

# Pender County Planning and Community Development

## Planning Division

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## MEMORANDUM

To: Pender County Planning Board

From: Planning Staff

Date: August 2, 2016

RE: Upcoming Text Amendments

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Staff has been working to update the Unified Development Ordinance to clarify, reorganize and modernize the document. Since the last update, the Text Amendment Subcommittee has met to review most of these issues. Staff used their input to further draft amendments. Please see commentary and suggested text in this memo. Final amendments will be presented for public hearing in the future.

### Collector Street Policies

As the department has begun to see projects that require the application of the Collector Street Plan, the development community has presented some concerns. It has become evident through application that it may be necessary to differentiate several types of collector streets, as well as offer some administrative relief when certain criteria are met. These items will be discussed. Other amendments resulting from the Collector Street Plan adoption are also presented for your review, and the third party agreement contained in the Collector Street Plan will be added into the Forms portion Appendix of the UDO.

The following text will be added to Section 7.5 Street Design:

#### 7.5.1 Public and Private Street Design (I):

The following notice must be posted on temporary stub streets: "NOTICE THIS RIGHT-OF-WAY MAY BE EXTENDED IN THE FUTURE TO OTHER DEVELOPMENT AND TO OTHER ROADWAYS. COUNTY OF PENDER."

Section 7.5 is proposed to read as follows:

### 7.5 STREET DESIGN

#### 7.5.1 Public and Private Street Design

A. Layout of streets as to arrangement, width, grade, character, and location shall conform to the following:

- 1) Pender County Collector Street Plan, Pender County Transportation Plan or other approved State of Federal Transportation Improvement Plan.

a.) In any instance that a site plan or development plan layout does not conform to the specific layout of roadways as proposed in an adopted County plan as referred above, then the applicant must demonstrate the conformance with the spacing standards as detailed below;

Zoning District	Intensity	Access Function	Approximate Street Spacing
Environmental Conservation	<i>No Collector Streets</i> Little to no development	N/A	N/A
Rural Agricultural	<i>Lowest Intensity</i> Less than 2 dwelling units per acre	Highest	3,000 to 6,000 feet apart
General Business, General Industrial, Industrial Transition, Manufactured Housing Community, Residential Performance	<i>Medium Intensity</i> 2-4 dwelling units per acre	High	1,500 to 3,000 feet apart
Residential Mixed, Office & Institutional, Planned Development	<i>High Intensity</i> More than 4 dwelling units per acre/activity nodes	Medium	750 to 1,500 feet apart

b.) Any deviation from the required spacing standards, width, grade, or character of the streets may be granted based on the approval of the Administrator. Criteria for approval may include;

- i. delineation of wetlands as approved by the USACE in the identified right of way when no other arrangement can be made;
- ii. identified riparian areas or Areas of Environmental Concern;
- iii. XXX significant trees, as defined in Section 8.2.1.A.2;
- iv. existing structures located on the subject property and no other arrangement can be made;
- v. building on an existing lot could not occur without the waiver or modification based on the specific group and Cross Section given the defined spacing standards may be achieved by other means;
- vi. there is insufficient right-of-way to allow a full width street Cross Section and additional right-of-way cannot be provided,
- vii. the required street right-of-way would occupy an XXX percentage of the total land area of the tract;
- viii. The existing infrastructure (a) does not meet current standards, (b) is and will remain functionally equivalent to current standards, ~~and (c) there is little likelihood that current standards will be met in the area; and/or~~

- 2) Adjoining street systems,
- 3) Existing, planned and proposed streets, topographic, drainage and other natural features of the property,

