

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 11/25/2024

Re: **Housing Unit Count Text Amendment** (*Informational Item*)

REQUEST:

The Planning Department recommends updating and clarifying some information from the subdivision ordinance into the zoning ordinance. Recommended is a text amendment update to 6.2 of the Subdivision Ordinance and 6.5.25 of the Zoning Ordinance relating to conditional zoning requirement relating to 100 or more housing units.

SUMMARY:

See bolded revised text

Proposed Text:

Subdivision Ordinance

6.200 General Procedure for Subdivisions

3. Any subdivision creating more than 100 ~~lots~~ **units** shall require conditional approval from the Pineville Town Council.

Zoning Ordinance

6.5.25 Conditional Zoning Thresholds and Traffic Study

Developments and uses of land of a certain size or type require additional traffic review to best manage traffic congestion directly related to the proposal. This is to best manage the health, safety, and welfare of the Town.

- A) A **conditional zoning plan and** traffic study is required for the creation of 100 or more housing units.
- B) A conditional zoning plan and traffic study is required for the creation of more than 100,000 gross square feet of any new: warehouse space, heated or cooled space, roofed space, event or gathering space such as theater, concert hall, amphitheater, church, or similar fire code assembly rated space.
- C) Traffic study shall generally follow NCDOT requirements.
- D) Improvements found as part of the study shall be required for approval excepting conditional process exemptions or additional safety, functional, or minimum level of service requirements.

PLANNING BOARD COMMENT:

Planning Board recommended to approve the text amendment to the Subdivision and Zoning Ordinance at the 11/12/2024 meeting.

STAFF COMMENT:

The text amendment clarification is recommended to both clarify housing units over lots and consolidate the 100-housing count conditional zoning threshold to have it clear and more readily accessible in the Pineville Zoning Ordinance.

ACTION:

This is a workshop meeting to hear the Staff initiated text amendment request and to offer feedback. This follows regular legislative process. Staff recommends the proposal and finds it consistent with adopted plans.