



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** August 3, 2021

**ITEM TITLE:** Public Hearing-TCA-21-06 General Requirements (Lots)

**ITEM SUMMARY:**

At the June 1, 2021 Town Council meeting, Council conditionally approved PSP-21-01 and instructed the Planning Board to recommend a Town Code amendment that would eliminate the possibility of subdividing property that does not have frontage on a public street. At the June 21, 2021 Planning Board meeting, Town Staff provided and the Planning Board recommended approval of ZTA-21-07, Lot Access Requirements. After further review of ZTA-21-07, it was determined that the ZTA would render existing lots with frontage on an easement nonconforming and Council took no action on it at the July 6, 2021 Town Council meeting. TCA-21-06 removes the possibility of creating a new lot or lots that only have frontage on an easement in Section 30-96 (f). It also removes suggestions with the word "should" in Section 36-96 (f) and (g), as recommended by the Planning Board.

**STAFF RECOMMENDATION:**

Town Staff has determined that the proposed amendments are consistent with the Town's currently adopted Land Use Plan and Town Staff recommends approval of the proposed TCA. The Town Planning Board unanimously recommended approval (6-0) of the TCA, with additional amendments to Section 30-96 (f) and (g), at the July 19, 2021 Planning Board meeting.

**REQUESTED ACTION:**

Motion to approve TCA-21-06.