- 4) To provide for continuity in existing streets and proposed streets,
  - 5) Provide adequate right-of-way for collector streets,
  - 6) Reasonable access will be provided to adjacent properties for development.
- B. Spite strips along development boundaries preventing access to streets from adjacent properties are prohibited.
  - C. Street Alignment – local residential street intersections should be directly aligned if possible.
  - D. When such intersections cannot be aligned, they shall be offset centerline to centerline by not less than 125 ft. Intersections of Collector streets as defined herein or shown on the Pender County Collector Street Plan, Pender County Transportation Plan or other approved State Transportation Improvement Plan.
  - E. Streets should intersect as nearly as possible at right angles.
  - F. Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets shall be no longer than 1,000 ft. unless it is demonstrated by the developer that the configuration of the property prevents its development without longer streets to provide access to the lots and common area to be subdivided. Temporary dead end or stub streets shall provide turn around capabilities to meet NCDOT requirements. The Cul-de-sac end shall be a bulb type with minimum radii as follows: Curb & Gutter Section: RW = 45', Pavement = 37' to gutter edge, Shoulder Section: RW = 50', Pavement = 35'.
  - G. Applicants for subdivision approval shall obtain approval for street names from the Pender County Addressing Coordinator. A copy of the approved preliminary plat with approved street names must be submitted to the Administrator within 30 days of approval of the preliminary plat and prior to final plat submission.
  - H. Sight triangles as required in the NCDOT Secondary Roads Standards shall be provided at all street intersections.

### Change of Use Permit Requirements

The County is considering simplifying the process of issuing a change of use permit. This is an issue that arises frequently when a new business wants to use an existing building. In some cases the layers of requirements are discouraging, particularly when the business locating in the existing building is similar to the previous use. Section 3.6. of the Pender County UDO describes the process for Minor Site Development Plans. This will be the area of the UDO to potentially update to simplify the change of use process. The text is proposed to read as follows:

### MINOR SITE DEVELOPMENT PLANS

#### 3.6.1 Intent

The intent of the minor site development plan is to enable a non-residential project to be illustrated at sufficient scale with less design and engineering efforts than a major site development plan. This type of plan is suitable for **the following uses**: small building additions, ~~new accessory buildings added to an existing site,~~ permanent or seasonal **operations**, ~~or~~ small scale vendors added to existing business sites, ~~or~~ **and certain** change of uses. **Change of uses that qualify are any change from residential, any change from office to commercial or industrial, and any change to a restaurant. An exact change of use (i.e. garage to garage or restaurant to restaurant) shall not require a minor site development plan.**

#### 3.6.2 Activities Requiring Minor Site Development Plans

- A. ~~Any project including building additions of less than a 10% increase to the floor area of the existing structure or;~~  
Any project including a building addition over 10% of the floor area of the existing structure.
- B. Any use proposing to occupy **or renovate** an existing building, structure, or unit ~~or any new use proposing construction within an existing building, structure, or unit~~
- C. Any new structure(s) up to 2,500 square feet in area **excluding those defined as an accessory structure.**
- D. Any new structure that will not increase the impervious surface area to produce additional runoff creating the need for additional stormwater management practices or facilities.
- E. ~~No subdivision of new parcels are proposed.~~ **A minor site plan shall not be required if:**
  - E1. **The new use does not require a minor site development plan**
  - E2. **The new use is the exact same as the previous use**
  - E3. **The new use is considered an accessory structure**

In situations where E(1) E(2) or E(3) are fulfilled, the project may be forwarded to Environmental Health, the Fire Marshal, the Inspections Division, Addressing Coordinator and NCDOT for a review prior to obtaining a change of use permit. Requirements for a change of use permit are located in Section 6.9.

### **3.6.3 Review**

- A. Applicants shall submit two copies of the site plan to the Administrator for review, along with applicable fees and completed application materials. Final approval of the site plan shall be issued by the Administrator.
- B. The Minor Site Plan must meet all the requirements prescribed in Section 6.2, Minor Site Development Contents.
- C. The Administrator shall forward the site plan to the Technical Review Committee for review. The Committee shall make recommendations to the Administrator concerning whether the plan meets the requirements of the Pender County Code and other State or Federal regulations as appropriate within five (5) business days.
- D. The Administrator shall determine and provide comments to the applicant whether the site plan is in conformance with a previously approved Master Development Plan or if an MDP is not required, the site plan is in conformance with applicable sections of this Ordinance.
- E. For projects in the PD zoning district, the Administrator may request that the site plan be presented to the Planning Board for its review.
  - 1 The Planning Board may make recommendations to the Administrator concerning the site plan.
  - 2 The Administrator shall incorporate such recommendations into the review of the site plan.
- F. Approval of the site plan shall expire within two years of the approval date unless building permits have been obtained for construction.

