



Legislation Details (With Text)

**File #:** 20-1682      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Agenda Ready  
**File created:** 5/5/2020      **In control:** Planning Commission  
**On agenda:** 5/13/2020      **Final action:**  
**Title:** Public Hearing to Repeal the Maple Avenue Commercial (MAC) Zone  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**Subject:**  
Public Hearing to Repeal the Maple Avenue Commercial (MAC) Zone

**EXPLANATION AND SUMMARY:**

At its April 27, 2020 meeting, Town Council set a public hearing for June 1, 2020, to repeal the Maple Avenue Commercial (MAC) Zone, and referred the matter to the Planning Commission for consideration.

Previously, at its September 17, 2018 meeting, Town Council voted to temporarily suspend the Maple Avenue Commercial (MAC) Zone for 270 days in order to provide staff time to develop design guidelines, along with related amendments, to MAC Zone regulations. The moratorium went into effect September 30, 2018 and was set to end on June 27, 2019.

At its May 13, 2019 meeting, Town Council voted to extend temporary suspension of MAC Zone regulations to November 15, 2019 to allow time for development of design guidelines and to incorporate potential recommendations of the Maple Avenue Corridor Multimodal Transportation and Land Use Study in MAC amendments.

At its August 19, 2019 meeting, Town Council directed staff to draft amendments to MAC Zone regulations as its top priority and simultaneously to consider amendments to the regular commercial code (C-1, C-1A, C-1B, and C-2 in chapter 18 of the Town Code) that affect the MAC. At its November 4, 2019 meeting, Town Council voted to extend temporary suspension of MAC Zone regulations to June 30, 2020.

At its December 9, 2019 meeting, Town Council voted to direct planning and zoning staff to expand the scope of the MAC Zone and other proposed commercial zone amendments, as directed by Council to date, to include: request for proposal preparation for comprehensive reorganization and

update of Chapters 17 and 18 of the Town Code; consultant interview and selection recommendations for consulting firms with national and Virginia experience; and determination of a realistic moratorium period for the MAC Zone based upon the scope of work identified. All pertinent work accomplished to date by staff, committees, commissions, boards, and Council, as well as relevant results from public comments, surveys, and workshops shall be retained and shared with the winning consulting firm for use in development of the aforementioned reorganization and update.

**PROPOSED/SUGGESTED MOTION**

"I move to close the public hearing."

And

"I move to recommend to Town Council to repeal Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code."

Or

Other action deemed necessary by the Planning Commission.