

## Targeted Conditional Text Amendments July 15, 2020 Draft

### Section 2.1.5 Development Standards

*Add additional paragraph:*

Specific development proposals in the Village Infill, Lakeshore, Neighborhood Edge, and Rural Planning Areas may trigger the Conditional Planning Area (CPA) process and require approval from the Board of Commissioners **based upon specific metrics. These threshold metrics aim to improve the town's ability to better control the pace of development given existing infrastructure, while simultaneously providing opportunities to secure specific town goals via innovative development proposals.** See specific planning area development standards for additional detailed requirements.

### Section 2.2.4.E (VILLAGE INFILL) Development Standards

*Additional bullet as the first point added after "The following are additional development standards in the VIPA..."*

Any new development greater than 8 dwelling units requires conditional approval from the Board of Commissioners. See Section 14, Conditional Planning Area, for more details.

### Section 2.2.6.E (LAKESHORE) Development Standards

*Additional bullet as the first point added after "The following are additional development standards in the VIPA..."*

Any new development greater than 8 dwelling units requires conditional approval from the Board of Commissioners. See Section 14, Conditional Planning Area, for more details.

### Section 2.2.11.E (NEIGHBORHOOD EDGE) Development Standards

*Add first paragraph under existing bullet points.*

Any new development whose **master plan encompasses** 35 acres or greater OR 36 dwelling units or greater requires conditional approval from the Board of Commissioners. See Section 14, Conditional Planning Area, for more details.

### Section 2.2.12.E (RURAL) Development Standards

*Add first paragraph under existing bullet points.*

Any new development whose **master plan encompasses** 15 acres or greater OR 36 dwelling units or greater requires conditional approval from the Board of Commissioners. See Section 14, Conditional Planning Area, for more details.

## 14.5 CONDITIONAL PLANNING AREA

Conditional Planning Area is more fully described in Section 2. As stated in Section 2, a Conditional Planning Area shall be adopted by the Board of Commissioners, which allows a specific development with reasonable conditions. **Specific development proposals in the Village Infill, Lakeshore, Neighborhood Edge, and Rural Planning Areas may trigger the Conditional Planning Area (CPA) process and require approval from the Board of Commissioners based upon specific metrics. These threshold metrics aim to improve the town's ability to better control the pace of development given existing infrastructure, while simultaneously providing opportunities to secure specific town goals via innovative development proposals. See specific planning area development standards for additional detailed requirements.**

While the applicant for a conditional planning area must be given the opportunity to accept any conditions placed on the approval, all such conditions do become binding with the land, and development of the site can only proceed in accordance with those conditions. Applications to designate property as a conditional planning area will be processed in accordance with N.C.G.S. Sections 160-384 and 385 and the following.