



## Agenda Abstract

### BOARD OF COMMISSIONERS

Meeting Date:	Dec. 12, 2022
Department:	Planning and Econ. Dev.
Agenda Section:	Consent
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 6.5 Buffers; Sub-Section 6.5.7.2 Exceptions (Railroad Buffers)

#### Attachments:

Ordinance amending the UDO

#### Summary:

The Unified Development Ordinance requires a 100-foot buffer to give new development/redevelopment a barrier from visual and noise impacts from the railroad operations. The town is under design for the new railroad station and siting a railroad station back 100 feet from the railroad right of way does not make sense in this instance because the station needs to be closer to the tracks in order to serve them and there is not the expectation of quiet enjoyment of the railroad station like there would be for other land uses such as residential, retail, hotel, restaurant, office, etc. This ordinance amendment would exempt train stations from the buffer requirement.

#### October Joint Public Hearing Minutes:

- A. Text amendment to the Unified Development Ordinance: Section 6.5.7 — To exclude train stations from buffer requirements

Campbell presented the staff report. She said staff found an issue while planning the future railroad station near the intersection of Orange Grove Road and Churton Street. Campbell said the ordinance requires a 100-foot buffer from railroads and interstates to protect businesses and residents from noise. She said the buffer is not necessary for the train station and its related walkways, parking and platforms. Campbell said a text amendment is needed to exclude the train station from the buffer requirement.

When asked, Campbell explained the ordinance requires buffers from railroads to protect residents and businesses from noise. She said there is no expectation for a train station to be quiet when a train goes by, noting it would be awkward to have the train station's platform and parking 100 feet from the rail line.

There were no further comments for this item.

#### November Planning Board Meeting:

At the November Planning Board meeting the Planning Board voted unanimously to recommend approval of this text amendment.

**Financial impacts:**

None.

**Staff recommendation and comments:**

Staff recommends approval as written.

**Action requested:**

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