Report of 10-26-26 PC Meeting to Town Council

Attendees PC Mtg: Ruth Fuller, Jeremy Taylor, Steve Strait, Vivian Ralls, David Clarke and Tom Chapman, Marston Smith (by phone) also Justin Nelson, and many residents.

1. **Public Hearing on Zoning Change to Tax Map 34.1.28: We received a number of letters and residents spoke wanting more details about what was to be built if the Zoning was changed from R-2 to B-1. There was no objection to the property being rezoned to Business just a desire to know what would go there and how traffic would be handled.**

2. **Public Hearing on CUP STR: Fourshore LLC, 792 King Carter Dr. There were no comments**

3. **Review of Resolution 2026-25 on code amendments related to CBA resiliency and mature tree requirements. The Town Manager is awaiting input from DEQ.**

4. **Final language to our Code to incorporate State mandated requirements for ADU's were approved by motion 6-1. The changes allow ADUs of 500 sq. ft. at minimum 10 ft side setback and Accessory Structures (not ADUs) of 700 sq. ft. at 25 feet setback and 500 sq. ft. at 10 ft. We will proceed putting our recommended language in a Resolution for and Ordinance Amendment for review by the Town Attorney and a scheduled Joint Public Hearing at the December TC mtg.**

5. **Manufactured homes: Changes to definitions in our code to conform with the State's requirement that any zoning district that allows "stick built" homes must allow manufactured homes were approved by motion 6 yeas and 1 abstention. We will proceed putting our recommended language in a Resolution for and Ordinance Amendment for review by the Town Attorney and a scheduled Joint Public Hearing at the December TC mtg.**

6. **Discussion of Yard Art: The Town Manager brought to our attention that our sign ordinance does not have any provisions relating to yard art. As you all know, our sign ordinance is fairly restrictive with respect to size of signs. Commissioners Clarke and Taylor were tasked with reviewing this issue in other Town's and bringing their review back to the November PC meeting.**

7. **November PC meeting: since the November meeting is scheduled for the regular meeting date of the PC we approved a motion to move the meeting to November 10 at 6:30pm.**

Respectfully Submitted,
Tom Chapman, PC Chair
10-10-26