



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date:	Feb. 12, 2024
Department:	Planning and Economic Development Division
Agenda Section:	Consent
Public hearing:	Yes
Date of public hearing:	Jan. 18, 2024

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II
Shannan Campbell, Planning and Economic Development Manager

ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance (UDO) text amendment to Section 6.21.2 Streets – Applicability (staff-initiated)

Attachments:

1. UDO Section 6.21.2, as proposed to be amended
2. Consistency statement
3. Ordinance amending the UDO

Summary:

This amendment clarifies requirements for new and improved streets in the town's jurisdiction. It makes clear that improved streets are also subject to this section (not just new streets). Also, it makes clear that a new or improved street within town limits must comply with both the town's standard specifications and street manual.

Comprehensive Sustainability Plan goals:

- Transportation and Connectivity Goal 1:
Develop and maintain a safe, efficient, and sustainable multimodal transportation system (including bicycle, pedestrian, and transit options) that offers alternatives to single-occupancy vehicle trips and promotes health and access to area jobs, destinations, and services.
- Strategy:
Adopt regulations that contribute to meeting identified transportation and connectivity needs in town.

Financial impacts:

None.

Staff recommendation and comments:

Staff recommends approval of the text amendment as written.

Planning Board Recommendation:

After the Joint Public Hearing on January 18, 2024, the Planning Board unanimously recommended approval of the proposed text amendment (8-0). An excerpt from the draft minutes for the Joint Public Hearing is included on the next page.

Item 6C. Text amendment to UDO Section 6.21.2 Streets - Applicability (staff-initiated)

Boyle explained this amendment clarifies that the section applies not just to new streets but also improved streets. Bell asked if the difference between new and improved had ever been an issue. Campbell said no, the distinction is a standard one that isn't currently codified in the UDO. She said an improved street might be one whose layout is changed when a property is redeveloped. Hornik added that some private streets in the Waterstone development that were turned over to the town would be classified as improved. Campbell added that an improved road is one that has been more than resurfaced, for instance a gravel road that was converted into a public paved road. She noted the town's standards for public roads are somewhat more stringent than those of the NC Department of Transportation (DOT).

After the public hearing closed, Boyle explained the board was not required to make recommendations that evening but could recommend any amendments it was ready to recommend.

Motion: Schultz moved to recommend approval of the text amendments in sections 6 A, C, D, and E on the agenda as written. Schmidt seconded.

Vote: 8-0. Motion passed.

Action requested:

Approve attached amendments, consistency statement, and ordinance; approve with conditions/modifications; or table/continue the item.