



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 4, 2021

ITEM TITLE: Zoning Text Amendment -21-04 Prohibited Uses

ITEM SUMMARY:

At the March 2, 2021 Town Council meeting, the Town Council instructed Town Staff to take valuable elements out of the adoption draft of the Town Code Update written by CodeWright for review by the Planning Board and the Town Council for future consideration. The proposed amendment to Section 36-163, Off-street Parking Requirements deletes the parking requirements for nursing homes since they are recommended to be prohibited. The proposed amendments in new Section 36-209, Prohibited Uses in all Districts are a result of NC Court of Appeals rulings regarding the need to identify prohibited uses. The proposed amendments include a list of prohibited uses, how to address unlisted uses, and rejection of proposals for uses that are not clearly prohibited.

STAFF RECOMMENDATION:

Approval of ZTA-21-04 Prohibited Uses

REQUESTED ACTION:

If Council is inclined to approve ZTA-21-04, a motion to do so is requested.