

REVIEW OF SEPTEMBER 18 PUBLIC HEARING

The September 18 Packet presented the Third Draft and was accompanied by attachments that offered information on the background of this project, highlights of changes between the second and third drafts, staff comments, a paper on parking requirements, a set of responses to issues related to electric utility lines, and copies of the Town Council's June 10 direction to staff and consultant. All materials, including the Third Draft, are available from the Town Clerk.

The following topics were raised during the hearing, either by citizens or Council members:

1. Width of Resource Conservation District
2. Restrictions on building on Steep Slopes
3. Limiting new Duplexes
4. Floor Area Ratio restrictions for SF – two family
5. Occupancy Restrictions
6. Nonconforming Status
7. Schedule/Process/Notification
8. Floor Area Ratios for Town Center
9. Restrictions on Primary Height Limits
10. Use of Herbicides
11. Front-yard Parking restrictions
12. Neighborhood Conservation District
13. Affects on Property Values
14. Affect on pending Downtown recommendations
15. Process for Minor Subdivisions
16. Tree Ordinance
17. Impervious Surface restrictions
18. Renewable Energy references
19. Parking maximums
20. Discretion for Town Council
21. Discretion for Town Manager
22. Housing Costs
23. Applicability to UNC
24. Lighting
25. Underground lines
26. Stormwater regulations
27. Bridges/Streets in the Resource Conservation District
28. Unintended Consequences

The hearing was recessed until October 21. At that meeting we will bring a follow-up report that responds to each of these issues.