

**STAFF UPDATE MEMO**

TO: Planning Commission

FROM: Kinsey O'Shea, *AICP*, Assistant Planning Director, Acting Planning & Building Director *KO*

DATE: July 12, 2024

SUBJECT: Zoning Ordinance Amendment #60/ORD #2001 - Town initiated amendment to the text of the Zoning Ordinance to create a new Downtown Northwest zoning district for the area bounded by North Main St., Turner St., and Prices Fork Rd.

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The Downtown Northwest zoning district overlay is a voluntary, geography-based district in the Downtown area, specifically the land bounded by North Main Street, Turner Street, and Prices Fork Road. The Planning Commission heard and made a recommendation on the ordinance in December 2022. However, at the Town Council work sessions, there was significant discussion regarding overall maximum building height, and related design elements. Based on Town Council direction, revisions were made to the draft ordinance text. Town Council has referred the revised ordinance back to the Planning Commission for review.

The revised draft ordinance, which is attached, provides the following changes:

- Existing building height in DC is 60 feet
- Proposed Maximum height 60'-75', higher interior to the site
- Maximum of 35' abutting St. Luke and Oddfellows Hall
- Building step back locations

**ATTACHMENTS**

Draft Ordinance Text dated May 2024