



Town of Pilot Mountain
Town Hall 124 West Main Street Pilot Mountain, NC 27041
Monday, March 11, 2019, 6:30 PM

BOARD OF COMMISSIONERS SPECIAL MEETING AGENDA

Discussion

Public Hearing on Temporary Moratorium

Board Discussion and Vote on Proposed Temporary Moratorium

- [1.](#) Discussion and Possible Action Regarding Temporary Development Moratorium

Adjournment



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

Temporary Development Moratorium

Background Information: At the February Board meeting, the Board decided to hold a public hearing on a potential temporary development moratorium on commercial farming operations in the GB/HB zones. Prior to making this decision the Board heard a report from staff that the table of permitted uses would allow this type of operation in zones that were intended to be for commercial uses and that these farming operations could have negative impacts on neighboring properties and businesses.

In order to prevent these farming operations from starting in these districts before a change could be made to the UDO, staff is recommended that the Commissioners consider enacting a 60 day moratorium on these types of farming operations while staff prepares an amendment to the UDO. The attached ordinance, prepared according to NCGS 160A-381(e) does that and directs staff to prepare the amendment, present it to the Planning and Zoning Board, and to schedule a public hearing on the amendment for the Board's April meeting.

Staff Recommendation: staff recommends that the Board the ordinance

Possible Board of Commissioner Actions

- Approve the ordinance
- Reject the ordinance
- Take no action

Attachments

- Ordinance 2019-2
- NCGS 160A-381(e)

ORDINANCE NO: 2019-2

**ORDINANCE DECLARING TEMPORARY MORATORIUM ON COMMERCIAL
FARMING OPERATIONS IN GB/HB DISTRICTS**

WHEREAS, the Town of Pilot Mountain Board of Commissioners has passed a Unified Development Ordinance to govern land development in the Town of Pilot Mountain; and

WHEREAS, that Unified Development Ordinance contains a table of permitted uses that the Board believes does not properly address or regulate commercial farming operations; and

WHEREAS, the Board of Commissioners believes that allowing commercial farming operations in the General Business or Highway Business zoning districts could have negative impacts on businesses currently located in those districts and future economic development opportunities; and

WHEREAS, the Board of Commissioners and its staff need time to develop regulations that will appropriately regulate these types of uses in these zoning districts.

NOW, THEREFORE, be it ordained by the Board of Commissioners of Town of Pilot Mountain:

1. That a 60 day moratorium on all zoning, building, site plan review, or other development approvals is hereby enacted for commercial farming operations in the GB and HB zoning districts.
2. That this moratorium shall expire at 11:59 PM on Monday, May 13.
3. That the Town's staff will need this 60 days to develop an ordinance to amend the zoning ordinance to address these issues, present it to the planning and zoning board, schedule a public hearing, and present the final ordinance to the Board for consideration.
4. The Board directs the staff to prepare a draft ordinance and present to the Planning & Zoning Board in March and that a public hearing be scheduled for the April Board of Commissioners meeting.

Adopted this the 11th day of March, 2019.