



## AGENDA ITEM COVERSHEET

---

**PREPARED BY:** Gloria Abbotts, Planner

**DEPARTMENT:** Planning

**MEETING:** Planning & Zoning – 8 APR 2021

**SUBJECT:** **Text Amendment:** Consider amending Chapter 40, Article III, Article VII, & Article XVIII to review setbacks for through lots for fences, swimming pools and accessory structures.

---

### **BACKGROUND:**

The town has approximately 70 through lots. Currently, the ordinance requires that accessory structures, swimming pools, and fences meet front setback requirements on both frontages on through lots. Per last month's P&Z discussion, staff took P&Z feedback to TRC and discussed various ordinance allowances related to through lots. These changes were compiled into several updates related to dimensional standards and setbacks for fences, swimming pools, and accessory structures on through lots. Proposed changes include allowances for the designated rear yards on through lots. In the designated rear yard, fences may not exceed 6ft, accessory structures must be setback 10ft, in-ground pools must be setback 5ft, and above ground pools must be setback 10ft. The proposed ordinance incorporates both P&Z and TRC recommendations.

### **ACTION REQUESTED:**

Staff recommends approval of the Text Amendment

### **RECOMMENDED MOTION:**

Approval

- The Commission, Whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following ordinance amendment to Chapter 40, Article VIII is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans or

A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.