



Town of Archer Lodge

AGENDA

Work Session Meeting

Monday, September 21, 2020 @ 6:30 PM

Jeffrey D. Barnes Council Chambers

Page

1. WELCOME/CALL TO ORDER:

2. NEW BUSINESS:

2 - 3

- 2.a. Discussion and Consideration of Amending the Code of Ordinances, Archer Lodge, NC, Chapter 30 - Zoning and Subdivisions, Articles II, III, IV and Appendices pertaining to ordinance applicability, special use permits, zoning compliance permits, site plans, design standards, and other related provisions, and Setting a Public Hearing for Monday, October 5, 2020
[Staff Report 09.21.20](#)

3. ADJOURNMENT:



TOWN OF ARCHER LODGE
14094 Buffalo Road
Archer Lodge, NC 27527
Main: 919-359-9727
Fax: 919-359-3333

Mayor:
Matthew B. Mulhollem

Council Members:
Clyde B. Castleberry
Mayor Pro Tem
Teresa M. Bruton
J. Mark Jackson
James (Jim) Purvis, III
Mark B. Wilson

To: Town Council
From: Julie Maybee, Town Planner
Date: September 17, 2020
Cc: Town Administrator, Finance Officer/Town Clerk, Deputy Clerk, Town Attorney, Brough Law Firm, CodeWright Planners
Re: Agenda Item 2.a. - Proposed Revisions of Chapter 30 - Zoning & Subdivisions, Articles II, III, IV and Appendices

Background Information:

North Carolina laws have changed, or in the process of changing, that affect the development of land in Archer Lodge, NC. As referenced at the Council's recent budget retreat and at subsequent meetings, revisions to the Code of Ordinances, Town of Archer Lodge, NC, are ongoing.

As you may recall, Chad Meadows provided an overview of the proposed commercial building design standards at the Council's September 8, 2020 meeting; and the provisions are provided in the context of the ordinance draft at the link below.

Also, on Thursday, September 10, 2020, Kim Batten, Town Clerk, sent an email to the Town Council Members and Hewett Law Group that included a memorandum, for your review, which was addressed to the Planning Board from Julie Maybee, Town Planner; Al Benshoff, The Brough Law Firm; and Chad Meadows, CodeWright Planners; pertaining to proposed ordinance revisions addressing: applicability, special use permits, zoning compliance permits, site plans, design standards, and other related provisions. The memorandum may be viewed at the link below for convenience:

<https://townofarcherlodge.civicweb.net/document/13429/2020%2009%20ZONING%20ORDINANCE%20AMENDMENTS%20FOR%20PLAN%20BOARD.pdf?handle=5AA9851A82CC48049896260CBBF>

As proposed, the revisions will follow guiding land use principals referenced in the ***Town of Archer Lodge 2030 Comprehensive Land Use Plan*** and other adopted plans having bearing on the matter. “Archer Lodge’s vision for future land development is to encourage a compatible mix of uses which preserves the Town of Archer Lodge’s small-town character while respecting its historic features.” (***Town of Archer Lodge 2030 Comprehensive Land Use Plan***)

A PowerPoint overview of the draft revisions will be presented at the upcoming Town Council Work Session on Monday, September 21, 2020.

Planning Board Recommendation:

On September 16, 2020, the Planning Board deliberated, made consistency statement findings¹ and recommended approval of proposed amendments.

Town Council Requested Action:

Staff respectfully requests that the Town Council:

- (1) provide input on the proposed provisions, and
- (2) set a public hearing date at an upcoming regular Town Council meeting on Monday, October 5, 2020.

¹ Planning Board consistency statement findings/comments will be presented at the public hearing.