



Agenda Item Summary Sheet

Item No: **E-1**

Meeting Date: **March 15, 2023**

Item Title: Continued from March 1st Board meeting - Consideration of Town Code and Unified Development Ordinance text amendments pertaining to the Historic Character Area and the moratorium adopted on October 19, 2022 (Public Hearing held at March 1st Board meeting)

Item Summary:

Following the adoption of the October 19, 2022 moratorium prohibiting all non-residential developments located within the C-2, General Commercial Zoning District applicable to areas from Danube Street north to Hollowell Street, between US Highway 158 and NC 12, Planning staff and the Planning Board began working together to draft proposed regulatory mechanisms to ensure that the Town's vision is maintained and any future development within the Historic Character Area preserves and compliments the integrity of the area.

The following text amendments to the UDO are being proposed for Board of Commissioner consideration:

- Various text amendments to the Unified Development Ordinance establishing a new zoning district, the C-5, Historic Character Commercial District including the creation of intent narrative outlining the district's purpose.
- Amendments to Section 6.6, Table of Uses and Activities, proposing the uses to be allowed within the C-5 District.
- Amendments to Section 8.2, Development Standards to establish dimensional requirements for the C-5 District. Note that lot coverage allowances for the C-5 District are proposed under Section 8.6.6.4.
- Amendments to Section 8.3, Special Development Standards to outline special commercial building design criteria for both new and existing commercial structures within the C-5 District.
- Amendments to Section 10.24, related to signage allowances within the C-5 District, Section 10.82 related to the applicability of commercial design standards, Section 7.23 related to setbacks from sexually oriented businesses, Section 7.45 related to lot coverage for religious complexes, Section 7.78 related to wall and fence height.
- Amendments to Appendix A, Definitions to include reference to the C-5 District within the definition for "Commercial Transitional Protective Yard" and to propose definitions for the uses, "Convenience Store", "Fueling Station" and "Grocery Store".

The following text amendments to the Town Code are being proposed for the Board of Commissioners consideration:

- Amendment to Section 12-143, Licensing of sexually oriented businesses to include reference to the C-5 District.
- Amendment to Section 16-73, Maximum permitted sound levels by zoning district to include reference to the C-5 District.

Amendments requested by the Board of Commissioners at their March 1st, 2023 meeting have since been incorporated into proposed ordinance for their consideration.

Number of Attachments: 5

Specific Action Requested:

Consideration and adoption of the proposed text amendments to the Unified Development Ordinance (Attachment A).

Consideration and adoption of the proposed text amendments to the Town Code (Attachment A continued).

Submitted By: Planning and Development

Date: March 10, 2023

Finance Officer Comment:

Signature: Amy Miller

Date: March 10, 2023

Town Attorney Comment:

I will participate in the discussion as necessary.

Signature: John Leidy

Date: March 10, 2023

Town Manager Comment and/or Recommendation:

I will participate in the discussion.

Signature: Andy Garman

Date: March 10, 2023