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Cc: [Luke Meade](#)
Subject: Emailing: SC ZTA Article 5-101.2 add Planned Artisan Manufacturing District
Date: Wednesday, October 18, 2023 3:26:48 PM
Attachments: [SC ZTA Article 5-101.2 add Planned Artisan Manufacturing District.pdf](#)

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Good afternoon city planners:

Attached is a Sullivan County Zoning Text Amendment packet to create a new zoning district, which will be called Planned Artisan Manufacturing District. The Sullivan County Regional Planning Commission voted unanimously last night to send a favorable recommendation on to the city regional PCs and then County Commission for adoption. Thank you so much for your recent email responses regarding how your respective cities handle these types of land uses. Since the county does not have a warehouse district that has been redeveloped for these types of uses, nor an Arts District like Gatlinburg and Asheville, we needed to develop a new district to support these traditional guilds such as pottery, stained glass, woodworking, jewelry making and blacksmithing at this small-scale level. These types of craftsmen often are part of our heritage festivals in Blountville, Rocky Mount, Exchange Place and such, so they have to be working somewhere. A General Manufacturing district is "overkill" however our business zones do not allow such uses. Please note, these uses shall be permitted in existing manufacturing districts; however, if a landowner requests a rezoning for this purpose we would direct them to the PAD. Please let me know if you have any questions. If you have any further suggestions for improvements to the codification and narrative of this new district, please share and I can take it back to our county PC.

We do not have any rezoning requests filed for November that are within your UGBs. Just this additional Text Amendment. Sorry. We do have a landowner seeking this opportunity so thus the need to move forward.

Thanks so much,

Ambre M. Torbett, AICP
Director of Planning & Community Development
Stormwater Administrator

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SC ZTA Article 5-101.2 add Planned Artisan Manufacturing District

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