



# Staff Report

Department: Planning and Zoning  
Presenters: Adrienne Isenhower  
Staff contact: Adrienne Isenhower  
Agenda title: Mountain Village Text Amendment Public Hearing  
Requested action: Approve the Text Amendment to the Mountain Village Zoning District

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## SUMMARY

**Summary:** In response to a moratorium placed on the Mountain Village Zoning District in July 2020, due to an influx of development applications for the district, staff has developed some recommendations for amendments to mitigate the issues currently associated with the district. High density allowance was one of the main concerns of the current language as was ensuring completion of developments to the required and/or permitted standards. Based on this feedback, staff recommends the following:

**Density:** Amend allowable density from 17 units per acre (2,500 square feet per dwelling unit) to 8 units per acre (5,000 square feet per dwelling unit)

**Permitted/Conditional Uses:** Relocate Cottage Clusters from permitted uses to conditional uses and add Group Developments to conditional uses. This will allow the P&Z BOA to have more discretion in development approvals and give developers more accountability in the process.

**Performance Guarantees:** Currently, the ordinance allows for performance guarantees for subdivision approvals but there is no specific authority for zoning approvals. Language is added to allow for this requirement for group developments, mixed use developments and cottage clusters.

**Definitions:** Some of the terms used for permitted and conditional uses were not clearly defined in the ordinance. Proposed definitions are included with this amendment for: Accessory Apartment, Cottage Clusters, Dwelling (Single Family Zero Lot Line), Passive Park, Recreational Uses (Governmental), and Recreational Uses (Related to Residential Development).

*\*N.C.G.S. legislation prohibits local governments from imposing design requirements on one- and two-family dwellings, so the words "multi-family and mixed use" are added to the Building Design section.*

## STAFF RECOMMENDATION

The Planning and Zoning Board of Adjustment held a public hearing on December 7<sup>th</sup> and voted to recommend approval of the text amendment as provided on the attached written consistency statement.