



BULK B-2 REZONINGS

Options to Proceed:

1. Motion to rezone parcels (read from list attached or reference list provided) from B-1 to B-2. The requests are consistent with our future land use map and goals of the Unified Development Ordinance.
 - a. *This motion could include all or some of the parcels. Meaning, Council can recommend not to rezone some and to rezone others.*
2. Table for further research
3. Motion to recommend denial of all parcels

Staff and Planning Board recommend Option 1, all parcels

SUMMARY

The previous version of our development ordinance (pre-November 2021) had B1 and B2 districts. The B2 district was seldom used as both were so similar. When the new Unified Development Ordinance was adopted, B1 was shifted to focus more on the 'downtown core' and B2 was aimed more at businesses outside of downtown. The uses allowed are more restrictive in B1 however most 'commercial' properties in town remain B1 from the previous ordinance. Current definitions:

5.3.2 Nonresidential Districts

(C) Central Business District (B-1) The B-1 Business District is established as a district in which the principal use of land is to provide for general retail and consumer services for the community in a central business location.

(D) General Business District (B-2) The B-2 district is established as a district in which retail and consumer services are provided to serve the Town and surrounding area.

Staff has noted several instances since the UDO change where a use change meant they were no longer in compliance (though they are "grandfathered"). We have also heard from potential buyers of properties that seemed less interested when they found out a certain use wasn't allowed and would require a rezoning (these were uses not allowed in B1, but allowed in B2). Therefore, we initiated a letter to owners of B1 properties in town that would be more in line with the B2 classification. It stated that we would bring all interested parcels/property owners through the process on one application for a 'bulk rezoning.' This would make the process easier for applicants while effectively cleaning up our zoning around town.

14 properties were brought forward for this change from B1 to B2. They are attached. We have also included the differences from B1 to B2 in the attached pages.



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MATERIALS PROVIDED

- **Letter to property owners**
- **List of properties (and map)**
- **B1 and B2 comparisons pulled from UDO**
- **Article 7 of UDO, Use Standards**

Parcels/Owners:

2197 Cecil Burton Manning
60214 Arnold Phillips
57812 Arnold Phillips
1221 Arnold Phillips
57813 Arnold Phillips
1116 Cruize Thru LLC
1117 Cruize Thru Car Wash
74000 Hulland LLC
47261 First National Bank
44411 College Park Properties
626 Fred J. Hoyle
58386 Spring Inn-Vestors LLC
630 Horae Elan and Susan H Scruggs
2251 Gardner-Webb University

B1 and B2 Comparison

5.3.2 Nonresidential Districts

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(D) General Business District (B-2) The B-2 district is established as a district in which retail and consumer services are provided to serve the Town and surrounding area.

Dimensional Standards: (Table 6-1 in UDO)

B-1:	B-2:
Front setback: 10 feet max	Front setback: 20 feet
Side setback: Only required where adjoining an R-20, R-15, R-15TH, or R-10 district, a side yard of 20 feet shall be required.	Side setback: 20 feet
Rear setback: No rear yard is required in the B-1 district, except where adjoining an R-20, R-15, R-15TH, or R-10 district, a rear yard of 20 feet shall be required.	Rear setback: 30 feet
Maximum height: 35 feet	Maximum height: 35 feet