MEMORANDUM

May 7th, 2024

To: Planning Board
From: Planning Staff

RE: CA 24-01: Amendments to a portion of Appendix A: Zoning

BACKGROUND

The City's code requires periodic updates for a variety of reasons, such as correcting errors, clarification, making understanding and making interpretation of the code easier for staff and citizens, and complying with North Carolina statutes. Staff is suggesting the following change to the ordinance.

STAFF REVIEW

There are several permitted uses in the Land Use Table that are not defined in the definitions section of the Zoning Code. We want to be explicit when describing what is an allowed use in our zoning districts. Staff proposes adding "Family care home" as it was inadvertently left off the Data Table and is allowed in all residential districts by General Statute 160D-907. Adding definitions for "assisted living", "nursing home", and "urgent care" as they were not defined but were an allowed use in the Land Use Table. A more robust explanation for "medical clinic" as it was only listed as "clinic" before and not defined previously.

STAFF RECOMMENDATION

The City should provide easily identifiable information and definitions for the general public. Some of the uses were not explicitly defined previously or had been omitted accidentally. When approached with opportunities for these types of uses in the past, there has been a question of how to define these uses since they were not explicitly done in the code. These changes will be influential in minimizing any confusion of these types of uses in the future.

Staff recommends approval of the change.

Suggested motion if approving
(Please read)

I move to approve the amendment to Appendix A: Zoning, as it is reasonable and in the general interest to interest to update and provide clarifications to city regulations and policies. This change is consistent with the Strategic Plan that states that the city should "Update & Streamline City Regulations and Policies."

Suggested motion if denying:

(Please state)

I move to deny the amendment to Appendix A: Zoning, as it is not reasonable and in the general interest because…

Attachment: Code Amendment CA 24-01 Ordinance