- G. The Administrator shall periodically inspect the site during construction to ensure that the site plan requirements are met.
- H. Final Zoning approval shall not be issued for any use or site requiring a site plan until all requirements shown on the approved site plan have been met and all improvements shown on the site plan have been provided. If structures and improvements have been provided sufficient to guarantee public health and safety but if all site plan improvements have not been completed, a certificate of occupancy shall only be issued if a bond with surety or other acceptable guarantees have been provided to insure that all approved improvements will be provided. Such guarantees shall be for a limited time period acceptable to the Administrator, during which time said improvement shall be completed.

It is also proposed a definition is added to the appendix of a principal structure. Additionally, a new permit application will need to be added to the Forms Section.

**Buffers for Adjacent Property Owner Notifications**

Staff has researched amending notification policies to adjacent property owners. It has been suggested that the requirements should be expanded further than the direct, adjacent property owners as outlined in NC GS § 153A-343.(a) Method of procedure. After examining illustrations of various buffers, the Text Amendment Subcommittee is recommending expanding the notification procedures to properties within 500-feet. The Statute requires notification for zoning map amendments, however Pender County follows the same process for Master Development Plan, Major Subdivisions, Variances and Special Use Permits.

One consideration is the cost of expanding notifications. We require that two sets of stamped envelopes be provided for each address in the buffer. The additional postage required cost will be borne by the applicant.

The following Ordinance Sections will be updated to reflect the notification requirements policy of 500-feet:

- Rezoning (Article 3)
- Master Development Plans (Article 3)
- Major Subdivisions (Article 3)
- Special Use Permits (Article 3)
- Variance requests (Article 3)
- Conditional Rezoning (Article 4)

**Easement Criteria**

Currently there are standards scattered throughout the Ordinance in various subdivision regulations regarding easements. Staff is advising the removal of these references and organizing them consistently in one place. The text is proposed to read as follows:

**FAMILY DIVISION**

**6.6.1 Limitations**

- A. Family subdivisions are permitted on parcels that have been created and recorded in the Registry before March 29, 2004.

- B. A total of three parcels (excluding the remnant parcel, if the remnant parcel meets the requirements of this Ordinance) per qualified resident household will be allowed to be created under the family subdivision provisions.
- C. The division does not create a new public or private street.

### 6.6.2 Requirements

- A. The plat shall be clearly designated “Family Subdivision” in bold letters,
- B. Grantor and Grantee statement, located in Appendix D, shall appear on the plat and be signed by the Grantor(s) and Grantee(s) prior to approval.
- C. Certification by the Licensed Professional preparing the plat that each lot is adjacent to a natural drainage way or perennial stream or a 20 ft. drainage easement is recorded from each lot toward a natural drainage way or a perennial stream or if the lot or lots front on a NCDOT maintained road, approval from NCDOT for such lots to drain to the public road,
- D. The plat shows any designated Special Flood Hazard Areas located within the subdivision,
- E. The plat shows any designated Areas of Environmental Concern located within the subdivision
- F. An Improvement Authorization Permit from Environmental Health for each lot to be created, a soil suitability analysis for each lot to be created or approval to connect to existing public sewer
- G. The lots, other than those restricted for building development, shown on the plat meet the requirements of this Ordinance.
- H. The lots created have access to an access easement as defined in this Ordinance. [See Section 7.5.4 Easements.](#)
- ~~I. The access easement must provide access to a public street.~~
- J. Waste water disposal requirements – One of the following must be met:
  - 1) An Improvement Authorization Permit has been issued for each of the parcels,
  - 2) The soil suitability analysis shows that at least 5,000 sq. ft. of each lot is suitable for traditional on site waste disposal and the required 5000 sq. ft. is not within 10 ft of any lot boundary,
  - 3) Approval has been granted to connect to public sewer or community sewer or
  - 4) Lots not meeting the requirements of 1, 2, or 3 are indicated by the following note:  
 “THIS PARCEL CANNOT BE USED FOR BUILDING DEVELOPMENT, UNLESS AN APPROVED WASTE WATER DISPOSAL METHOD HAS BEEN APPROVED AND PERMITTED BY THE PENDER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OR APPROPRIATE STATE AGENCY OR UNLESS A NEW PLAT IS APPROVED AND RECORDED AS REQUIRED UNDER THIS ORDINANCE.”
    - a) For alternative, see Design Requirements, Lots Section of this Ordinance for “Special Purpose Lots”
- ~~K. The lots created have either direct access to a public street, private street or private access easement as defined in this Ordinance.~~
- ~~L. A minimum passable travel way 20 feet wide shall be provided within a forty five (45') foot easement at time of zoning approval.~~
- M. Clearing and grubbing shall be completed five feet of each edge of the travel way;

