



Legislation Text

File #: 19-1527, **Version:** 1

Subject:

Motion by Councilmember Potter for comprehensive reorganization and update of Subdivision and Zoning Ordinances, Chapters 17 and 18 of Town Code

EXPLANATION AND SUMMARY :

Councilmember Potter's Summary:

Approximately 75 Town Council and Planning Commission meetings and work sessions plus six MAC ad hoc committee meetings and two community workshops on proposed amendments to the zoning ordinance have been conducted since 2016.

Town Council has become caught up in a trap in which it is moving from one step to another without completion. This is an unsustainable model.

Town Council must find a better way to move development forward in a smarter fashion. For this reason, Councilmember Potter has proposed a motion for a comprehensive reorganization and update of the subdivision and zoning ordinances, Chapters 17 and 18 of the Town Code.

Departmental Recommendation : DPZ supports Councilmember Potter's motion.

The Town's last major zoning code changes occurred in 1969; a significant portion of the zoning code includes regulations that date back to the 1956 zoning ordinance.

The goal of this proposed project is to reorganize the subdivision and zoning ordinances so that regulations are logically organized and easy to understand through use of plain language, charts, tables, and illustrations. In addition, the subdivision and zoning ordinances should be updated so they are in compliance with state statutes and recent Supreme Court decisions with regard to sign regulations. The updated ordinance should be consistent with the Town's Comprehensive Plan and address areas where the Code has been silent and zoning determinations have been made over the years by the Town's zoning administrators or where regulations are currently lacking, e.g., parking requirements for all uses.

The project is funded, up to \$240,000, through the FY 2019-2020 budget from currently allocated funds and prior reserves.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : Town Council may consider amendment of Chapters 17 and 18 of the Town Code in its discretion. Proposed amendments will be required to be submitted to the Planning Commission for its consideration and recommendation and then a public hearing must be held before Town Council.

Town Manager's Recommendation : I recommend that Town Council consider the motion, as presented, and take whatever action it deems appropriate.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to direct planning and zoning staff to expand the scope of the Maple Avenue Commercial (MAC) zone and other proposed commercial zone amendments, as directed by Council to date, to include: request for proposal preparation for the comprehensive reorganization and update of Chapters 17 and 18 of the Town Code; consultant interviews 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."

Or

Other action deemed necessary by Council.