



TOWN OF MOUNT GILEAD PLANNING BOARD AGENDA

110 West Allenton Street, Mount Gilead, North Carolina, 27306
May 12, 2022

The Mount Gilead Planning Board will meet Thursday, May 12, 2022 at 5:30 pm at Mount Gilead Town Hall, 110 West Allenton Street, Mount Gilead, North Carolina.

CALL TO ORDER

ITEM I. ADOPTION OF AGENDA

ITEM II. APPROVAL OF MINUTES

A. Meeting Minutes – October 28, 2021

(Action)

ITEM III. PUBLIC COMMENT

ITEM IV. OLD BUSINESS

ITEM V. NEW BUSINESS

A. Proposed Zoning Ordinance Changes

(Action)

B. Public Hearing-Proposed Zoning Ordinance Changes

(Information)

C. Board Discussion and Action

(Action)

ITEM VI. ADJOURNMENT



TOWN OF MOUNT GILEAD PLANNING BOARD MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306
October 28, 2021

The Mount Gilead Planning Board met at 5:30 p.m. via Zoom.

CALL TO ORDER

Mr. Devon Little opened the meeting at 5:30 via zoom, members present were Chairman Mr. Devon Little, Mr. Jim Sharpe, Mr. Lynn Smith, Mrs. Joyce Robinson, Mr. Mitchell Lucas, Mrs. Edwina Martin, Mrs. Jessica Ingram and Interim Town Manager Mr. Bill Zell.

ITEM I. ADOPTION OF AGENDA

Mrs. Robinson motioned, Mrs. Ingram seconded, to adopt the agenda. The motion carried unanimously.

ITEM II. NEW BUSINESS

A. New Members – Jessica Ingram and Lynn Smith

Mr. Little welcomed newly appointed In-Town member Jessica Ingram and ETJ member Lynn Smith to the board.

B. Rezoning Request for 306 N. Main Street

The new property owners of the property at the above address want to up fit this property into their personal residence, but the current zoning of General Business does not allow for residential access. After members discussed this rezoning request, a motion was made by Mr. Smith to recommend leaving the zoning at 306 N Main Street as General Business, seconded by Mrs. Ingram. The motion carried unanimously.

C. Rezoning Request for 503 N. Main Street

After much discussion and hearing from the property owner Mrs. Edwina Martin regarding what she is trying to do on this property, a motion was made by Mr. Lucas to recommend rezoning the property at 503 N Main Street from R-8 to General Business, seconded by Devon Little, to help the business owner enlarge their already thriving business where they will own rather than rent the building and to have an opportunity to create more jobs for the community. The motion carried 4 to 2. The vote was as following: Those for the motion were Mr. Lucas, Mr. Little, Mrs. Robinson, and Mr. Smith. Those opposed were Mr. Sharpe and Mrs. Ingram. Mrs. Martin recused herself from the vote.

ITEM III. ADJOURNMENT

With no further business there was a motion to adjourn by Mr. Sharpe and seconded by Mr. Lucas, the motion carried unanimously.

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Materials\Planning Board\2021-10-28\2021-10-28

May 10, 2022

To: Mount Gilead Planning Board

From: David Smith, Town Manager

Re: Proposed Mount Gilead ZONING ORDINANCE CHANGES

Greetings! Over the past few months, I have taken time to ascertain some of the needed changes to the Mount Gilead Zoning Ordinance. These changes are in keeping with the spirit and intent of the newly adopted 2040 Comprehensive Plan. At this time, these minor changes will address some immediate language needs to bring existing uses into compliance (ie. residential uses in business zoned districts) but help set the standard for new development. The Overlay District puts language in place that will allow for future growth and development. Simple changes to the Article 4 Permitted Use Table will help facilitate current and future rezoning/development needs.

At the Planning Board meeting on Thursday evening, May 12th @5:30 pm, you will hear the proposed ordinance changes, and have discussion. This meeting has been properly advertised as a public hearing, so as to take comments from the public on the proposed changes. At the close of the public hearing, you will have the opportunity to discuss and take action on the proposals and to offer recommendations to the Mount Gilead Town Board. At their June 7th Town Board meeting, they will hold a public hearing as well for citizen input. Your actions will be addressed by the public and the Board at that time.

Again, these changes are based on the Comprehensive Plan's recommendations to bring into alignment the Zoning Ordinance and Comprehensive Plan.

I look forward to seeing you Thursday evening. If you have questions prior to the meeting, please call me @ 336-972-2927.

Thanks for your willingness to serve Mount Gilead!!

PROPOSALS TO CONSIDER

Create new language for the establishment of a:

MAINSTREET/JULIUS CHAMBERS OVERLAY DISTRICT (MSJC-OD).

