

Action re: UDO text amendment case TA-03-21
(continued from recent Council meetings)

Attachment(s): yes

MEETING DATE: FEBRUARY 8, 2022

STAFF COMMENTS / RECOMMENDATION:

Relevant part of draft 1/11/22 Council minutes: "There was discussion regarding the Planning Board's recommendation that quadplexes be limited to 8 bedrooms and no consensus was reached to approve this limitation. Council heard from David Couch, of Summerfield Farms, who voiced opposition to this limitation.

...Council approved the recommended text amendments with the exception of the proposed changes to Article 4, pages 4-7 and 4-8 listed under Item (d) Standards for Residential Uses in Open Space Developments, which were referred back to the Planning Board for additional information on the requirement contained in section (d)(8) regarding the limitation of 8 on the number of bedrooms allowed in a quadplex,...."

The relevant presentation page is attached and the PB minutes don't address its intent when specifying a limitation of 8 (originally 10) bedrooms for quadplexes. Rather than hold another PB meeting, staff reviewed Zoom meeting discussions.

At the August PB meeting, Chair Dick Feulner stated that if the Board wanted to deal with the issue of intensity of development, the best way to address it was from a number-of-bedrooms standpoint. Kathy Rooney then proposed 8 bedrooms and Feulner asked if she would compromise at 10 to provide more flexibility. (A 10-bedroom limit would allow 3 bedroom units – either one or two 3 bedroom units in a quadplex – while a 8-bedroom limit wouldn't be as flexible.) Clint Babcock stated that his mother-in-law lived in a quadplex in Kernersville with two 3-bedroom units and two 1-bedroom units, so 10 would be acceptable. Rooney assented to that limit and it became the consensus recommendation.

As a follow-up at a September meeting, Feulner revisited the 10-bedroom recommendation and mentioned the number of likely cars likely at a 10-bedroom quadplex. Babcock added that quadplexes should look similar externally to a single-family residence and few single-family homes have 10 bedrooms. The PB changed its recommendation to 8 bedrooms.

When considering this last TA-03-21 text amendment change, Council shall consider:

"...the submittal, consistency with the Comprehensive Plan, relevant support materials, staff report, Planning Board recommendation, and any comments given by the public. Town Council, by a majority vote of a quorum present, shall take one of the following actions based on the standards in Article 3.D.3 'Text Amendment':

- i. approves as submitted;*
- ii. conditional approval;*
- iii. deny;*
- iv. remand to the Planning Board for further consideration; or,*
- v. continues the hearing.*

(continued on back)