



Town of Pilot Mountain
Town Hall 124 West Main Street Pilot Mountain, NC 27041
Tuesday, August 18, 2020, 6:00 PM

BOARD OF COMMISSIONERS SPECIAL MEETING AGENDA

Call to Order

Adoption of Agenda

Public Hearing

Public hearing on Temporary Development Moratorium

Temporary Development Moratorium

[Temporary](#) Moratorium Ordinance

Other Business

Adjournment



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

Temporary Moratorium Ordinance	
<u>Background Information:</u>	
Over the last several weeks we have gotten a couple of requests and more questions from property owners that would like to make changes to the cladding material on their buildings. The material that has been proposed by these property owners is stacked rock which is allowed by the UDO. Unfortunately, this type of material would make these buildings non-contributing when it comes to our National Register District application. As you are all aware, we have been working for over a year now on getting a National Register District approved for our downtown area. Andy and I feel that if we want this National Register District application to be successful, we need to take action to prevent property owners from making decisions that improve the attractiveness of their buildings but damage our ability to have a National Register District approved. Staff recommends the adoption of this moratorium so that we can make amendments to the DDO guidelines that will allow us to protect the status of potentially contributing buildings.	
<u>Staff Recommendation:</u>	Staff recommends that the Board adopt the temporary moratorium.
<u>Possible Board of Commissioner Actions</u>	
• Adopt the temporary moratorium ordinance • Deny approval of the ordinance • Take no action	
<u>Attachments</u>	
• Draft temporary moratorium ordinance	

ORDINANCE NO: 2020-8
ORDINANCE DECLARING TEMPORARY MORATORIUM ON CHANGES TO
CLADDING MATERIALS IN THE DDO AREA

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 specific regulations regarding development in the Central Business District and the Downtown Design Overlay; and

WHEREAS, the Board of Commissioners believes has been pursuing the possibility of creating a National Register Historic District in the downtown area in order to allow downtown property owners to take advantage of the tax credits available through this program; and

WHEREAS, we have recently had a number of property owners that have started or let us know about their plans to start renovations to their properties what would change the exterior cladding materials on their buildings and would negatively affect those buildings being considered contributing to the Town's National Register District application.

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 Saturday, October 17, 2020.
3. That the Town's staff will need this 60 days to develop an amendment to the DDO guidelines that address the approved building cladding materials in the DDO.
4. The Board directs the staff to prepare a draft ordinance and present to the Planning & Zoning Board in September and that a public hearing be scheduled for the October Board of Commissioners meeting.

Adopted this the 18th day of August, 2020.

Signed

Evan J. Cockerham, Mayor

Attest:

Holly Utt, Town Clerk