Intent. The Mainstreet/Julius Chambers overlay district is established to encourage revitalization, reuse, and infill development in Mount Gilead's downtown, Mainstreet and Julius Chambers corridors. A broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic uses, educational and religious facilities, and higher density housing in a compact, pedestrian- oriented environment. The district anchors the surrounding residential neighborhoods while also serving the broader community. The MSJC-OD is intended to accommodate a higher overall intensity of development required to support a revitalized Mainstreet and Julius Chambers core. It is to be expected that the MSJC-OD will be expanded over time through the zoning change process to meet growth in the demand in these corridors for facilities and services.

Permitted uses. Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a "special use" permit are listed in the TABLE OF PERMITTED USES in section 4.5 of the Mount Gilead Zoning Ordinance.

Dimensional requirements and supplemental standards. All lots shall meet the minimum dimensional requirements as specified in the Zoning Ordinance Articles 5 through 9.

Make Changes to Article 4.5 Table of Permitted Uses

In the Commercial Uses Section:

-Car Wash, automatic; full service; Industrial; self-service; is currently allowed by right in GB and I districts. The proposal is to change from:

(X = permit from Zoning Administrator) to (X/C = permit from Zoning Administrator, use must meet additional conditions as found, but not limited to, Article 6 Design Standards, and/or additional conditions).

In the Residential Uses Section:

-For **Residential Building, Duplex; Multi-family; Single-family; Townhouse;** the proposal is to allow these uses in the CB-Central Business, GB-General Business, and NB-Neighborhood Business zoning districts. The permitted use change would be (X/C = permit from Zoning Administrator, use must meet additional conditions as found, but not limited to, Article 6 Design Standards, and/or additional conditions) for these districts.

In the Miscellaneous Uses Section:

-Incorporate **Mixed Use Development (MUD)** which is defined as *(a planned development where two (2) or more use categories (commercial, residential, industrial, institutional, etc.) are incorporated on a single development site.)* The proposal is to allow MUD use in the CB-Central Business, GB-General Business, and NB-Neighborhood Business zoning districts. The designation would be (X/C = permit from Zoning Administrator, use must meet additional conditions as found, but not limited to, Article 6 Design Standards, and/or additional conditions).

-Incorporate **Special Event/Banquet Facilities.** Stand-alone Banquet Facilities would be permitted in the Zoning Districts: R-6, GB, GB-CU, CB, CB-CU, and NB, subject to:

1. Special Use Permit by the Mount Gilead Town Board;
2. a permit from Zoning Administrator, use must meet additional conditions, but not limited to, Article 6 Design Standards, and/or additional conditional requirements). Events shall be allowed at Banquet Facilities for the public such as weddings, catered receptions, rehearsal dinners, business meetings/retreats.

The Town Board shall issue a Special Use Permit and Zoning Administrator a Zoning Permit-CU for the subject facility in the District if, but not unless, the evidence presented at the Special Use Permit Hearing establishes:

1. That the hours of operation, including set-up and break-down, for events will be no earlier than 8 a.m. and no later than midnight (Midnight).
2. Events must comply with the noise restrictions identified in the Town of Mount Gilead Noise Ordinance whether or not the property is located within the Town's corporate limits; and
4. That the use will be located on a lot of at least 1 acre in size with a minimum of 30 feet of frontage on a public road either by fee simple ownership or by exclusive easement.
5. One residence (single-family detached house) may be located on the site.
6. New buildings shall maintain a rural character and be compatible with surrounding area.
7. Events may take place inside a building, tent or outdoors. Catered activities and receptions may take place in tents or buildings.
8. Entrance drives, internal drives, parking and service areas may be gravel, crushed stone, or other suitable material approved by the Zoning Administrator. These areas shall be well maintained and kept free of potholes, weeds, etc.
9. That there will be a separation of no less than:
 - a. Parking areas will be visually buffered from arterial roads, thoroughfares and adjoining properties.
 - b. Event areas shall be visually buffered and located sixty (60) feet from any property boundary located in a residential district or developed for residential or mixed-use purposes.

- c. Any newly constructed accessory structure such as barns, gazebos and Agriculture or Farm related structures shall be located at a minimum of sixty (60) feet from any property boundary located in a residential district or developed for residential or mixed-use purposes.
- d. As each property is unique, the Town Board may modify the buffers for a Special Event/Banquet Facility based on particular topographical issues and uses of the property. For instance, additional buffer requirements may be appropriate for event areas and/or reduction in buffer area may be appropriate for farming or pasture areas.
- 9. Applicant shall have adequate off-street parking to accommodate the maximum number of attendees.
- 10. The method for providing potable water and a system of sanitary sewage collection and disposal for the maximum number of attendees shall be provided.
- 11. Mobile food/beverage vehicles are allowed on the premises with the following conditions:
 - a. The mobile food/beverage vehicles must cater to the guests of invitation only events, for a time period limited to the event, and are not open to public use.
 - b. The mobile food/beverage vehicles must park in a designated spot, indicated on the special use plan. This area will be screened from public view and adjacent land owners, by an opaque screen.
 - c. No more than three mobile food/beverage vehicles allowed at one time.
 - d. No trucks will be stored overnight on the property.