MEMORANDUM

May 31st, 2024

To: Planning Board
From: Planning Staff

RE: CA 24-03: Amendments to a portion of Appendix A: Zoning

BACKGROUND

The City's Zoning code allows for citizen and property owner requests for amendments.

STAFF REVIEW

The Zoning Code was amended in 2019 and a "zoning matrix" was established to define uses for each district, "Auto/Boat/RV sales" was removed from the M-1 (General Manufacturing) district along with several other non-industrial uses, such as residential. This was done to try to move the M-1 district toward being more industrial and less of a "catch-all" district which allowed a mix of disparate uses.

STAFF RECOMMENDATION

The M-1 district still allows a number of uses which could be considered similar, including convenience stores, restaurants, auto repair services and, now, general retail. Staff is unaware of any currently non-conforming occurrences of "auto/boat/RV sales" in the M-1 district,

The applicant has expressed a desire to operate a charitable organization which gives vehicles to certain people in need. The subject property is zoned M-1. The NC DMV requires that the applicant be licensed to sell vehicles from the location in order to transfer titles, hence the request for the change.

The requested auto sales use is allowed in four of the City's five commercial districts. The applicant's property is situated among a significant number of M-1 zoned properties and not suitable for rezoning to another district.

Staff believes that the potential expansion of auto sales within the M-1 zoning would not be conducive to reserving these areas for more industrial development. Staff believes that opening the entire M-1 district to the requested use to accommodate such a "niche" use is not appropriate for making the requested change and recommends the board not approve the request.

Attachment: Code Amendment CA 24-03 Ordinance
Attachment: Consistency statement