- N. Maintenance. Upon determination by the Administrator that such travel way as approved are not passable, the Administrator may, in addition to other remedies, prevent issuance of any further development approvals until such travel ways are in a proper state of maintenance as determined by the Administrator.
- O. The Administrator shall review the subdivision to insure that the development will not block future access to properties that are adjacent to the lots.
- ~~P. The plat contains the following note: "All new access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines."~~
- ~~Q. The plat must contain the following note: "All new access easements shown or designated on this plat include the transfer of an easement to Pender County, its employees and agents for access for emergency personnel (police, fire & rescue) and Pender County and its employees for administration of all Pender County Ordinances."~~

### THREE LOT DIVISION - NCDOT ROAD

#### 6.7.1 Limitations – The following limitations will apply to three lot subdivisions:

- A. Three lot subdivisions located on an existing NCDOT maintained or other public road will be limited to no more than three such parcels (excluding the remnant parcel, if the remnant parcel meets the requirements of this Ordinance) being created from any parcel that had been created and recorded in the Registry before March 29, 2004.
- B. The division does not create a new public or private street.

#### 6.7.2 Requirements

The following shall be submitted to the Administrator with each proposal for a division of up to three lots fronting on an existing NCDOT maintained public road:

- A. Plat prepared as required by NCGS §47-30, The plat shall be clearly designated "Three Lot Subdivision on NCDOT Road" in bold letters,
- B. Certification by the Licensed Professional preparing the plat that each lot is adjacent to a natural drainage way or perennial stream or a 20 ft. drainage easement is recorded from each lot toward a natural drainage way or a perennial stream or if the lot or lots front on a NCDOT maintained road, approval from NCDOT for such lots to drain to the public road,
- C. The plat shows any designated Special Flood Hazard Areas located within the subdivision
- D. The plat shows any designated Areas of Environmental Concern located within the subdivision,
- E. An Improvement Authorization Permit from Environmental Health for each lot to be created, a soil suitability analysis for each lot to be created or approval to connect to existing public sewer.

- F. The lots, other than those restricted for building development, shown on the plat meet the requirements of this Ordinance,
- G. Waste water disposal requirements – One of the following must be met:
  - 1) An Improvement Authorization Permit has been issued for each of the parcels,
  - 2) The soil suitability analysis shows that at least 5,000 sq. ft. of each lot is suitable for traditional on site waste disposal and the required 5,000 sq. ft. is not within 10 ft of any lot boundary,
  - 3) Approval has been granted to connect to public sewer or community sewer or
  - 4) Lots not meeting the requirements of 1, 2, or 3 are indicated by the following note:
 

“THIS PARCEL CANNOT BE USED FOR BUILDING DEVELOPMENT, UNLESS AN APPROVED WASTE WATER DISPOSAL METHOD HAS BEEN APPROVED AND PERMITTED BY THE PENDER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OR APPROPRIATE STATE AGENCY OR UNLESS A NEW PLAT IS APPROVED AND RECORDED AS REQUIRED UNDER THIS ORDINANCE.”

    - a) For alternative, see Design Requirements, Lots Section of this Ordinance for “Special Purpose Lots.”
- H. The lots created have access to a NCDOT maintained public street.
- I. The Administrator determines that the subdivision complies with the limitations on Three Lot Subdivisions contained in the General Provisions Section of this Ordinance.
- J. The Administrator shall review the subdivision to insure that the development will not block future access to properties that are adjacent to the lots.
- K. The plat contains an ownership and dedication statement signed by the owner or owners in the format provided by this Ordinance.
- L. The plat contains the following note: “All new access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines

### **1.1 THREE LOT DIVISION – PRIVATE ROAD/ACCESS EASEMENT**

#### **6.8.1 Limitations - The following limitations will apply to three lot subdivisions:**

- A. Three lot subdivisions located on an access easement will be limited to no more than three such parcels (excluding the remnant parcel, if the remnant parcel meets the requirements of this Ordinance) being created from any parcel that had been created and recorded in the Registry before March 29, 2004.
- B. Three lot subdivisions located on an access easement as defined in this Ordinance will be limited to three such parcels (excluding the remnant parcel, if the remnant parcel meets the requirements of this Ordinance) being created from any parcel that had been created and recorded in the Registry before March 29, 2004 or any parcel that has been created and approved by the Administrator under the provisions of this Ordinance.
- C. The division does not create a new public or private street.

