



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date:	Dec. 12, 2022
Department:	Planning and Econ. Dev.
Agenda Section:	Regular
Public hearing:	Yes
Date of public hearing:	Oct. 20, 2022

PRESENTER/INFORMATION CONTACT

Planning and Economic Development Manager Shannan Campbell

ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance text amendment - Section 6.7.5 Fenestration

Attachments:

Ordinance amending the UDO

Summary:

In 2018 (?), the town planning and public space divisions got together and revised a handful of provisions in the Section 6 Design Standards to make the section require that new construction and redevelopment of commercial buildings and parking areas be more pedestrian oriented in design, required that more varied and high-quality building materials be used, and imparted design elements to make buildings generally more aesthetically pleasing. These design standards apply to all uses within the town.

Through application of the fenestration and glazing requirements town planning staff heard and saw some frustration through the development review process from architects and applicants that the glazing requirements were too large for certain uses and also for users in smaller buildings that were trying to accommodate glazing requirements with the location of interior restrooms, stockrooms, equipment rooms, etc. The amendments proposed reduce some of the overall glazing requirements and also specifically calls out that faux glass can be used to mimic the appearance of glass in places where transparent glass giving a view to the interior of the building may not make sense.

October Joint Public Hearing Minutes:

- E. Text amendment to the Unified Development Ordinance: Section 6.7.5 — To change requirements for “Fenestration”

Campbell presented the staff report. She said Section 6 of the ordinance regarding development standards was rewritten several years ago to require buildings to be more pedestrian-oriented, and those changes included fenestration and glass requirements. She said staff has run into issues enforcing these requirements for uses like warehouses and flex space that do not need a lot of glass, particularly when back walls face woods or when the ordinance requires windows in bathrooms and storage spaces. Campbell said staff has modified the requirements to reduce the amount of required glass and to clarify spandrel glass or faux glass options available for developers.

Commissioner Matt Hughes, Ferguson and Campbell discussed the ABC Store on Old N.C. 86 as an example of a building that had difficulty meeting the ordinance’s glass requirements. Campbell added staff had heard

feedback from flex spaces and other businesses on Meadowlands Drive that back up to wooded buffers but were required to have glass on their rear walls.

There were no further comments for this item from the board members or the public.

November Planning Board Meeting:

At the November Planning Board meeting the Planning Board discussed whether or not they were comfortable with lowering the minimum glass coverage down to 35% on ground floors and 20% of upper floors. The Planning Board voted 6-1 to recommend approval of this text amendment to approve this text amendment with the minimums raised to 40% on ground floors and 25% on upper floors.

Financial impacts:

None.

Staff recommendation and comments:

Staff recommends approval as written.

Action requested:

Approve, deny, or approve with changes the language modifying the unified development ordinance.