

SPECIAL MEETING

July 26, 2021

In Attendance:

Members Present: Mayor Janet Winkler, Mayor Pro Tem, Larry Chapman, Commissioners: Jim Engelman, Jeff Link, Barry Mitchell, Rick Shew and Ann Smith

Others Present: Town Manager, Jonathan Greer, Town Planner, Teresa Kinney, and Town Clerk, Tammy Swanson

Call to Order:

Janet called the special meeting of the Board to order at approximately 12:30 p.m. Janet commented that the purpose of the meeting was to hold a public hearing to discuss Zoning Text Amendment 2021-01.

Public Hearing: Review Zoning Text Amendment ZTA 2021-01:

Motion: (Jim Engelman/Larry Chapman) to open the floor for public hearing. Unanimously approved.

Teresa reviewed the following information with the Board.

APPLICANT:

Town Administration

PROPERTY OWNER:

Town of Hudson

REQUEST:

Text amendment for the Zoning Ordinance for O-I Office and Institutional - to create better flexibility in uses and operations of municipal facilities.

ADVERTISEMENT:

Proper public notice was sent to *Lenoir News Topic*, with the ads running Thursday, July 15th and again on Thursday, July 22nd.

LOCATION, ZONING CONSISTENCY WITH LAND DEVELOPMENT PLAN:

Office and Institutional Zoning Districts-municipal owned sites throughout the Town of Hudson.

1. Land Use Development Plan Goals consistent with proposed text amendment.

(1) The use is consistent with the officially adopted land development plans for the Town of Hudson in providing greater flexibility based on following goals:

a. Facilitate and encourage new, community-focused economic development policies.

- b. Develop policies to encourage more aesthetically pleasing commercial, industrial and mixed-use developments.
- c. A renewed sense of entrepreneurship and innovation among area businesses.
- d. Development and concurrent protection of both urban and outdoor amenities to promote a high quality of life.
- e. Develop progressive and sound land use strategies to ensure that Hudson grows fairly, effectively and efficiently.
- f. Adopt sensible, straightforward zoning standards and procedures that are easily understood by developers and the general public.
- g. Foster distinctive, attractive neighborhoods with a strong sense of place.
- h. Encourage community and stakeholder collaboration in development decisions.

PROPOSED ZTA-2021-01

Section 80.8 Office and Institutional District The Office and Institutional District is designed to provide a wide range of professional and economic office space, as well as space for public and quasi-public uses. The regulations are intended to provide for adequate traffic access and parking facilities in addition to prohibiting any use which, because of office/institutional nature of this district.

I. Permitted Uses:

- a. Public or privately owned medical and dental clinics, and offices where medical or dental services are rendered.
- b. Funeral homes.
- c. Banks, loan offices and agencies.
- d. Business, professional, ~~government~~(remove), religious, charitable or fraternal offices or agencies and private clubs not engaged in retail sales to the general public or the maintenance of a stock of goods, merchandise or supplies on the premises.
- e. Libraries, art galleries, museums, music or dancing institutions or (add) **private and** public schools.
- f. (add) **Municipal owned** auditoriums, ~~armories~~(remove), **cultural centers** (add), and other ~~publicly~~(remove) municipal (add) owned and operated recreational facilities. (add) **Municipal owned auditoriums and cultural centers may provide an unlimited variety of mixed**

and accessory uses including but not limited to special events, business incubators, commercial kitchens, restaurants, artisans, residential, nano and micro-breweries, wine shops, craft beer sales, bottle-works operations, retail sales, and other related uses as deemed appropriate and approved by the governing board. Signage for municipal sites shall be flexible as approved by the Zoning Administrator. (NOTE ONLY: This section is applicable in the following zoning districts-Central Business, Highway Business, and Neighborhood Business)

- g. Publicly owned institutions, except jails, and other types of correctional institutions. This exception shall also include hospitals or institutions operated principally for the treatment of mental, alcoholic or narcotic patients.
- h. Customary accessory uses and structures when located on the same zoning lot as the principal structure, excluding however, open storage.

II. Conditional Uses:

- a. Public utility and service uses.
- b. **Boarding houses** and tourist homes.
- c. Group Commercial or Office Projects, subject to the provisions of Article X, Section 106 of this Ordinance.

III. Dimensional requirements:

- a. Minimum Lot Area per Building: 7,500 sq. ft.

NOTE: Any other dimensional requirements shall be the same as the R-75 District.

IV. Location of Accessory Structures:

Accessory buildings shall not be erected in any front or side yard or within 20 feet of any street or highway line or within 10 feet of any lot line not a street or highway line. An accessory building or use shall be located in the rear yard provided it is located not less than 10 feet from the property line. In the case of a corner lot with reversed frontage or a lot with double frontage, no accessory building shall extend beyond the front yard line of the lots in the rear. Any open storage is strictly prohibited. Accessory structures used for signs shall comply with Article IX, Section 94.9 of this Ordinance.

V. Corner Visibility:

On a corner lot, within the area formed by the centerlines of the intersecting streets and a line joining points of such centerlines at a distance of eighty (80) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet

above the average centerline grade of each street.

VI. Off-street Parking and Loading Requirements:

Off-street parking and loading facilities shall be provided in accordance with Article XI, Section 110, of this Ordinance.

VII. Buffer/Screening Requirements:

Whenever any O-I District rear and/or side property line abuts upon a residential district with no intervening street or highway or natural buffer, any buildings or parking area use for O-I purpose shall construct and maintain a buffer as defined in Section 60.15 of this Ordinance.

Dumpster and Trash Containers shall be screened in accordance with section 109 of this ordinance (5/03)

Teresa stated that in voting on this text amendment, the Board needs to consider whether or not the change is consistent with the Land Development Plan and the long range plans for HUB Station.

Teresa added that the Planning Board held a public hearing at their meeting that was held just prior to this meeting, and voted to approve the text amendment as presented, referring it on the Board of Commissioners for consideration.

Janet asked if the amendment would take care of the current and future tenants at HUB Station.

Teresa stated this amendment should take care of the HUB tenants. She commended, however, that the Town may at some point want to rezone HUB Station to Central Business to better fit the uses involved with the facility. Teresa also advised the Board that any artisan tenants that use welding or make pottery may want to look for an offsite location for their kiln or welding. She explained that these processes can be explosive and an insurance liability.

There were no comments received from the public – (no visitors were present in the audience.)

Motion: (Jeff Link/Jim Engelman) to close the public hearing. Unanimously approved.

Motion: (Rick Shew/Barry Mitchell) to approve ZTA-2021-01 as presented, based on the amendment being consistent with the Land Development Plan, and with the long range plans for HUB Station, and the approval of the Planning Board. Unanimously approved.

Adjournment:

Motion: (Larry Chapman/Jim Engelman) to adjourn the meeting. Unanimously approved.

Tamra T. Swanson, Town Clerk