## 6.8.2 Requirements

The following shall be submitted to the Administrator with each proposal for a division of up to three lots fronting on an access easement that provides access to an existing NCDOT maintained public road:

- A. Plat prepared as required by NCGS §47-30,
- B. The plat shall be clearly designated “Three Lot Subdivision on Access Easement” in bold letters,
- C. Certification by the Licensed Professional preparing the plat that each lot is adjacent to a natural drainage way or perennial stream or a 20 ft. drainage easement is recorded from each lot to a natural drainage way or a perennial stream or if the lot or lots front on a NCDOT maintained road, approval from NCDOT for such lots to drain to the public road,
- D. The plat shows any designated Special Flood Hazard Areas located within the subdivision,
- E. The plat shows any designated Areas of Environmental Concern located within the subdivision,
- F. An Improvement Authorization Permit from Environmental Health for each lot to be created, a soil suitability analysis for each lot to be created or approval to connect to existing public sewer.
- G. The lots, other than those restricted for building development or designated and reserved for open space, shown on the plat meet the requirements of this Ordinance
- H. Waste water disposal requirements – One of the following must be met:
  - 1) An Improvement Authorization Permit has been issued for each of the parcels,
  - 2) The soil suitability analysis shows that at least 5,000 sq. ft. of each lot is suitable for traditional on site waste disposal and the required 5,000 sq ft. is not within 10 ft of any lot boundary,
  - 3) Approval has been granted to connect to public sewer or community sewer,
  - 4) or Lots not meeting the requirements of 1, 2, or 3 are indicated by the following note:  
“THIS PARCEL CANNOT BE USED FOR BUILDING DEVELOPMENT, UNLESS AN APPROVED WASTE WATER DISPOSAL METHOD HAS BEEN APPROVED AND PERMITTED BY THE PENDER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OR APPROPRIATE STATE AGENCY OR UNLESS A NEW PLAT IS APPROVED AND RECORDED AS REQUIRED UNDER THIS ORDINANCE.”
    - a) For alternative, see Design Requirements, Lots Section of this Ordinance for “Special Purpose Lots.”
- ~~I. The lots created have access to an access easement as defined in this Ordinance, See Section 7.5.4 Easements for additional requirements.~~
- ~~J. The access easement that provides access to a public street is no longer than 500 ft.~~
- ~~K. A minimum passable travel way 20 feet wide shall be provided within a forty five (45') foot easement at time of zoning approval.~~
- L. Clearing and grubbing shall be completed five feet of each edge of the travel way;
- M. Maintenance. Upon determination by the Administrator that such travel way as approved are not passable, the Administrator may, in addition to other remedies, prevent issuance of any further development approvals until such travel ways are in a proper state of maintenance as determined by the Administrator.

- N. The Administrator determines that the subdivision complies with the limitations on Three Lot Subdivisions contained in the General Provisions Section of this Ordinance.
- O. The plat contains an ownership and dedication statement signed by the owner or owners.
- ~~P. The plat contains the following note: "All new access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines."~~
- ~~Q. The plat must contain the following note: "All new access easements shown or designated on this plat include the transfer of an easement to Pender County, its employees and agents for access for emergency personnel (police, fire & rescue) and Pender County and its employees for administration of all Pender County Ordinances."~~

