Planning & Zoning Notes – 8/8/17

*Old Business:*

Farmer’s Market – Commission recommended approval (as a special exception) to the Board of Appeals to allow the Main Street Farmer’s Market to operate in two locations. Long Wharf approved for Thursday’s 4/1/17-10/31/17 & Corner of Race & Cemetery Avenue approved for Saturday’s 4/1/17-12/31/17. Note that this was partially a retroactive approval and applicant will need to reappear in early 2018 for subsequent approvals. The corner of Race & Cemetery was approved for November and December as a possible “Christmas or Holiday Market.”

*Discussion Items:*

* Single Family Dwellings in General Commercial Zoning District – Single family homes currently exist in this zone but cannot be replaced, except in an identical footprint. A text amendment is proposed that would allow a single family home to be replaced with a newer home, in different or even expanded footprint, as long as setbacks were met.
* Text Amendment (ordinance) proposed to resolve conflicting language related to signage in the Rt 50 and Industrial Zones.
* Text Amendment (ordinance) proposed to include seasonal sales in the Downtown/Mixed use area. Seasonal Sales were included in other appropriate areas but inadvertently omitted in the Downtown (as part of the adoption of the original UDC).
* Text Amendment (ordinance) proposed to encourage better design standards in areas without nicer architecture that can be used as a comparison property.
* Potential rezoning, ultimately determined to be a map change related to 800 and 802 Peachblossom (included in Residential and should have been DWDD); 200 and 202 Robbins (included in Residential and should have been NC4) and 302 and 304 Boundary (included in Residential and should have been Industrial). All properties appear to have been inadvertently included in an inappropriate zoning classification in the UDC (likely a color coding error). Property owners will be notified and public hearing to occur.