

Land Use Code Adoption Second Reading and Clarifications



Board of Aldermen Meeting
January 11, 2010

December 14, 2009 Hearing and Action Clarifications

- Montreat Road Zoning (in order North to South)
 - West of Flat Creek Road - area from Camp Merrimac to Montreat gate proposed as SR-2 initially, recommended change to UR-8 adopted. Currently zoned R-10.
 - Parcels adjacent to East and West sides of Flat Creek Road - from Machine Shop to Connally St. proposed as NMU; adopted as UR-8 except for the properties belonging to Ben Pace (Country Food Store Property and adjacent lot)*. Currently zoned R-10.
 - Area from Connally St. to C-1 District boundary at Public Safety building, proposed to go NMU. Currently zoned C-2.

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- *Country food Store and adjacent lot adopted as proposed NMU Zoning. Currently zoned C-3.
- NMU – replaces C-3 and “Mixed-use” Zoning; adopted with restaurants, fueling facilities and laundromats changed to conditional uses (instead of permitted out right).
- Note on other commercial districts: O-I boundary stays the same. C-1 boundary stays the same and is renamed CBD or Central Business District. C-2 boundary has been divided into NMU and Highway Business District.

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- General Provision provided in Chapter 1 that the Planning Board will review and recommend Master Plan designs and special uses involving property greater than 2 acres, exceeding 16 units, or creating 60,000s.f. of heated space.
- Within CBD District, Special Use requirement proposed with guidelines for architectural variation and residential parking for developments and retail involving 60,000 s.f. (Section 7.10). Within HB-8 District, retail above 60,000 s.f. would be treated as a Special Use. These were both voted to be removed at December Meeting.

- LUC Goes into effect, 90 days from adoption or on March 14, 2010.
- Benchmark, LLC and Planning and Development and Administrative staff working on formatting for publication and posting on website.
- Other Questions or clarifications?