



TOWN OF ELIZABETHTOWN

PLANNING BOARD MEETING

October 5, 2020 at 6:00 p.m. via Zoom

Agenda

- **OPENING & CALL TO ORDER**
- **INVOCATION**

I. Minute Approval: *September 14, 2020 Minutes*

II. Agenda Items

Item #1: Subdivision Ordinance Text Amendment – Flag-Shaped Lots

Planning staff is proposing a text amendment to the subdivision ordinance in which to allow a narrower road frontage for flag-shaped lots than is currently allowed. The subdivision ordinance requires that Planning Board review proposed text amendments and provide a recommendation to Town Council. **(AGENDA ITEM #1A)** Please see the attached **current requirement** for flag-shaped lots **(AGENDA ITEM #1B)** as well as the **draft language. (AGENDA ITEM #1C)**

***Request:** Planning Board is asked to provide a recommendation to Town Council for the proposed text amendment to the subdivision ordinance. Town Council will consider the recommendation and the proposed text amendment at their November meeting. A public hearing will be conducted prior to voting on the text amendment.*

Item #2:

Other Business

a) **Other:**

a. Consider proposal from Holland Consulting Planners for 160D Land Use Law Update and Unified Development Ordinance for all Land Use Regulations.

b. Board Members may present other business or concerns at this time.

b) Next Scheduled Meeting: **To be determined, due to COVID-19 pandemic.**

Ж MEETING ADJOURNED

§ 153.09 POWERS AND DUTIES.

(A) It shall be the function and the duty of the Planning and Zoning Commission to make comprehensive surveys and studies of existing conditions and probable future development, and prepare such plans for physical, social and economic growth as will best promote the public health, safety, morals, convenience of the general welfare as well as efficiency and economy in the development of the town and its territorial jurisdiction.

(B) In general, the Planning and Zoning Commission shall have the power and duty to:

(1) Acquire and maintain in current form such basic information and materials as are necessary to an understanding of past trends, present conditions and forces at work to cause changes in these conditions.

(2) Prepare and from time to time amend and revise a comprehensive and coordinated plan for the physical development of the area.

(3) Establish principles and policies for guiding action in the development of the area.

(4) Prepare and recommend to the Town Council ordinances in accordance with the comprehensive plan.

(5) Determine whether specific proposed developments conform to the principles and requirements of the comprehensive plan for the growth and improvement of the area.

(6) Keep the Town Council and the general public informed and advised as to these matters.

(7) Prepare and recommend for adoption a zoning code and map.

(8) Prepare and recommend for adoption subdivision regulations and to administer such regulations.

('82 Code, Ch. 14, Art. II, § 29) (Ord. passed 6-1-81; Am. Ord. passed 11-6-90)

§ 152.54 LOTS.

(A) (1) All lots shall conform to the area and bulk requirements set forth in the town Zoning Ordinance. Whenever there is a discrepancy between the minimum standards or dimensions noted herein and those contained in the zoning ordinance, building codes or other official regulations, the highest or most restrictive standards shall apply.

(2) Conformance to zoning requirements means, among other things, that the smallest lot in the subdivision must meet all dimensional requirements of the Zoning Ordinance. It is not sufficient merely for the average lot to meet zoning requirement.

(B) General standards for lots shall be as follows:

(1) Lot size, shapes and location shall be made with due regard to topographic conditions, contemplated use and the surrounding area.

(2) Every lot shall front or abut on a street for a minimum distance of 50 feet.

(3) Corner lots for residential use shall have an extra width of ten feet to permit adequate building setback from side streets.

(4) Double frontage and reverse frontage lots shall be avoided except where necessary to separate residential development from through traffic or nonresidential uses.

(5) Side lot lines shall be substantially at right angles or radial to street lines.

(6) Flag-shaped lots shall only be permitted in those cases where the minimum area, width, depth and street frontage requirements of the zone in which the property is located is complied with.

(7) Lots shall meet any applicable requirements of the County Health Department.

(C) All lots which are located within the territorial jurisdiction of the town and which have public water and sewer service provided shall conform to the area and bulk requirements set forth in Chapter 51. Where public water and/or sewer service is not provided, the following requirements shall apply:

(1) Where public water but not public sewer is provided, said lot shall have an area of not less than 15,000 square feet; a mean lot width of not less than 100 feet; and a mean lot depth of not less than 125 feet.

(2) Where neither public water nor public sewer is provided, said lot shall have an area of not less than 20,000 square feet; a mean lot width of not less than 120 feet; and a mean lot depth of not less than 150 feet.

(Ord. 00-01, passed 4-3-00; Am. Ord. 03-08, passed 11-3-03) Penalty, see § 152.99

(6) Flag-shaped lots shall only be permitted in the Residential-Agricultural zoning district and must meet the minimum lot size requirements for this zoning district. The maximum length of the flagpole portion of the lot shall be no more than 1,000 feet and the minimum street frontage requirement of the flag-shaped lot shall be no less than 60 feet and shall connect the lot to a public street. The flagpole portion of the lot shall be in the form of a private access easement (private road) or public right-of-way that must be built to NCDOT or Town Standards before any public maintenance shall take place. Multiple flag-shaped lots in a minor or major subdivision shall be prohibited.

