

Public Hearing



To: Town Council

From: Travis Morgan

Date: 6/22/2021

Re: **Zoning Ordinance Text Amendment** (*Action Item*)

REQUEST:

North Carolina General assembly approved amendments to North Carolina General Statutes zoning enabling legislature. These changes require text amendments to our ordinance. These text amendments are required to be adopted by July 1, 2021. The primary changes are relatively simple in that the previous NCGS numbering sections has changed from 160A to 160D and general procedural requirements and addition of staff conflict of interest sections among other items. Staff has taken this opportunity to have a general Zoning Ordinance update. Staff seeks your input and recommendation of the Zoning Ordinance 2021 updates.

STAFF TEXT AMENDMENT HIGHLIGHTS:

Below are selected zoning text change highlights beyond 160D and procedural items:

- Automotive and vehicle storage definition added
- Downtown mixed-use parking exemption 4.1.1(B)
- Elimination of compact parking 4.2.5
- Addition of residential parking moved over from town code 4.3
- Cart corrals 4.7.8
- Flags and poles update 5.2.3
- Parking space signs for online pickups 5.8
- Outdoor animal runs 6.5.3
- Usable open space requirement 6.7
- Outdoor dining per state statute in right-of-way 7.24
- Parking on grass prohibition expanded beyond residential properties 7.22(C)
- POD storage units 7.8.6
- Lighting clarification and individual Chapter 8 added
- Coffee Shop added to 6-1 Table of Use chart

STAFF COMMENT:

Intent of the update beyond State 160D requirements are for clarity, functionality, and conformity to existing conditions. The Zoning Ordinance is a larger document and staff will resolve any ordinance index, page numbering, and type errors upon approval. Staff welcomes comment and suggestions. There is the State deadline so any unresolved or contested items staff recommends removing or reverting to prior ordinance in the interest of time. Staff would like for you to adopt the new zoning ordinance, table of use chart, and zoning map.

PROCEDURE:

This is a joint public hearing between Town Council and Planning Board with vote requested. This meeting is to familiarize you with the proposal and hear public comment. If there is no additional questions or clarification you may jointly close the public hearing. After the close of the public hearing Planning Board is asked for a recommendation. With a Planning Board recommendation Town Council may vote on the proposal.