



PUBLIC INFORMATION

ITEM NO. 25

DATE OF MEETING: March 16, 2015

REQUESTED BY: Kyle M. Breuer, Director, Planning & Community Development

SHORT TITLE: Presentation of Two Potential Zoning Text Amendments to Pender County's Unified Development Ordinance Revising Requirements for the Planned Development Zoning District and Revising the Process for By-Right Development Review.

BACKGROUND: Staff will be presenting information on two potential zoning text amendments to Pender County's Unified Development Ordinance. Following input from the Board of Commissioners, Staff will prepare and present the two text amendments to the Planning Board on April 8, 2015 and to the Board of Commissioners on April 20, 2015 for final adoption.

One zoning text amendment will revise requirements for the Planned Development zoning district. The PD, Planned Development zoning district standards address large, multi-use developments that may be seeking the "tradeoff" for flexible regulation that may be more inclusive in regards to having a mix of uses within one overall project design. As there are some properties which are currently zoned PD, Planned Development zoning district, the Unified Development Ordinance currently offers no objective guidance for development or change of use on PD, Planned Development zoned tracts that are not part of a Planning Board approved Master Development Plan. As the Master Development Plan is subjectively reviewed by the Planning Board and requires a mix of commercial and residential uses there is difficulty for Staff to provide professional guidance, and does not provide the developer with any level of certainty of approval. In an effort to address these types of requests and still maintain the PD, Planned Development zoning district, Staff is exploring a text amendment to the Unified Development Ordinance language.

A second zoning text amendment is proposed based on customer service and efficiency improvements for by-right development proposals. If the project meets Unified Development Ordinance standards then it must be approved. Currently, by-right development proposals are heard in public hearing before the Planning Board as a Master Development Plan. The proposed amendment will revise the process for by-right development review, proposing to remove the requirement of a Master Development Plan and public hearing for this type of development only.