers



4. Buses
2 or 3 axles, full length



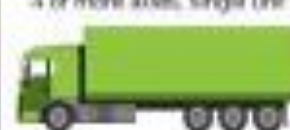
5. Single Unit 2-Axle Trucks
2 axles, 4 tires (dual rear tires), single-unit



6. Single Unit 3-Axle Trucks
3 axles, single unit



7. Single Unit 4 or More-Axle Trucks
4 or more axles, single unit



8. Single Trailer 3- or 4-Axle Trucks
3 or 4 axles, single trailer



9. Single Trailer 5-Axle Trucks
5 axles, single trailer



10. Single Trailer 6 or More-Axle Trucks
6 or more axles, single trailer



11. Multi-Trailer 5 or Less-Axle Trucks
5 or less axles, multiple trailers



12. Multi-Trailer 6-Axle Trucks
6 axles, multiple trailers



13. Multi-Trailer 7 or More-Axle Trucks
7 or more axles, multiple trailers

