

City of Mount Airy

November 22, 2021 Planning Board Meeting

Staff Report

November 1, 2021



To: Chairwoman Studnicki & Planning Board

From: Andy Goodall Jr. - Planning Director

Subject: **2021-ZTA-04** (*Table of Permitted & Special Uses and Schedule of Area, Yard & Height Requirements*)

A. ACTION REQUESTED BY THE PLANNING BOARD

1. Motion to adopt a statement approving the proposed zoning amendments and describing their consistency with the Comprehensive Plan; or
2. Motion to adopt a statement approving the proposed zoning amendment and declaring that it also amends the Comprehensive Plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment; or
3. Motion to adopt a statement rejecting the proposed zoning amendments and describing their consistency or inconsistency with the Comprehensive Plan.

B. REQUIRED VOTES TO PASS ACTION

A majority vote is required to pass the requested action.

C. PROPOSED AMENDMENTS

See attachments for the proposed amendments to both Tables. Additions are highlighted in **Green**. Deletions are highlighted in **Red**.

D. APPLICABLE COMPREHENSIVE PLAN GOAL(S)

Land Use & Growth Management

Establish a sustainable land development pattern that complements the character of the City, utilizes existing resources and promotes economic development.

E. NCGS 160D-605

Consistency Statement

The Planning Board shall advise and comment on whether the proposed action is consistent with any Comprehensive Plan that has been adopted and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Comprehensive Plan shall not preclude consideration or approval of the proposed amendment by the governing board. The statement shall be one (1) of the following:

1. A statement approving the proposed zoning amendment and describing its consistency with the plan; or
2. A statement approving the proposed zoning amendment and declaring that it also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment; or
3. A statement rejecting the proposed zoning amendment and describing its consistency or inconsistency with the plan.

F. ATTACHMENTS

1. Table of Permitted & Special Uses
2. Schedule of Area, Yard & Height Requirements