



BOC ACTIONS
MULTI-FAMILY/WORKFORCE HOUSING WORKSHOP
WEDNESDAY, SEPTEMBER 18, 2024

1. Mayor Cahoon called the workshop to order at 9 am.
2. Mayor Cahoon explained that the ordinance being discussed will apply to the commercial district (C-2) and not a specific piece of property. The ordinance would reintroduce multi-family housing into the Town Code – Sugar Creek Condominiums and other projects were built under the old multi-family housing ordinance which was struck by the Board from the Town Code two years ago over affordable housing concerns.
3. Town Manager Andy Garman presented slides summarizing the background, process, and final draft ordinance on the Multi-Family/Workforce Housing issue. He finished by presenting what the Final Draft Ordinance will include:
 - Modification of the Planning Board recommendation as follows:
 - Allows apartments and townhouses in the large category
 - Parking is required at 2 spaces per dwelling unit + 1 space for every four units
 - No more than 3 multi-family dwelling developments can be approved under the large category
 - Maintains the 25 bedrooms per acre limitation
 - Clarifies that the HOA is responsible for enforcing deed restrictions and reporting to the Town
4. The following persons spoke concerning this issue: David Shufflebarger, Donna Creef, Duke Geraghty, Amanda Kornegay, David Elder, Lauren Nelson, Dave Carawan, Sam Gonzales, Hilary McCubbins, Bill Simmons, Valerie Netsch, Paula Houck, Susan Lee, Wayne Varilek, Mark Dunlevy, and Ken Morgan.
5. Mayor Cahoon explained that the next step would be that the proposed ordinance, as outlined by Manager Garman, would come back to the Board for consideration at the October 2nd Board meeting.
6. Mayor Cahoon thanked everyone for coming to today's workshop as well as the Board for allowing this additional opportunity to hear comments. He thanked the Planning Board and Working Group members as well as staff for the new draft ordinance and for pushing notification of the workshop to the public. Board members expressed their appreciation of the attendance and the participation of all who came out to the workshop.
7. The Board adjourned at 10:30 a.m.