

1200 MLK Conditional Zoning

2nd Reading

Town Council March 10, 2021

1200 MLK – Project Summary

- 13.9-acre site
- Rezoning required
 - Currently R-4 and NC
 - Proposing NC-CZD and OI-2-CZD
- Demolish existing gas station
- Construct gas station and self-storage



Process

Town
Evaluation of
Application
According to
Standards



Report
Presented to
Advisory
Boards and
Commissions



Open and Close
Public Hearing:
Report and
Recommendation
Presented to Town
Council



Council
Action (2nd
Reading):
Consider
the
Conditional
Zoning

1200 MLK - Changes Since February 24th

- Condition #26 of Revised Ordinance A has been clarified to only allow a reduction from 83 to 73 mobile home sites during the initial 15-year period and after Town approval of a displacement mitigation plan, where applicable.
- Condition #29 of Revised Ordinance A has been clarified to apply only to dedicated short term rentals.

1200 MLK – Recommendation

- That the Council consider the following:
 - Enact or Deny the Conditional Rezoning (Revised Ordinance A)
 - Adopt or Deny the Revocation of Special Use Permits