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# Industrial Rezoning in the City of Gainesville Position Statement

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## Mission Statement of the Gainesville Area Chamber of Commerce

To be a leader in providing advocacy, services, and information to enhance economic opportunity in our community.

## Position of the Gainesville Area Chamber of Commerce

The Chamber supports inclusion of SIC Code 2833, Medicinal and Botanicals, and SIC Code 2834, Pharmaceutical Preparations, in the appropriate Industrial Zones of the City of Gainesville. The Chamber supports exclusion of all other industries deemed incompatible to surrounding land uses by the City, specifically SIC Code 2892 Explosives, SIC Code 3321 Grey Iron Foundries, and SIC Code 3326 Copper Foundries. The Chamber also supports increased acreage of industrially zoned areas.

## HISTORY

The City of Gainesville enacted a moratorium on new permits in industrially zoned land to projects from February 2001 through December 2001. The I-2 zoning permits heavy industry, whereas the I-1 zoning permits light industry. The moratorium applied to both types of areas. The moratorium was designed to temporarily stop new construction and expansion in industrially zoned areas for certain industries deemed to be large polluters by the City Commission, numbering some 48 industries. Concurrent with the pause in permits would be a study of the zoning codes to determine the nature of industries that should be allowed in Gainesville. Moratorium proponents cited concerns for the natural environment and related human health issues when lobbying for the action.

The Chamber's Business Regulation Committee discussed the moratorium with City staff through a presentation to the full committee and discussions with individual planners. It also examined a report prepared by the City's consultant, Water & Air Research, Inc. and gave considerable weight to the results of the Gainesville Council for Economic Outreach/Lockwood Greene Targeted Industry Report.

## RATIONALE

Heavy industry is not the answer to economic development in Gainesville. Gainesville, and Alachua County, should develop a base of knowledge about appropriate industries that would harmonize with the characteristics of the area. The study initiated by the Gainesville City Commission sought to gain the appropriate knowledge while temporarily ceasing expansion of the City's industrial base.

Meanwhile, consultants for the Gainesville Council for Economic Outreach (CEO) developed a comprehensive study examining the competitive advantages and disadvantages of the area, including complements to existing industry. Such customized industries could then be targeted for the community to provide appropriate companies with opportunities for quality jobs for area citizens. Two of the twelve industries identified by Lockwood Greene, CEO's consultants, were also subject to the City's moratorium, namely SIC Code 2833, Medicinal Chemicals and Botanical Products, and SIC Code 2834, Pharmaceutical Preparations.

The recommendations on the table at the City include severely limiting the ability of industries under SIC Code 2833, Medicinal and Botanicals, to locate or expand operations within the limits of the City of Gainesville. While environmental issues are of concern to all in this community, the activities designated under this SIC Code vary tremendously in their impacts and should be considered on an individual basis.

Medicinal and Botanicals could include such activities, among others, as herb grinding and milling; ground medicinal botanical products; creating bulk natural and synthetic vitamins; as well as creating bulk antibiotics, penicillin, and/or insulin. Given the strong healthcare and research focus of the community, subjecting companies to an intense permitting process is a large disincentive to their locating or expanding facilities here. Likewise, Pharmaceutical Preparations take products from Medicinal and Botanicals one step further to create end products for public consumption such as packaged antibiotics and botanical pills. The Chamber supports enriching Gainesville by encouraging such activities while ensuring the businesses are in full compliance of applicable environmental regulations and land use codes.

The answer to economic development is not excess regulation, but carefully considered strategy. The City's consultant also recommends increasing the acreage of industrially zoned land. This business-friendly action would be welcomed by the Chamber as a sign of the City's support of increased job opportunities for its citizens and for residents of the entire region.

## **RESOURCES**

Water and Air Research, Inc. Study of Gainesville's Existing Industrial Areas and Surrounding Land Uses. Draft, October 2001.

Lockwood Greene Consulting. Target Industry Report for the Gainesville Region. May 2001.

Saunders, Tom; Community Development Director, City of Gainesville. Presentation to Business Regulation Committee, August 20, 2001.

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# INDUSTRIAL REZONING IN THE CITY OF GAINESVILLE

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## POSITION OF THE GAINESVILLE AREA CHAMBER OF COMMERCE

The Chamber supports inclusion of SIC Code 2833, Medicinal & Botanicals, and SIC Code 2834, Pharmaceutical Preparations, in the appropriate Industrial Zones of the City of Gainesville. The Chamber supports exclusion of all other industries deemed incompatible to surrounding land uses by the City, specifically SIC Code 2892 Explosives, SIC Code 3321 Grey Iron Foundries, and SIC Code 3326 Copper Foundries. The Chamber also supports increased acreage of industrially zoned areas.

### WHY MEDICINALS & BOTANICALS AND PHARMACEUTICAL PREPARATIONS?

- Overlapping industries
  - 2 of the 12 industries identified by the CEO/Lockwood Greene study (to determine what industries best complement those which are established in the area currently) were also subject to the City's moratorium, namely SIC Code 2833, Medicinal Chemicals and Botanical Products, and SIC Code 2834, Pharmaceutical Preparations.
  - Imposing special use permits on these industries would be a disincentive for these businesses to locate in Gainesville.

### SIC CODE 2833, MEDICINAL & BOTANICALS

- Request that this remain a "Use by Right" in the I-2 areas.
- Could include such activities, among others, as herb grinding and milling; ground medicinal botanical products; creating bulk natural and synthetic vitamins; as well as creating bulk antibiotics, penicillin, and/or insulin.
- While environmental issues are of concern to all in this community, the activities designated under this SIC Code vary tremendously in their impacts and should be considered on an individual basis.

### SIC CODE 2834, PHARMACEUTICAL PREPARATIONS

- Takes products from Medicinal & Botanicals one step further to create end products for public consumption such as packaged antibiotics, tablet vitamins, and botanical pills.
- No zoning changes have been proposed for this industry.

### INCREASE ACREAGE OF INDUSTRIALLY ZONED LAND

- This business-friendly action would be welcomed by the Chamber as a sign of the City's support of increased job opportunities for its citizens and for residents of the entire region.
- Recommended on page 40 of the City of Gainesville Industrial Use Study, immediately above section 4.3.