

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 9/23/2024

Re: Text Amendment to Allow Townhomes in the B-3 District (*Informational Item*)

REQUEST:

South Oak Partners requests your consideration for a text amendment to the Pineville Zoning Ordinance to allow townhomes in the B-3 zoning district. The proposal is to conditionally allow townhomes in that district. This means any townhome development in that zoning district would need to have a site plan specific proposal for each location as approved by you Pineville Town Council.

Use Clarification	R-44	R-12	R-7	R-MF	DC	RMX	O-I	O-C	B-3	B-4	B-P	G-I	Special Regulation
Dwelling, Townhomes				P	P	P			*C*		C		6.5.21

STAFF COMMENT:

Staff supports responsible and attractive mixed-use development along our primary roadway corridors. Mixed use in this case meaning residential uses within business or office uses. This is to enhance walkability, reduce automobile reliance, and preserve existing neighborhoods. Mixed use corridors are nothing new and are within many traditional developed commercial streetscapes.

The conditional site plan specific requirement can help guide the best locations in underperforming commercial locations and take development pressure away from established neighborhoods.

Planning Board Comment: Planning Board recommended the text amendment with consideration for remaining a large parcel such as a condominium or single ownership rental complex to make it easier to redevelop in the future. Planning Board noted new development could help facilitate a jump start to improvements within the B-3 zoning district.

ACTION:

This is a workshop meeting to hear the applicants text amendment request. A public hearing is needed before any vote.