### 7.5.3 Private Streets

- A. All designated private streets shall be designed and constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards. However, variations to right-of-way widths and geometric design may be permitted upon Planning Board review and approval where certain features such as topography, environmental features, low impact development design or unique needs of a development exist at the Master Development Plan approval.
- B. Developments with private streets shall make provisions for immediate access for Pender County Emergency Service (Law Enforcement, Fire & Rescue) vehicles and employees to the development and shall provide for an easement for such services and an easement shall be provided to Pender County and its employees for administration of Pender County Ordinances.
- C. Subdivisions with private streets will be subject to requirements to construct public collector streets under any of the following conditions:
  - 1) When the subdivision contains streets that have any dimension of more than 5280 ft.,
  - 2) When any street in the subdivision has the potential to serve more than 200 residential or commercial units,
  - 3) When access to any lot or unit in the subdivision is more than 5280 ft. by a private street to a public street,
  - 4) When existing public streets have been dedicated or constructed to the property line of the subdivision,
  - 5) When access to adjacent properties will be hindered as a result of private streets being allowed in the subdivision.
- D. All subdivisions that have any private streets must meet the minimum qualifying requirements contained in the Required Improvements section of this Ordinance.
- E. All subdivisions proposing new construction of streets must provide a Certificate of Disclosure: Private Roads found in Appendix D.

### 7.5.4 Easement Requirements

- A. Access easements must provide access to a public street
- B. Lots created have either direct access to a public street, private street or private access easement as defined by this ordinance.
- C. A minimum passable travel way of 20-feet wide shall be provided
- D. The plat contains the following note: "All new access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines."
- R. The plat must contain the following note: "All new access easements shown or designated on this plat include the transfer of an easement to Pender County, its employees and administration of all Pender County Ordinances."

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## General Use Rezoning

Section 3.3 regulates rezoning procedures. Section 3.3.5, Action by the Administrator, lists in Section B that the request is reviewed by the Technical Review Committee. While this step is logical for Conditional Use Rezoning, General Use Rezoning typically do not contain a level of detail to warrant review by the TRC. Currently this step is not being followed.

The review of a General Use rezoning includes staff consulting with applicable agencies, adopted plans and property owners as necessary to generate a recommendation. Unless the board sees value in leaving this step a part of the process, staff is recommending the following amendment

### 3.3.5 Action by Administrator

- E. The Administrator shall prepare a staff report that reviews the rezoning request in light of any applicable plans and the general requirements of this Ordinance. The staff report shall consider the entire range of permitted uses in the requested classification regardless of any representations made that the use will be limited.
- ~~F. The Administrator will forward the rezoning request to the Technical Review Committee for review. The TRC shall make recommendations concerning whether the plan meets the requirements and or plans of their particular state agency, county department or utility authority.~~
- G. Following completion of the review by staff, the Administrator shall forward the completed request, staff recommendation, and any related materials to the Planning Board for a hearing and recommendation in accordance with the adopted meeting schedule.
- H. Following Planning Board review and recommendation, the Administrator shall forward the completed rezoning request and any related materials, including the Planning Board recommendation, to the County Commissioners for hearing and final action.

## USES NOT LISTED

Zoning Ordinances must be clear in the land use regulations including what uses are permitted within which zoning district. The UDO outlines all uses in Section 5. According to 5.2.1.A, any use that is not specifically listed in the Article is expressly prohibited unless the Administrator determines through written interpretation (Section 3.17) that the use is similar to a permitted use or permitted group of uses listed in the Table of Permitted Uses. At this time with recent court of appeal cases, and in consultation with the Attorney, it is recommended that the language of Section 5.2.1.A be updated to reflect that unlisted uses shall be treated similarly to another use most similar, and that the uses not listed must be included in the Ordinance as part of another use. This is more in harmony of current practice. The following section of text is proposed to be updated with language provided by the County Attorney.

## **5.1 USE INTERPRETATION**

### **Uses Not Specifically Listed**

- A. Any use not specifically listed in this Article is expressly prohibited, unless the Administrator determines, in accordance with Section 3.17, Written Interpretation that the use is similar to a permitted individual use or permitted group of uses as listed in this Article. Where such similar permitted individual use or permitted group of uses is subject to a limited use standard contained in this Article or special exception review, the proposed use shall also be subject to such standard or approval. The Administrator shall not amend this chapter by adding to or eliminating any use standard for the proposed use.

### **Addressing updates**

In the last group of text amendments several references to General Statutes were removed inadvertently. Planning Staff is working with the Addressing Coordinator to finesse this language. Clarifications will be made to Section 11.1.2 Naming A-121 153A-239.1, Section 11.6 Addressing 6 and Section 11.1.1 Overview GS 62.

### **Preliminary and Final Plat Requirements**

In an effort to increase efficiencies and clarify subdivision regulations, the following text updates are recommended: