



Town of Pilot Mountain
Pilot Center, 612 E. Main Street Pilot Mountain, NC 27041
Monday, June 29, 2020, 6:00 PM

BOARD OF COMMISSIONERS SPECIAL MEETING AGENDA

Discussion

Adoption of Agenda

- [1.](#) FY 2020 Budget Amendment 6

Public Comment

- [2.](#) Public Hearing-Zoning Map Amendment

Discussion and Action

- [3.](#) Zoning Map Amendment

Adjournment



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

FY 2020 Budget Amendment 6	
<u>Background Information:</u>	
This budget amendment will insure that we have a balanced budget at the end of the fiscal year.	
<u>Staff Recommendation:</u>	Staff recommends adoption of the budget amendment.
<u>Possible Board of Commissioner Actions</u>	
• Adopt budget amendment • Deny approval of budget amendment • Table until a later date • Take no action	
<u>Attachments</u>	
• FY 2020 Budget Amendment 6	

Town of Pilot Mountain, North Carolina

FY 2019 – 2020 Budget Ordinance

Amendment No. 2020-06

BE IT ORDAINED by the Pilot Mountain Board of Commissioners that the 2019-2020 Budget Ordinance be amended as follows:

REVENUES -

Increase 10-3010-2004 – Prior Year Tax Collection	\$300.00
Increase 10-3170-0000 – Tax Penalty and Interest	\$3,500.00
Increase 10-3370-0000 – Utility Franchise Tax	\$4,000.00
Increase 10-3610-0000 – Cemetery-Sale of Plot	\$5,400.00
Increase 10-3837-4000 – Grants	\$25,740.00
Increase 10-3590-0000 – Solid Waste Fees	\$3,400.00
Increase 10-3350-0700 – Bench Purchase	\$900.00
Increase 10-3690-0000 – Encumbered Fund Balance	\$13,260.00

EXPENDITURES -

Increase General Government	\$60,000.00
Increase Community and Economic Development	\$4,500.00
Decrease Public Safety	\$25,000.00
Increase Transportation	\$5,000.00
Increase Sanitation	\$8,000.00
Increase Culture and Recreation	\$4,000.00

Adopted this 29th day of June, 2020

Evan Cockerham, *Mayor*

Holly Utt, *Town Clerk*

Explanation of Amendment:

1. Year end budget amendments



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

Public Hearing-Zoning Map Amendment	
<u>Background Information:</u>	
An application to rezone approximately 10 acres of land on Golf Course Road has been submitted to staff and reviewed by the Planning and Zoning Board. Approximately 8.5 acres of this tract is currently zoned GB and 1.5 acres is zoned low density residential. The request is to rezone all 10.19 acres to RH-CD, high density residential-conditional district. The P&Z Board recommended 4-1 that the Board of Commissioners deny this rezoning request. The Board must hold a public hearing before making any final decision on the rezoning application.	
<u>Staff Recommendation:</u>	
<u>Possible Board of Commissioner Actions</u>	
• Hold the Public Hearing	
<u>Attachments</u>	
• Public hearing rules	

ORDER TO HOLD A PUBLIC HEARING ON 2020-REZ-01

WHEREAS, a petition requesting rezoning of an area of 10.19 acres described in said petition, further identified by PIN 5965-06-38-0343 and 5965-06-28-9608 and Deed Book & Page 1074/519 was received by the Town of Pilot Mountain; and

WHEREAS, the Planning and Zoning Board heard the request for rezoning, received public comment, and voted to recommend that the Board of Commissioners deny the rezoning request at the regular Planning and Zoning Board meeting held on February 18; and

WHEREAS, the Board of Commissioners of the Town of Pilot Mountain wishes to schedule the required public hearing on rezoning case 2020-REZ-01;

NOW, THEREFORE, BE IT ORDERED by the Board of Commissioners that:

A public hearing is hereby scheduled for Monday, June 29 2020 at 6 PM. The hearing will be held at the Pilot Center, 612 E Main Street, Pilot Mountain, NC 27041. The Board further orders that the following rules shall apply during this public hearing:

1. The Board will receive public comment for a maximum of 100 minutes. This time limit will begin following the presentation by the applicant.
2. Due to the necessity of maintaining proper social distance, the Board will only allow one member of the public into the meeting room at a time. Others who wish to speak will need to remain outside of the building and wait to be called in. The Board also encourages the submission of electronic comments, either by emailing publiccomment@pilotmountainnc.org or by mail at 124 W Main Street, Pilot Mountain NC 27041 Attn: 2020-REZ-01. The meeting will be streamed to Facebook Live so that citizens can watch the hearing.
3. Under the Fair Housing Act the Board is not allowed base their decision about whether or not to approve multi-family housing projects on the basis of race, sex, religion, national origin, color, disability, or familial status of the owners, applicants, renters, or potential renters. Therefore the Board will not allow any comments based on any of the above criteria.
4. Under the Fair Housing Act, the Board is not allowed to discriminate in any way against affordable housing projects, therefore the Board will not hear any comments about whether or not the proposed development is market rate or affordable housing units.
5. Under NC law, the Board is not allowed to consider the ownership status of the property in question when considering a rezoning. This means that the Board is not allowed to consider whether the units will be owner occupied, rentals, etc. Therefore, the Board will not allow comments based on the ownership status of the property or future occupants of the proposed development.

6. If there are a number of people who wish to make the same or similar comments, they are required to appoint one spokesman for the group.
7. Each individual speaker will be limited to 3 minutes. Each speaker representing a group of people will be allowed 5 minutes.
8. Speakers will not be allowed to make any personal attacks or insults on any individual or group of individuals.
9. The first speaker will be the applicant.
10. The public should direct all their comments to the entire Board of Commissioners. This is not a question and answer session and the Commissioners will not respond to questions during the public hearing.
11. Each person may only speak once during the public comment period.

Each person wishing to speak should sign up prior to the start of the meeting either by using the online signup form located at <https://www.cognitoforms.com/TOWNOFPILOTMOUNTAIN2/PUBLICHEARINGJune292020> or signing up on the signup sheet prior to the meeting. Speakers should indicate on the signup sheet whether they are representing a group.

12. Each speaker should give their name and address before speaking.

ADOPTED by the Board of Commissioners of the Town of Pilot Mountain this the 8th day of June 2020.

Attest:

Evan J. Cockerham, Mayor

Holly Utt, Town Clerk



TOWN OF PILOT MOUNTAIN
BOARD OF COMMISSIONERS MEETING

Zoning Map Amendment	
<u>Background Information:</u>	
An application to rezone approximately 10 acres of land on Golf Course Road has been submitted to staff and reviewed by the Planning and Zoning Board. Approximately 8.5 acres of this tract is currently zoned GB and 1.5 acres is zoned low density residential. The request is to rezone all 10.19 acres to RH-CD, high density residential-conditional district. The P&Z Board recommended 4-1 that the Board of Commissioners deny this rezoning request. The Board has held its public hearing on this issue. There is a discrepancy between the goals stated in the current Land Use Plan and the Future Land Use Map. The plan has a goal of promoting the construction of affordable, quality housing in Town. However, the Future Land Use map does not have a large area for this type of housing. If the Board wants to approve this rezoning, it will also need to amend the land use plan. Andy has included information in the attached staff report on how that can be accomplished and the steps that need to be taken in order to approve the rezoning. If the Board wants to deny approval, it only need to approve a motion to do so. As a reminder, the Board cannot consider the ownership status of the future occupants of this project, the race, gender, national origin, etc. of any of the potential occupants, the income level of the occupants, etc. The Board can only consider whether or not this specific property is appropriate for multi-family housing, based on factors such as traffic, adjacent uses, etc.	
<u>Staff Recommendation:</u>	
<u>Possible Board of Commissioner Actions</u>	
• Approve the rezoning and an amendment to the land use plan • Deny approval of the rezoning	
<u>Attachments</u>	
• Staff report	

Town of Pilot Mountain

June 29, 2020 Board of Commissioners Meeting

Staff Report



June 15, 2020

To: Mayor Cockerham & Board of Commissioners
From: Andy Goodall Jr. - Town Planner
Subject: **2020-REZ-01** (GB/RL to RH CD)

A. ACTIONS REQUESTED BY THE BOARD OF COMMISSIONERS

1. Motion to adopt a statement approving the proposed zoning amendment and describing its consistency with the plan; or
2. Motion to adopt a statement approving the proposed zoning amendment and declaring that it also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment; or
3. Motion to adopt a statement rejecting the proposed zoning amendment and describing its consistency or inconsistency with the plan.

With each of these alternatives, the statement is also to include an explanation of why the governing board deems the action reasonable and in the public interest.

B. REQUIRED VOTES TO PASS REQUESTED ACTIONS

A majority vote is required to pass the requested actions.

C. BACKGROUND

Property Owner(s):	Mountain View Restaurant P.O. Box 1565 Pilot Mountain, NC 27041
Applicant(s):	Southern Properties & Development LLC 3810 N. Elm Street, Suite 101 Greensboro, NC 27455
Property Address:	100 block of Golf Course Road (ETJ)
Property Parcel Numbers:	5965-06-38-0343; 5965-06-28-9608

Rezoning Area:	10.19 acres
Current Use:	Vacant
Current Zoning Districts:	GB (General Business) / RL (Residential Low Density)
Proposed Zoning District:	RH CD (Residential High Density – Conditional District)
Proposed Uses:	Sixty-Four (64) Unit Multi-Family Development
Project Name:	Legacy Ridge Apartments

D. ZONING CRITERIA

Town of Pilot Mountain Land Use Plan (2005-2015)

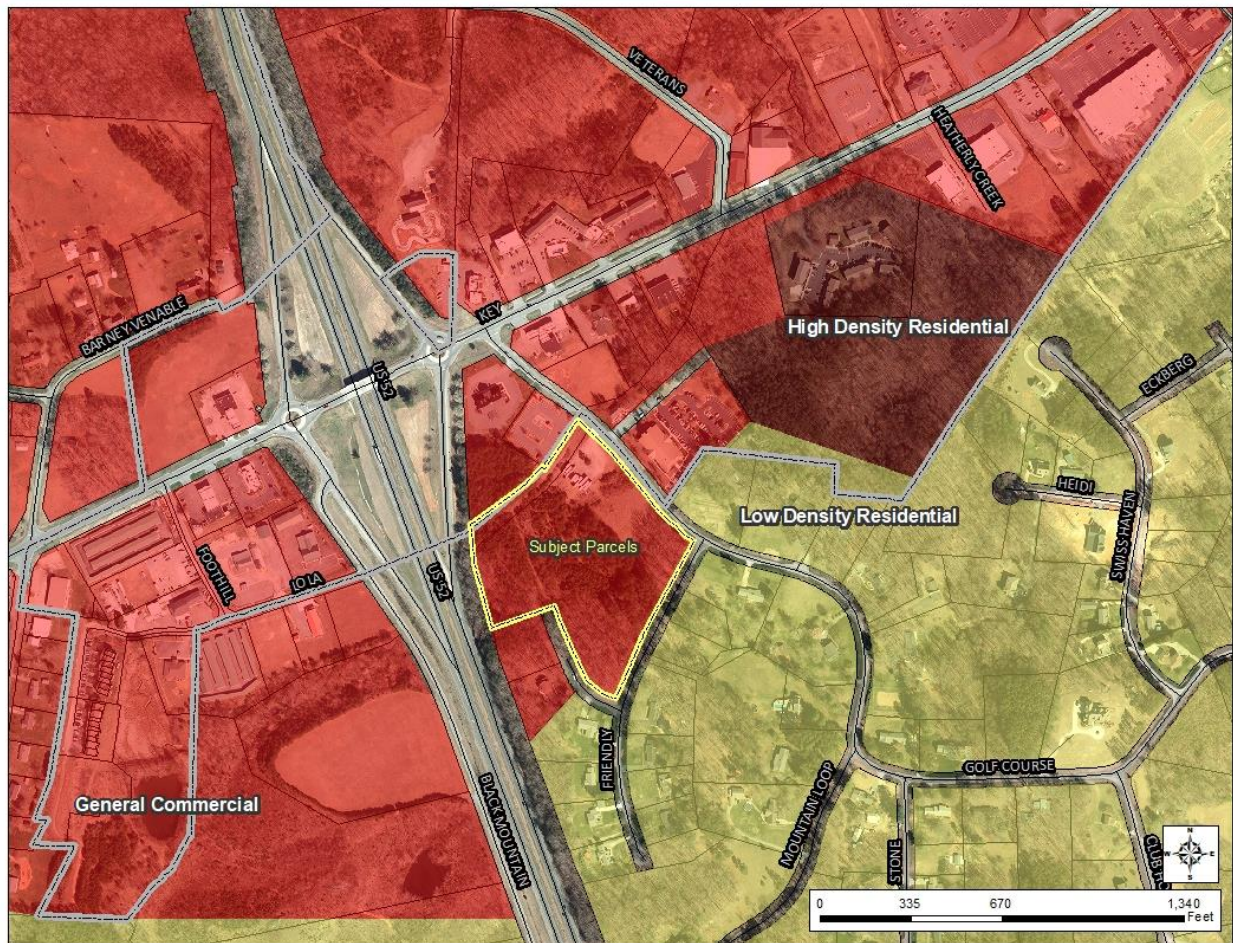


Figure 1 - Town of Pilot Mountain Future Land Use Map

Future Land Use

General Commercial - These areas are generally located along major thoroughfares that contain a wide array of commercial uses. Typical retail uses include shopping centers, restaurants, and convenience stores. Other heavier uses may include mini-warehouses and automobile sales lots. Development considerations include traffic, compatibility with abutting residential areas, the appearance of new and existing development as well as the availability of adequate infrastructure.

High Density Residential (Adjacent) - These areas are located within the town's corporate limits and include multi-family developments, attached single-family housing as well as manufactured housing communities. Public utilities are available and an extensive road network already exists. These areas are intended to provide for residential infill development with a wide range of housing types surrounding the central business area. Low intensity business uses located in mixed-use buildings area also appropriate if designed and constructed at a residential scale. Development considerations include the compatibility of infill development with existing building patterns and neighborhoods.

Residential Development

Goal: Improve the quality of Pilot Mountain's residential neighborhoods in order to promote the best interest of the residents and community as a whole.

Objectives:

- ❖ Encourage well-planned, quality residential subdivisions
- ❖ Discourage sprawl
- ❖ Encourage high quality affordable and moderate-income housing

Area Zoning

(See *Attachment 4* for zoning map of the surrounding area)

Infrastructure & Utilities

The *Surry County Comprehensive Transportation Plan (2012)* classifies this section of Golf Course Road (SR 2098) as a minor thoroughfare with a capacity of 13,800 vehicular trips per day. In 2017, *North Carolina Department of Transportation (NCDOT)* recorded an *Average Annual Daily Traffic (AADT)* count of 1,100 trips for this section of Golf Course Road. That is a volume to capacity ratio of .08 or 8% of capacity.

Based on the *ITE Trip Generation Manual (8th Edition)*, sixty-four (64) apartment units could generate up to approximately four-hundred twenty-five (425) vehicular trips per day. This could increase the volume to capacity ratio 3%.

In addition, the *Surry County Comprehensive Transportation Plan (2012)* classifies the section of S. Key Street (NC 268) between Golf Course Road and Denny Street as a major thoroughfare with a capacity of 27,500 vehicular trips per day. In 2018, *NCDOT* recorded an *AADT* count of 9,200 trips for this section of S. Key Street. That is a volume to capacity ratio of .33 or 33% of capacity.

The property lies within the ETJ (adjacent to the municipal limits) and has direct access to public water and sewer. Both police and fire services can be provided to the properties.

Per conversations with the applicant(s), a voluntary contiguous annexation petition will be submitted for review by the Board of Commissioners before any development plans are submitted to the Town for technical review.

E. STAFF COMMENTS

The conditional rezoning request if developed according to the preliminary site plan and annexed into the corporate limits is not consistent with the *Town of Pilot Mountain Land Use Plan's* 'Commercial' future land use classification. The request is consistent with the adjacent 'High Density Residential' future land use classification and the residential development objective of encouraging high quality affordable and moderate-income housing. In addition, the use of the subject properties for multi-family development meets a growing need for quality affordable housing in the region and provides a reasonable use transition from the commercial corridor (Key Street) to the single-family residential neighborhood (Golf Course Area).

If the Board chooses to approve the request, it must also amend the *Future Land Use Map* to reflect the change.

Staff recommends approval of the conditional rezoning request with the following conditions:

- 1) The multi-family residential use shall be limited to no more than sixty-four residential units;
- 2) The multi-family residential use shall be constructed based on the submitted preliminary site plan. Any major modifications shall require approval by the Town Board;
- 3) The developer(s) shall submit a voluntary annexation application for Town Board review and approval prior to submitting development plans for technical review; and
- 4) A fifty (50') foot natural landscaping yard (buffer) shall be maintained along Friendly Lane.

F. NCGS 160A-383

Consistency Statement

When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan (i.e. *Land Use Plan*) that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public interest. The statement shall be one of the following:

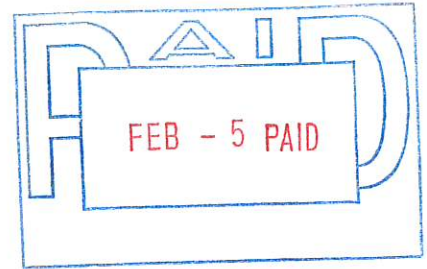
1. A statement approving the proposed zoning amendment and describing its consistency with the plan;
2. A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment; or
3. A statement rejecting the proposed zoning amendment and describing its consistency or inconsistency with the plan.

G. PLANNING & ZONING BOARD RECOMMENDATION

The Planning & Zoning Board (4-1) recommended denial of the proposed amendment. The Board found that the request to rezone the subject parcels from GB / RL to RH is not consistent with the Town of Pilot Mountain Land Use Plan's "Commercial" future land use classification.

H. ATTACHMENTS

1. Rezoning Application & Site Plan
2. Building Elevations & Floor Layouts
3. Vicinity Map
4. Area Zoning Map
5. Table of Permitted Uses
6. Fair Housing Fact Sheet

**TOWN OF PILOT MOUNTAIN**

124 W. Main Street · Pilot Mountain, NC 27041

(336) 368-2247 · Fax (336) 368-9532

Rezoning ApplicationCase # **2020-REZ-01**Receipt # **49055****Project Information**Date of Application 01/28/2020Name of Project Legacy RidgeTax Parcel Number(s) 596506380343; 596506289608Address #TBD Golf Course Rd Property Size 10.19Current Zoning District GB / RL Proposed Zoning District RH - CD

Overlay District(s) _____

Contact InformationSouthern Properties & Development LLCMountain View Restaurant

Applicant

Property Owner

3810 N Elm Street Ste 101PO Box 1565

Address

Address

Greensboro, NC 27455Pilot Mountain, NC 27041

City, State, Zip Code

City, State, Zip Code

336-681-0144336-655-0587

Telephone

Telephone

jrussell@spropilc.comwinnerdot@surry.net

Email address

Email address

Signature

Signature (required)

1/30/20201/30/2020**Description of Request**

A) Briefly explain the nature of this request.

We are proposing to construct a 64-unit multifamily apartment complex with a
community building and amenities for families in the Pilot Mountain area of Surry
County. See attached site plan.

- B) Provide a statement regarding the consistency of this request with town plans and the surrounding land uses.

Multifamily zoning is generally used as a buffer between commercial and single family uses. This site would blend well with the surrounding area and is within 800 feet of current multifamily apartments.

- C) Provide a statement regarding the reasonableness of the rezoning request.

Multifamily zoning often serves as a transitional buffer between other uses. In this case as residential uses are acceptable in both GB and RH, our proposal at just over 6 units per acre would offer a compatible use to it's surroundings.

Notice and Hearing Requirements

All applications for rezoning must be reviewed by the Town of Pilot Mountain Planning Board before proceeding to the Board of Commissioners for public hearing and decision. The Planning Board will review applications for rezoning at its next meeting following submission of the application and filing fee if the application is submitted at least thirty days in advance of the regular meeting date. Following review and recommendation by the Planning Board, the matter will be forwarded to the Board of Commissioners. Following the receipt of notification of a pending rezoning, the Board of Commissioners will schedule a public hearing for the next available meeting that allows for sufficient time for the Town to mail and publish the statutorily required notices. All applications for rezoning must be published in the newspaper once a week for two consecutive weeks and all adjoining property owners must receive a mailed notice at least ten days prior to the hearing.

Meeting Dates

Planning Board Meeting Date: February 18, 2020 @ 3:00PM

Planning Board Decision: 4-1 Deny

Board of Commissioners Meeting Date: June 29, 2020 @ 6:00PM

Board of Commissioners Decision: _____

Rezoning Application Fee: \$500.00 + \$50.00 advertising fees

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LEGACY RIDGE

PILOT MOUNTAIN, NC



SITE INFORMATION:

SITE: 10.19 +/- ACRES
 DENSITY: 6.28 UNITS/ACRES
 BUILDINGS: (1) 1 STORY CLUBHOUSE
 (4) 2-STORY APARTMENT BUILDINGS
 SPRINKLERS: 13R
 PARKING SPACES: 128 SPACES REQUIRED @ 2.0 SPACES / UNIT
 128 SPACES PROVIDED
 ZONING : GB
 SETBACKS: FRONT = 35'
 SIDE = 10'
 REAR = 30'

UNIT INFORMATION:

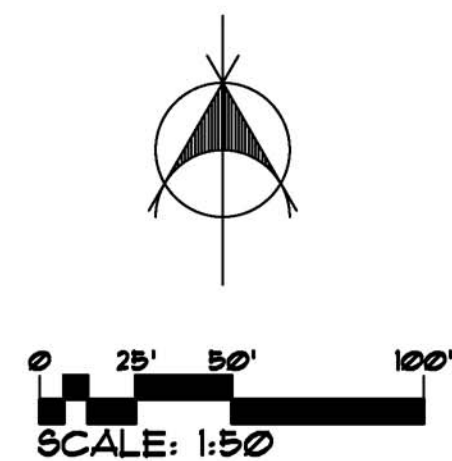
	NET	HEAT	100	200	300	400	TOTAL UNITS	TOTAL NET
1 BR / 1BA - A	746	706			8	4	12	8952
2 BR / 1BA - B	990	946	8	8	8	8	36	31,680
3BR / 2 BA - C	1207	1156	8	8	0	4	16	24,140
TOTALS:			16	16	16	16	64	64,772
TOTAL NET BY BUILDING			17,576	17,576	13,888	15,732		
TOTAL HEATED BY BUILDING			16,816	16,816	13,216	15,016		

REQUIRED SITE AMENITIES:

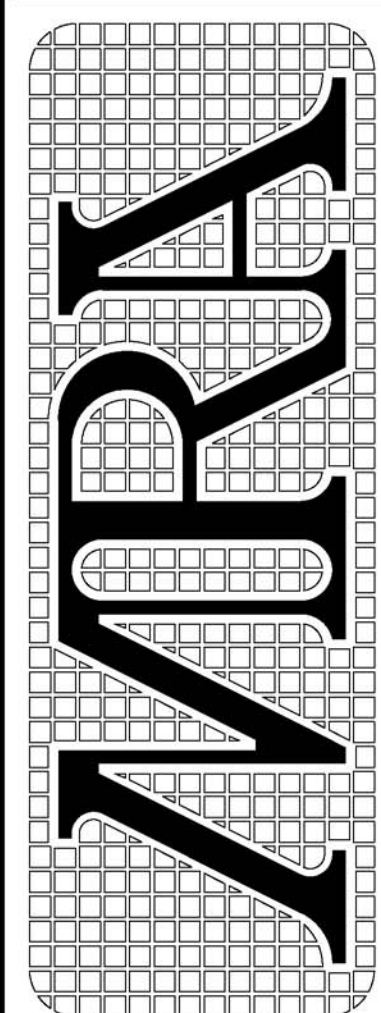
- A. PLAYGROUND - (W/ MIN. 1 BENCH)
- B. MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C. COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

- D. OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- E. COVERED PATIO WITH SEATING - (150 SQ. FT.)
- F. GAZEBO - (100 SQ. FT.)



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
 LEGACY RIDGE
 PILOT MOUNTAIN, NORTH CAROLINA



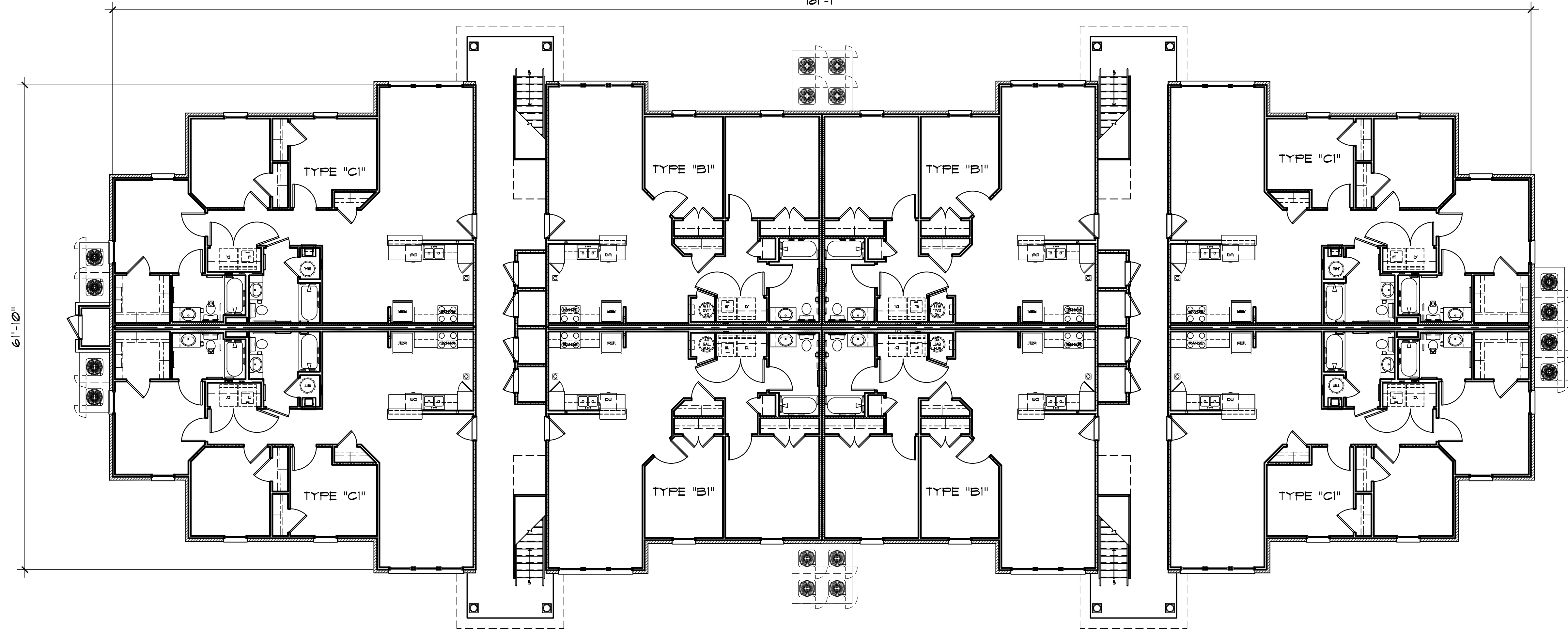
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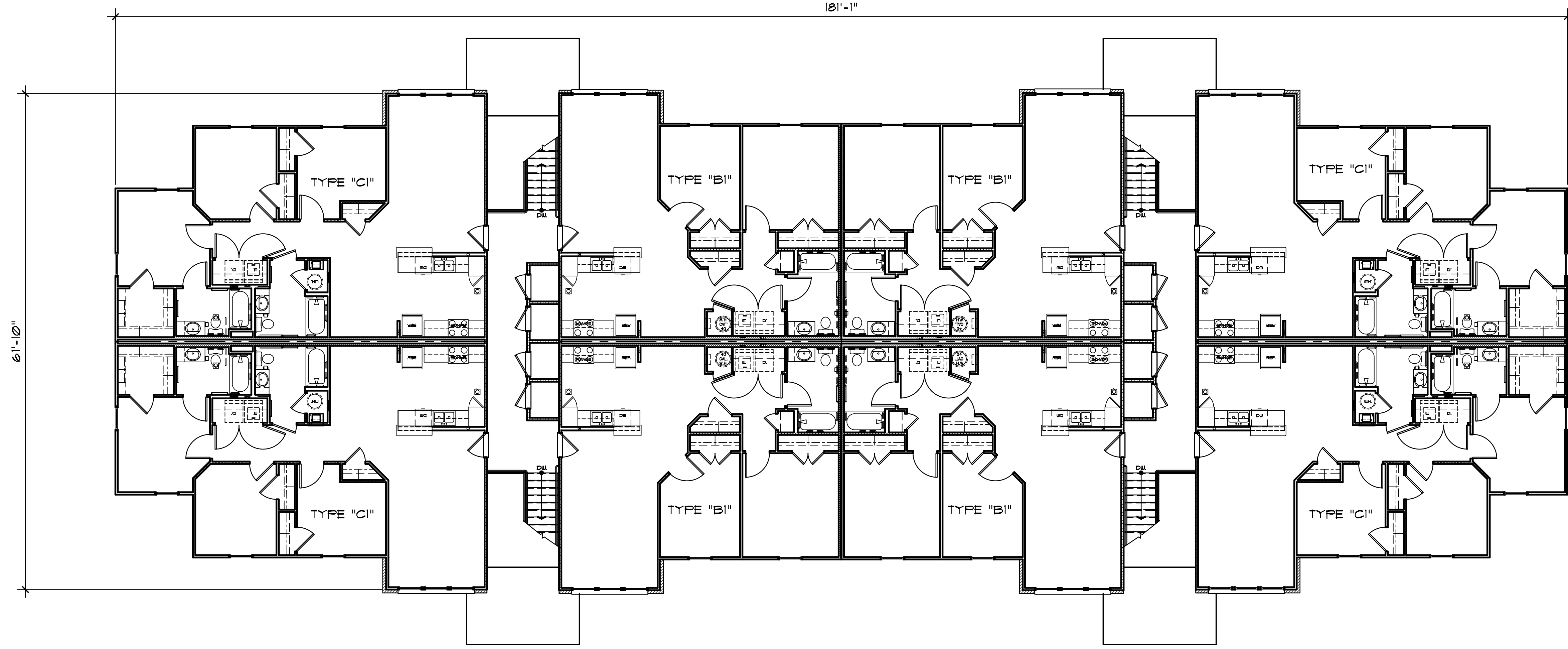
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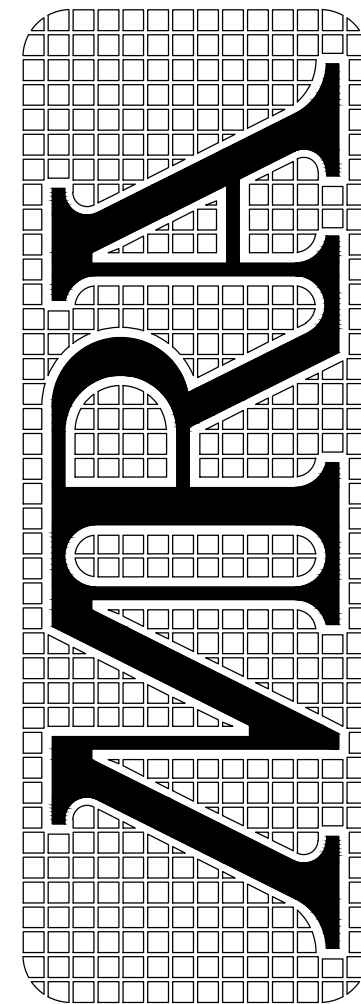
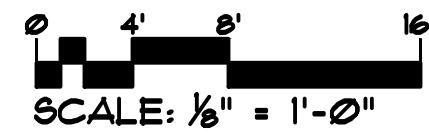
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1 BUILDING 100 - FIRST FLOOR PLAN
 1/8" = 1'-0"



2 BUILDING 100 - SECOND FLOOR PLAN
 1/8" = 1'-0"



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BUILDING 100 - FLOOR PLANS

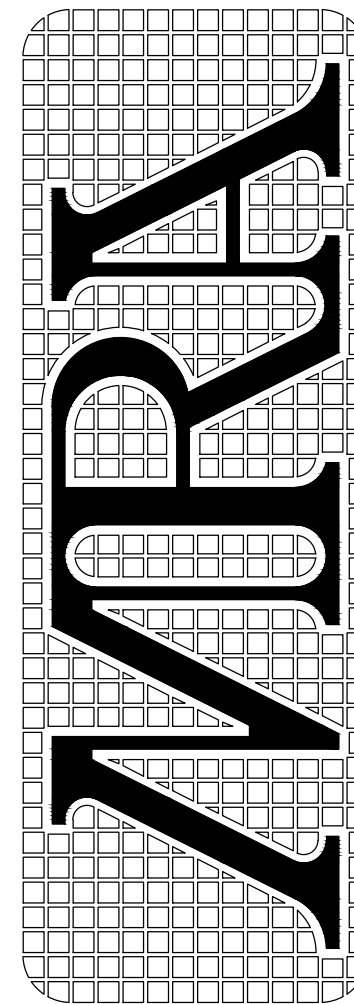
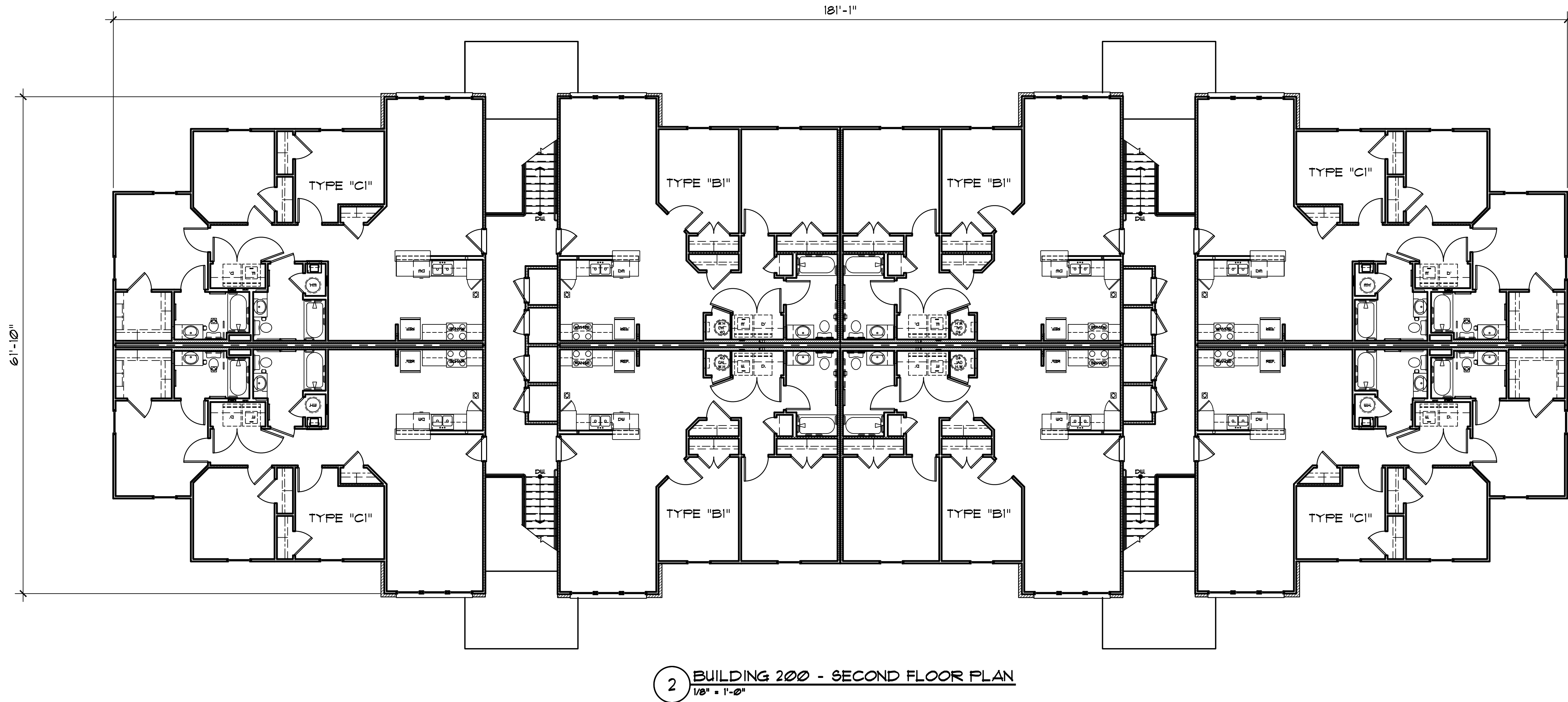
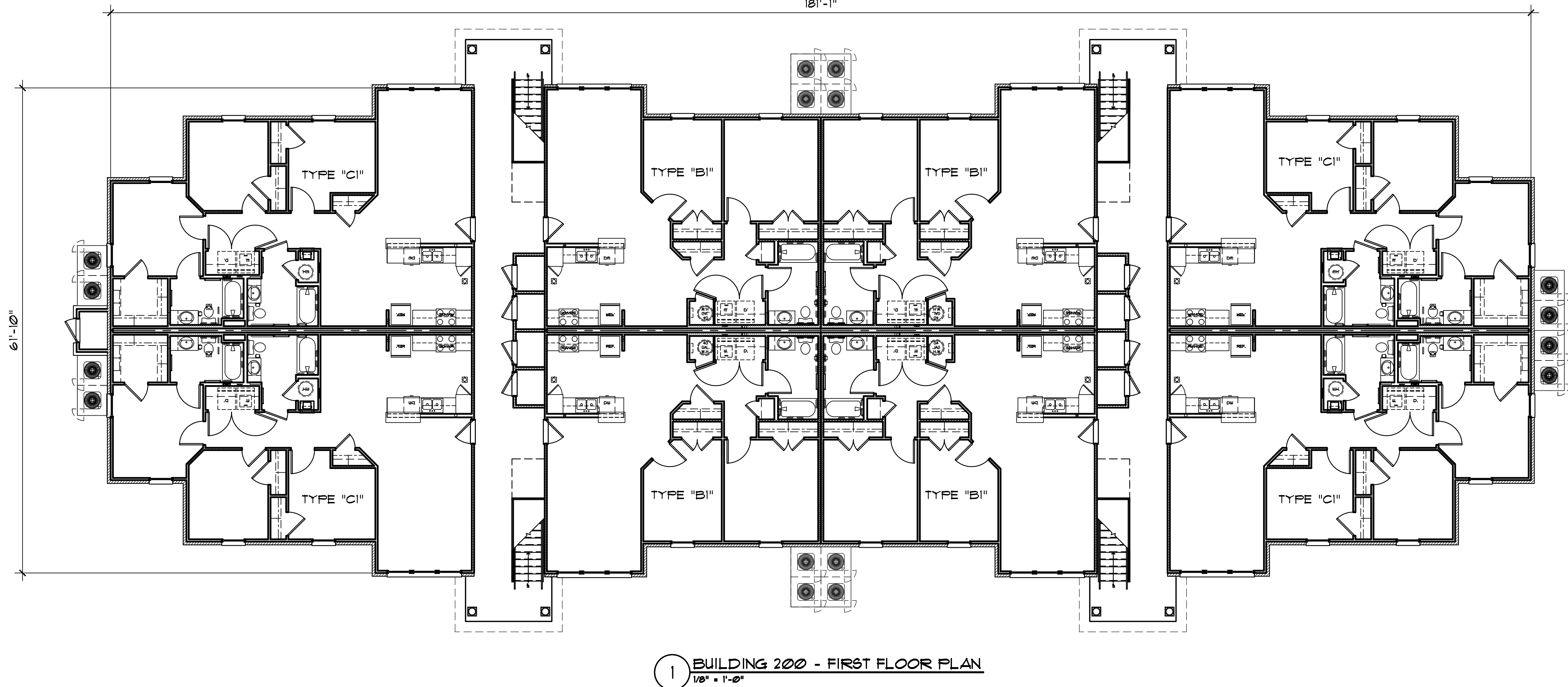
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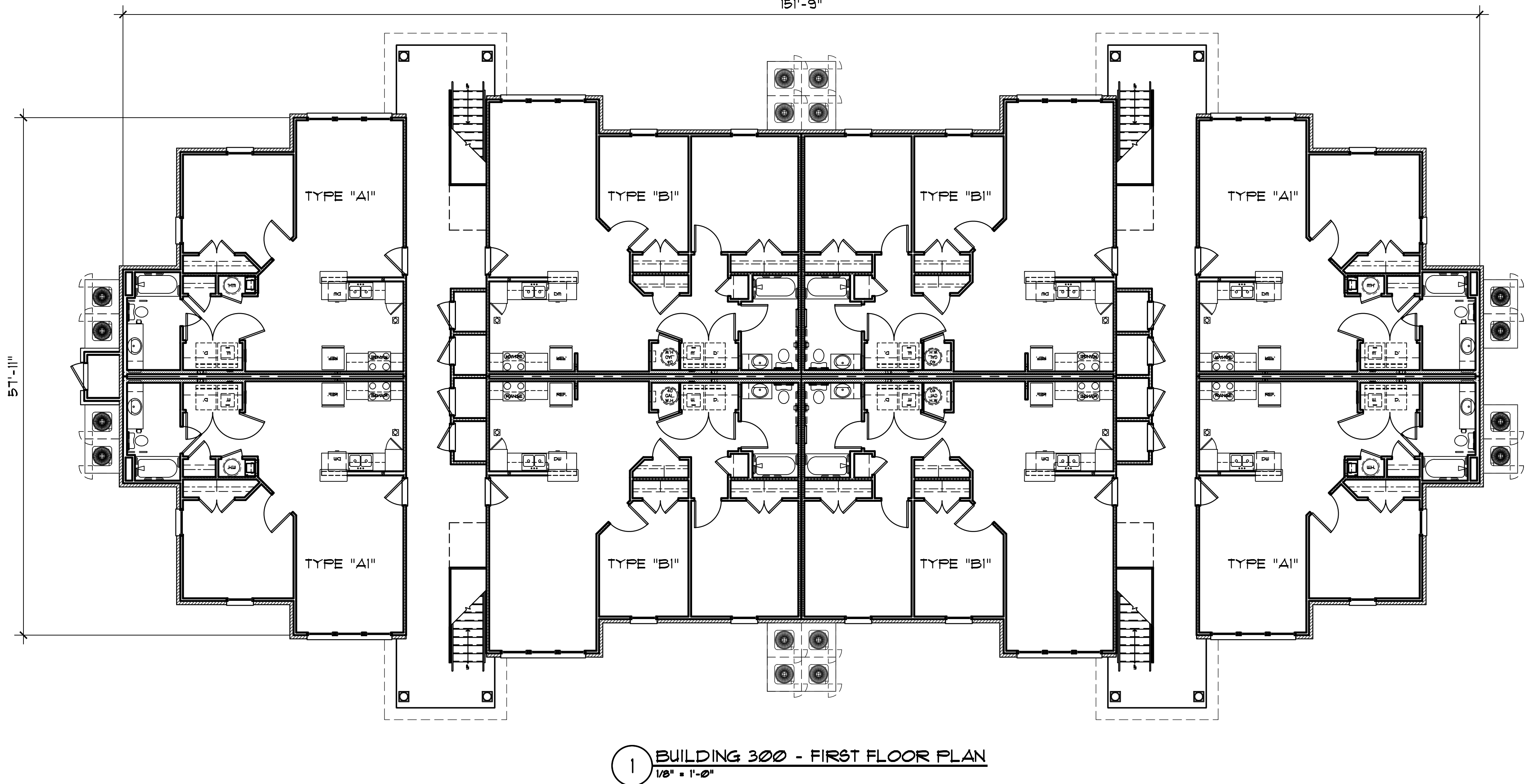
LEGACY RIDGE
 PILOT MOUNTAIN, NORTH CAROLINA

BUILDING 200 - FLOOR PLANS

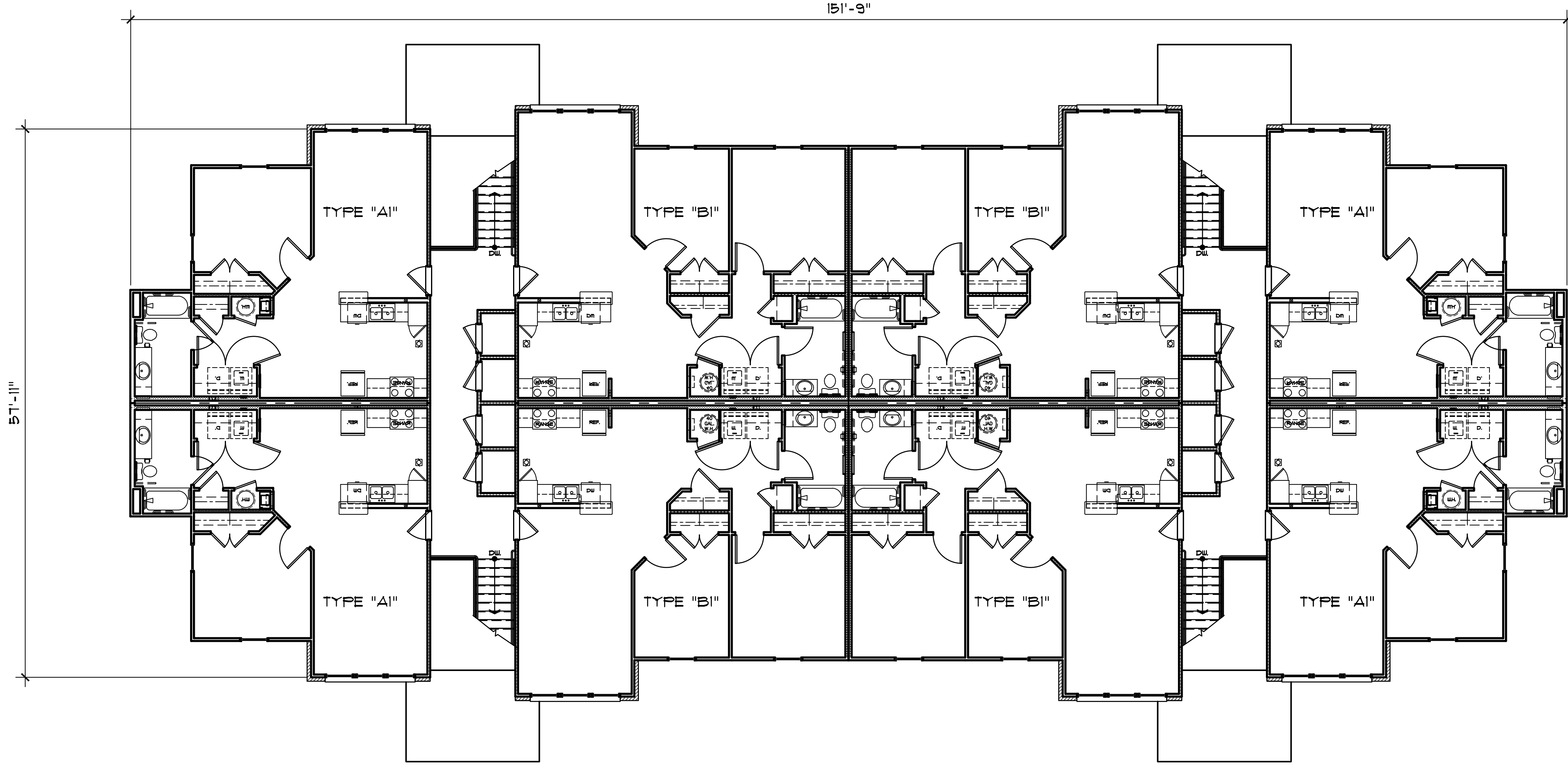
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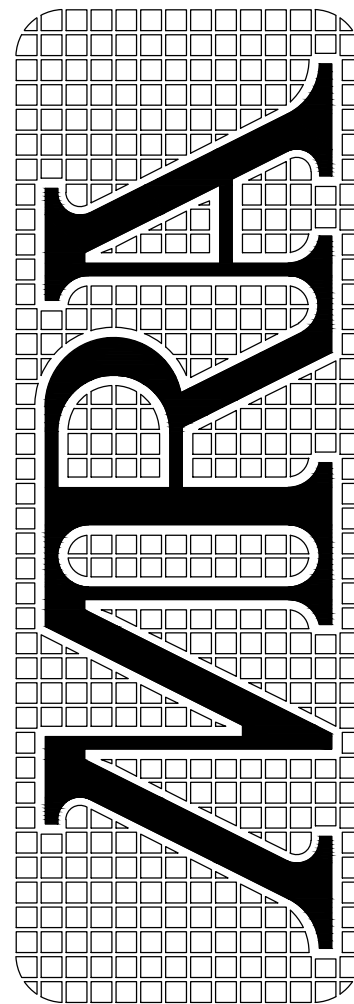


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2 BUILDING 300 - SECOND FLOOR PLAN
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0 4' 8' 16'
 SCALE: 1/8" = 1'-0"



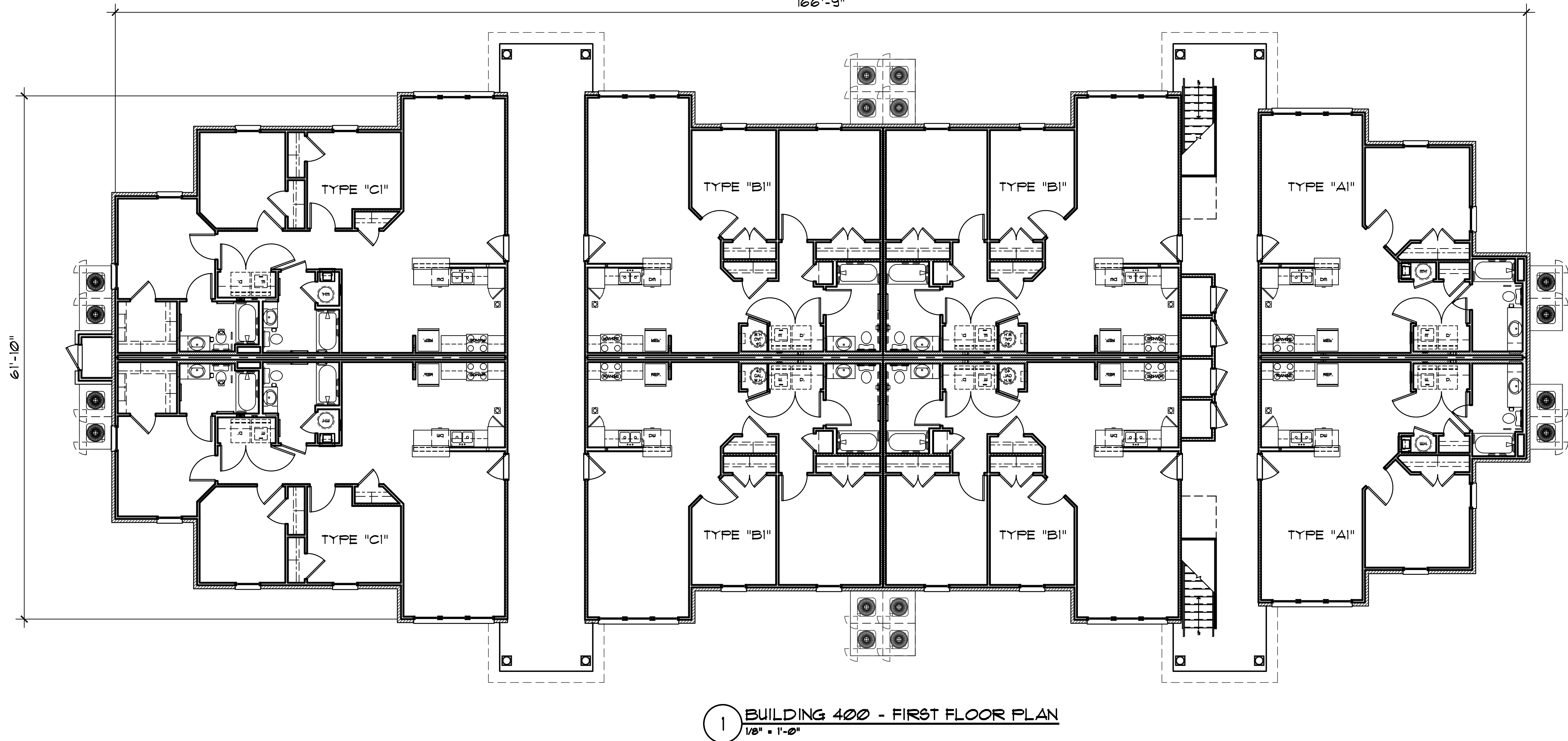
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 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
 LEGACY RIDGE
 PILOT MOUNTAIN, NORTH CAROLINA

BUILDING 300 - FLOOR PLANS

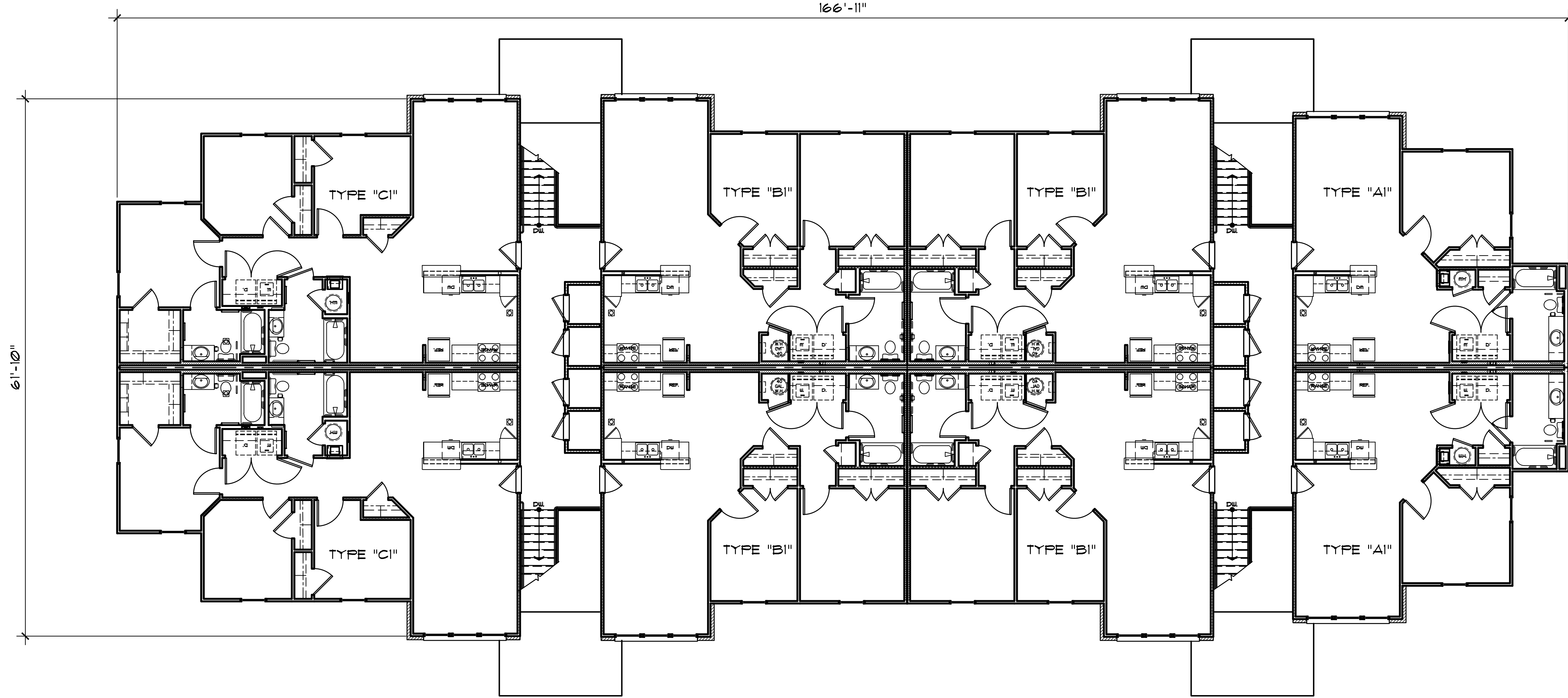
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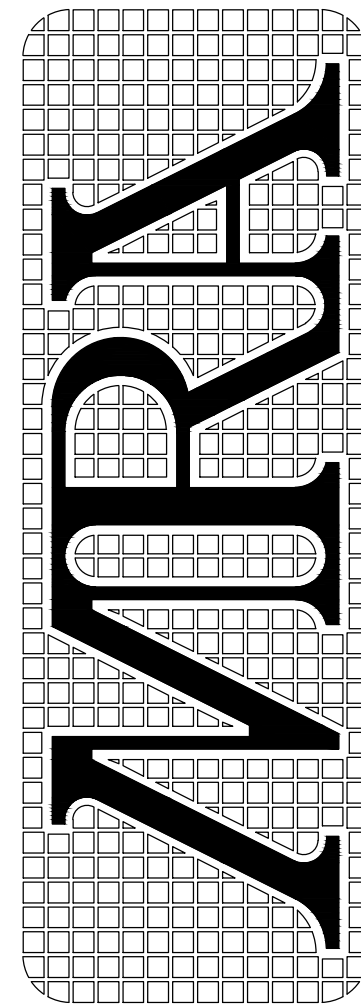


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2 BUILDING 400 - SECOND FLOOR PLAN
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MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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LEGACY RIDGE
 PILOT MOUNTAIN, NORTH CAROLINA

BUILDING 400 - FLOOR PLANS

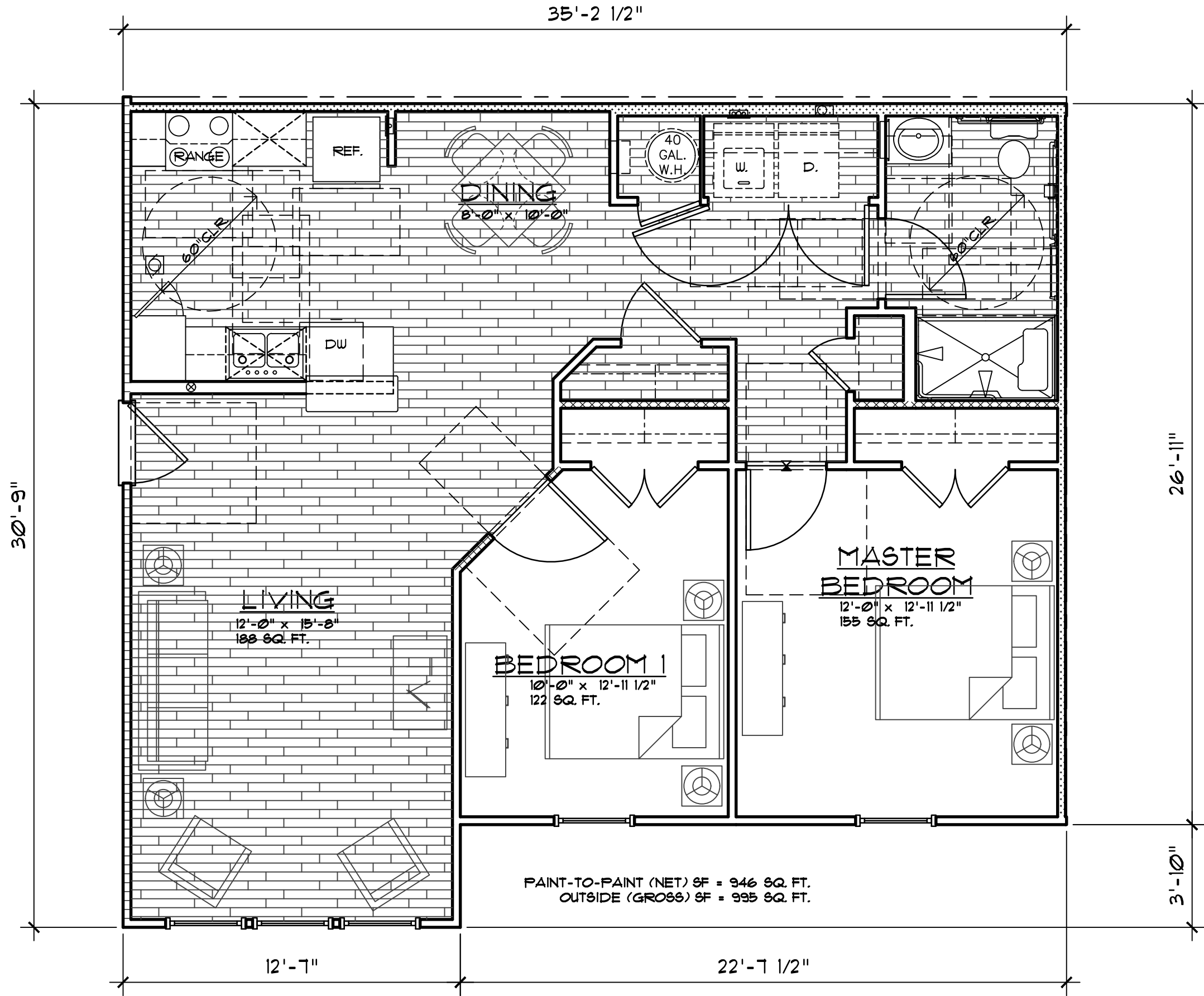
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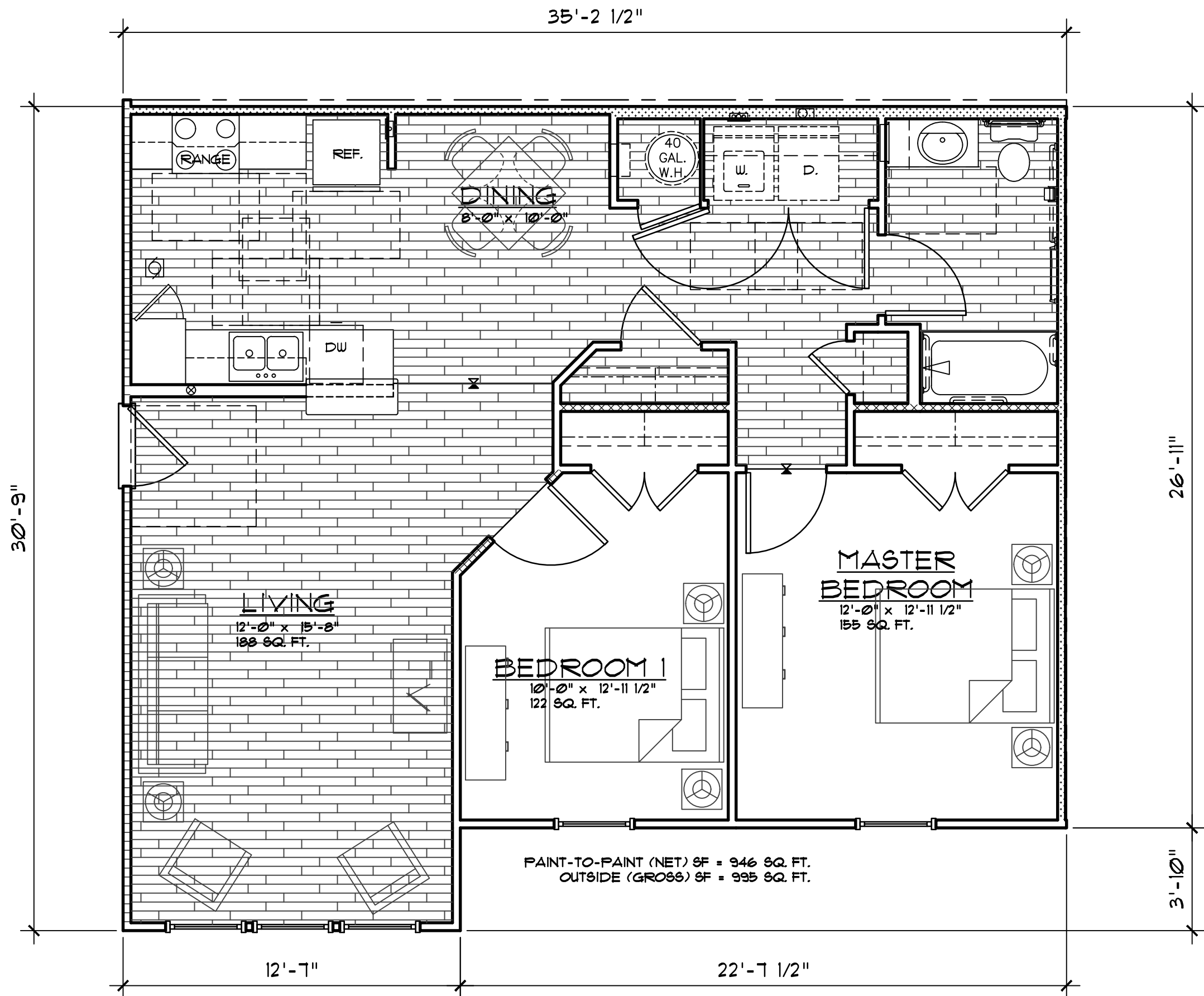
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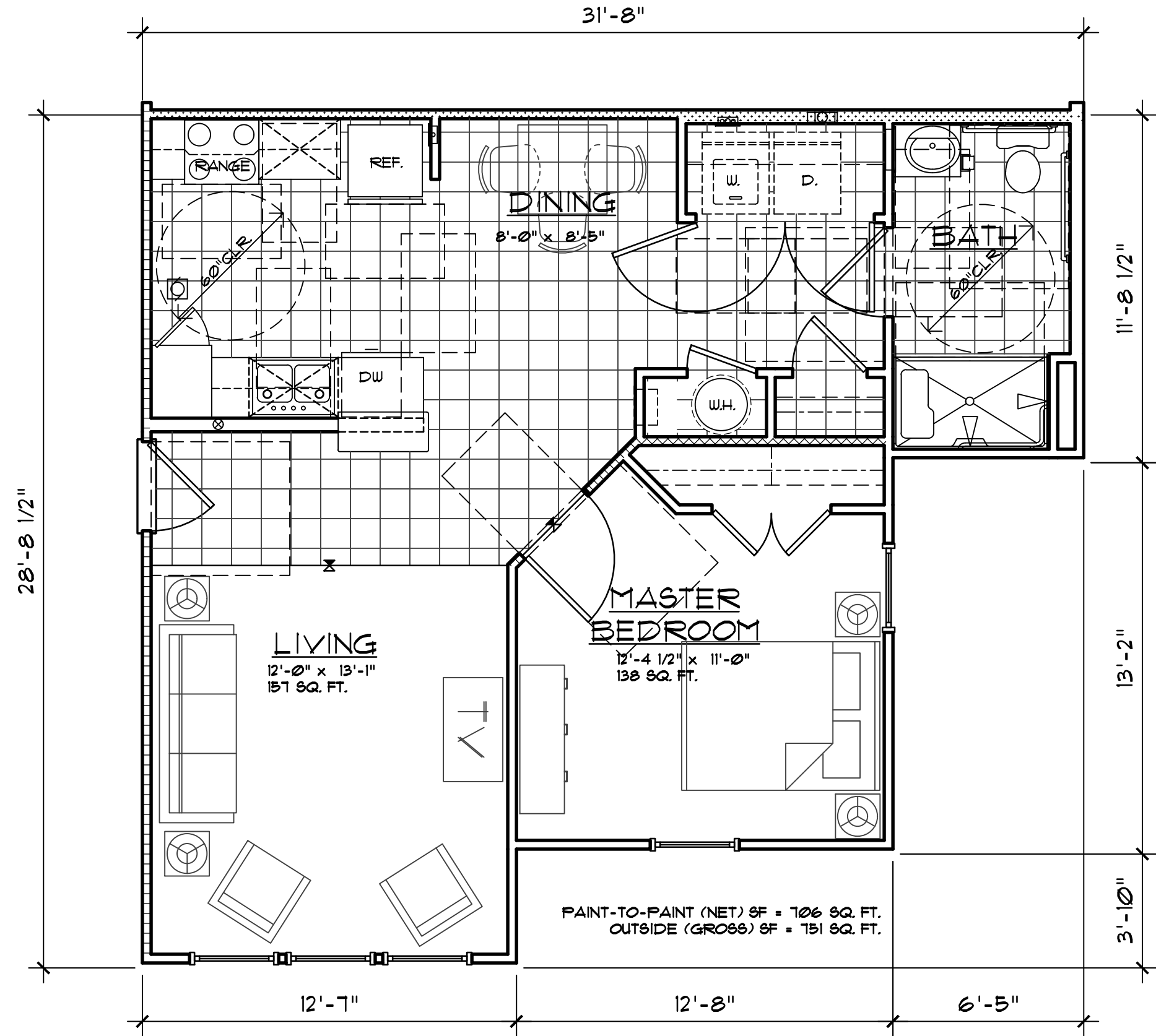
GENERAL NOTES:
 1. STANDARD UNITS
 SIMILAR TO FAIR
 HOUSING UNIT, BUT WITH
 DASHED DOORS



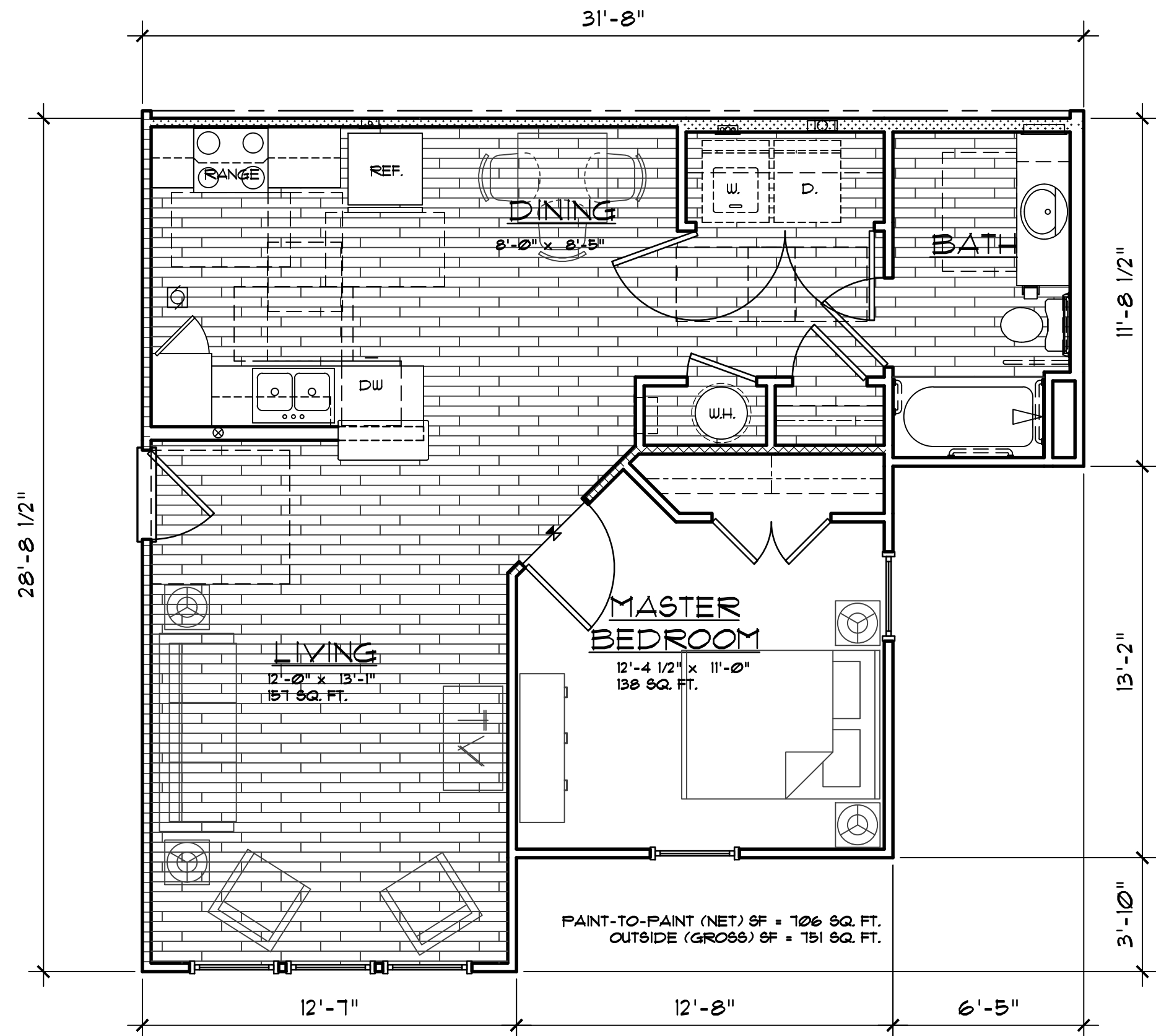
4 HANDICAP TWO BEDROOM UNIT "B1" - FLOOR PLANS
 1/4" = 1'-0"
 PAINT TO PAINT AREA = 946 SF.



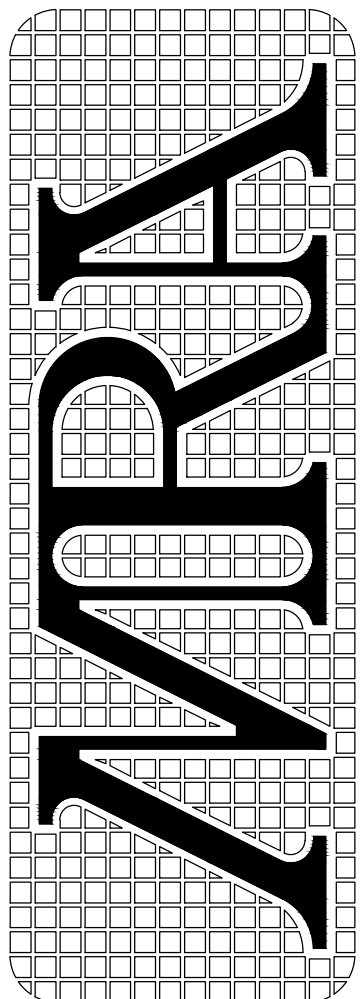
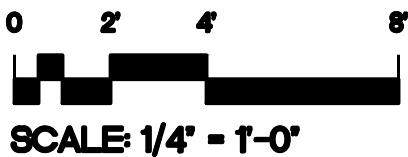
2 FAIR HOUSING TWO BEDROOM UNIT "B1" - FLOOR PLANS
 1/4" = 1'-0"
 PAINT TO PAINT AREA = 946 SF.



3 HANDICAP ONE BEDROOM UNIT "A1" - FLOOR PLANS
 1/4" = 1'-0"
 PAINT TO PAINT AREA = 106 SF.



1 FAIR HOUSING ONE BEDROOM UNIT "A1" - FLOOR PLANS
 1/4" = 1'-0"
 PAINT TO PAINT AREA = 106 SF.



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LEGACY RIDGE
 PILOT MOUNTAIN, NORTH CAROLINA

UNIT FLOOR PLANS

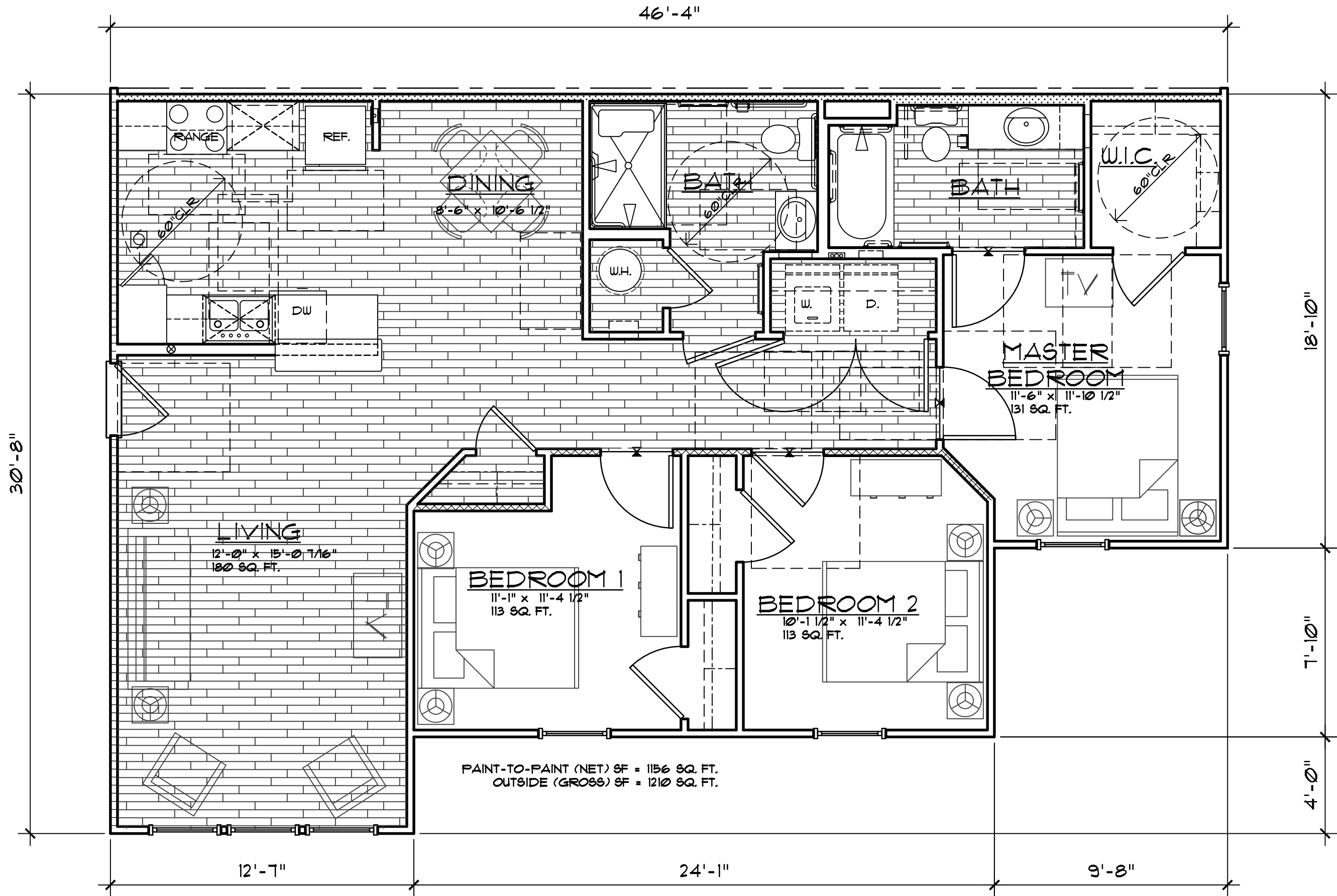
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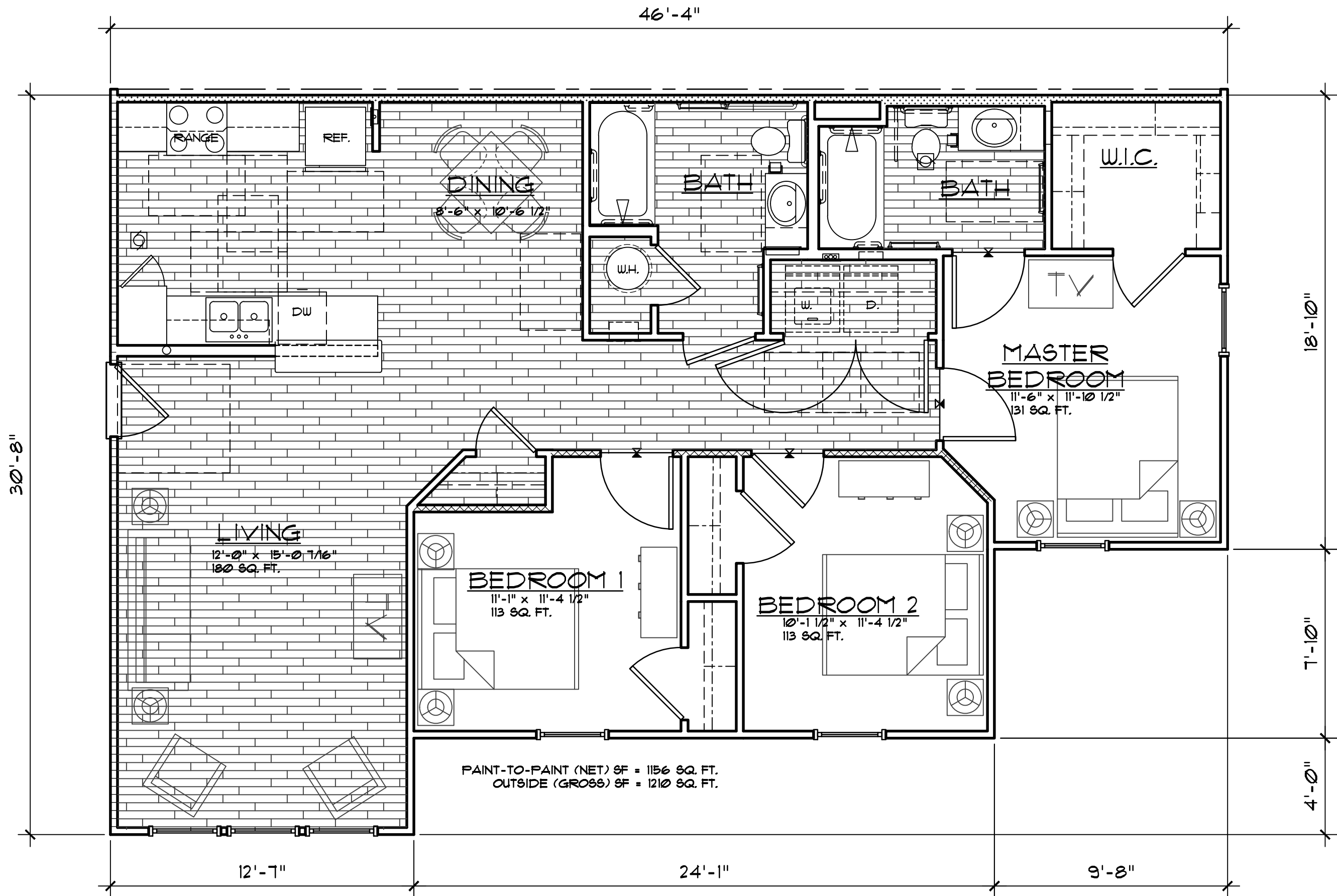
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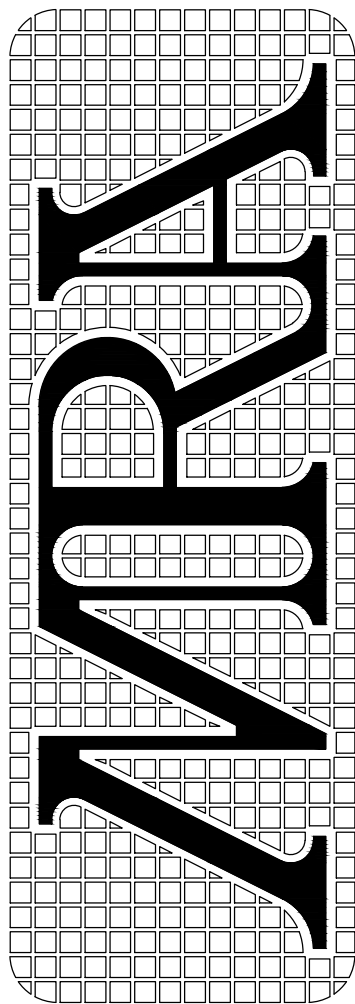
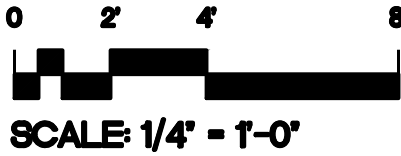
GENERAL NOTES:
 1. STANDARD UNITS
 SIMILAR TO FAIR
 HOUSING UNIT, BUT WITH
 DASHED DOORS



2 HANDICAP THREE BEDROOM UNIT "C1" - FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 1,156 SF.



1 FAIR HOUSING THREE BEDROOM UNIT "C1" - FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 1,156 SF.



A2.2

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LEGACY RIDGE
 PILOT MOUNTAIN, NORTH CAROLINA

UNIT FLOOR PLANS

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3 BUILDINGS 100 & 200 - SIDE ELEVATIONS
1/8" = 1'-0"
OPPOSITE SIDE SIMILAR



2 BUILDINGS 100 & 200 - REAR ELEVATION
1/8" = 1'-0"



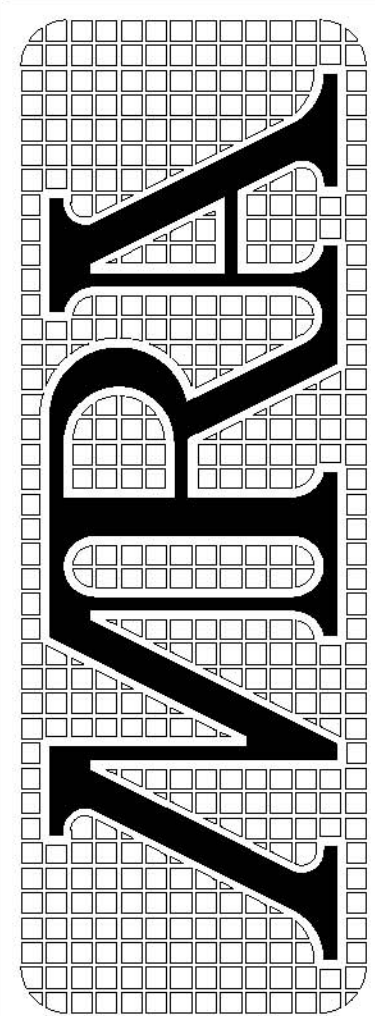
1 BUILDINGS 100 & 200 - FRONT ELEVATION (PARKING LOT)
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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LEGACY RIDGE
PILOT MOUNTAIN, NORTH CAROLINA

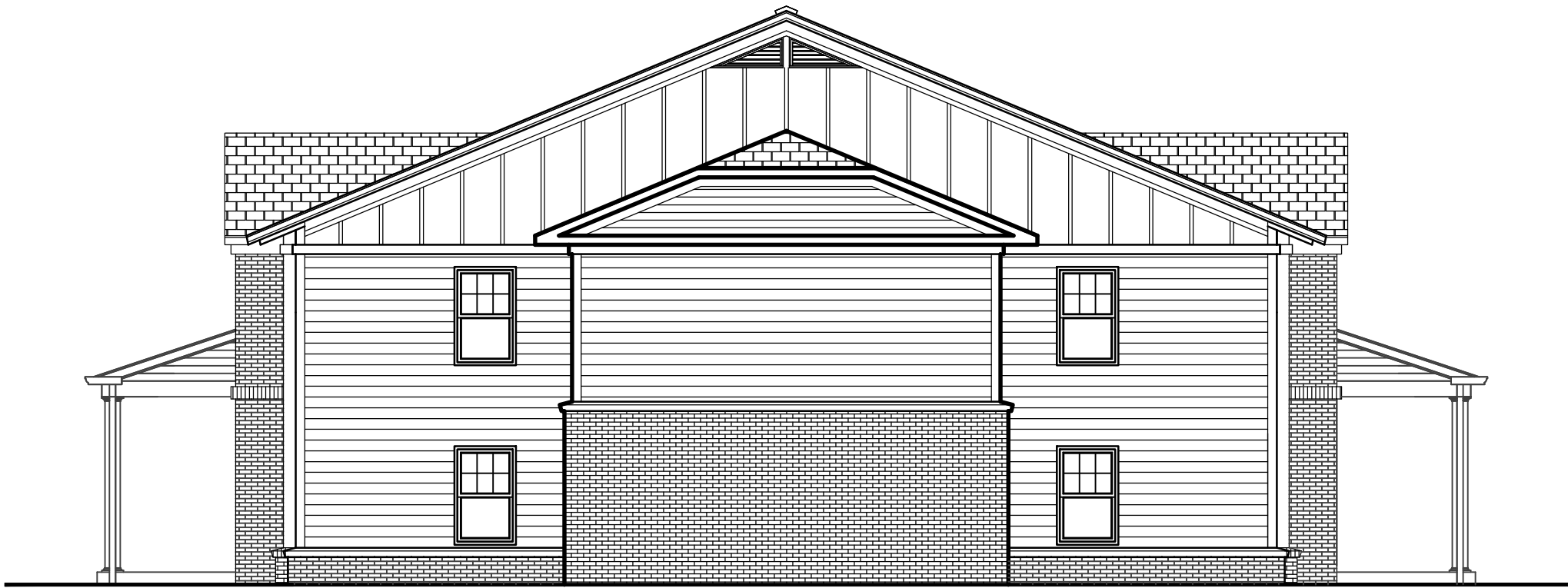
BUILDINGS 100 & 200 - ELEVATIONS



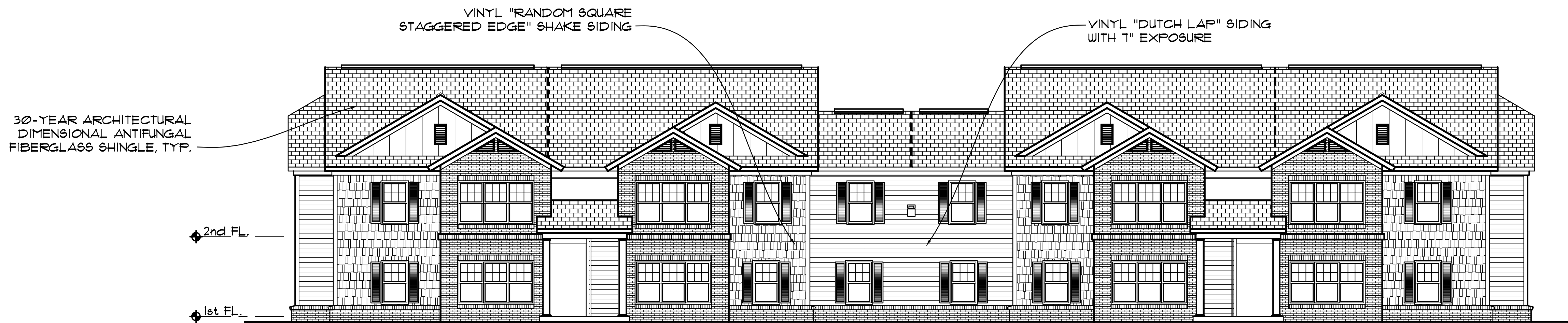
A3.1

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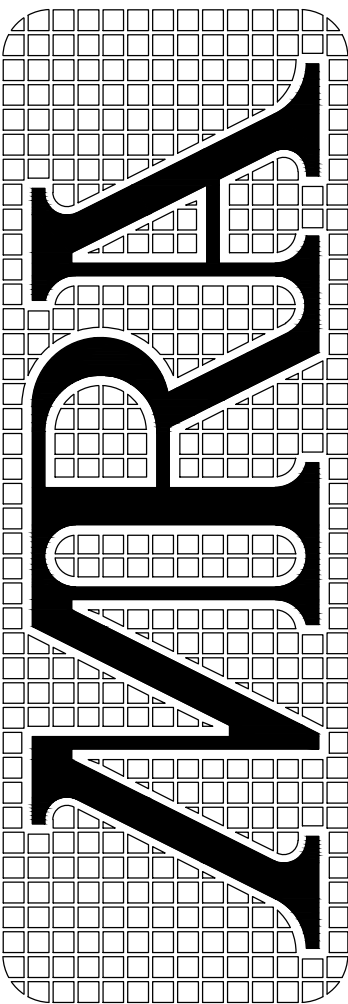
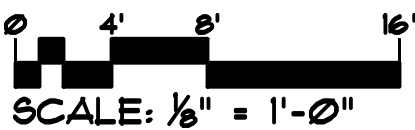
3 BUILDING 300 - SIDE ELEVATIONS
 1/8" = 1'-0" OPPOSITE SIDE SIMILAR



2 BUILDING 300 - REAR ELEVATION
 1/8" = 1'-0"



1 BUILDING 300 - FRONT ELEVATION
 1/8" = 1'-0"



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LEGACY RIDGE
 PILOT MOUNTAIN, NORTH CAROLINA

BUILDING 300 - ELEVATIONS

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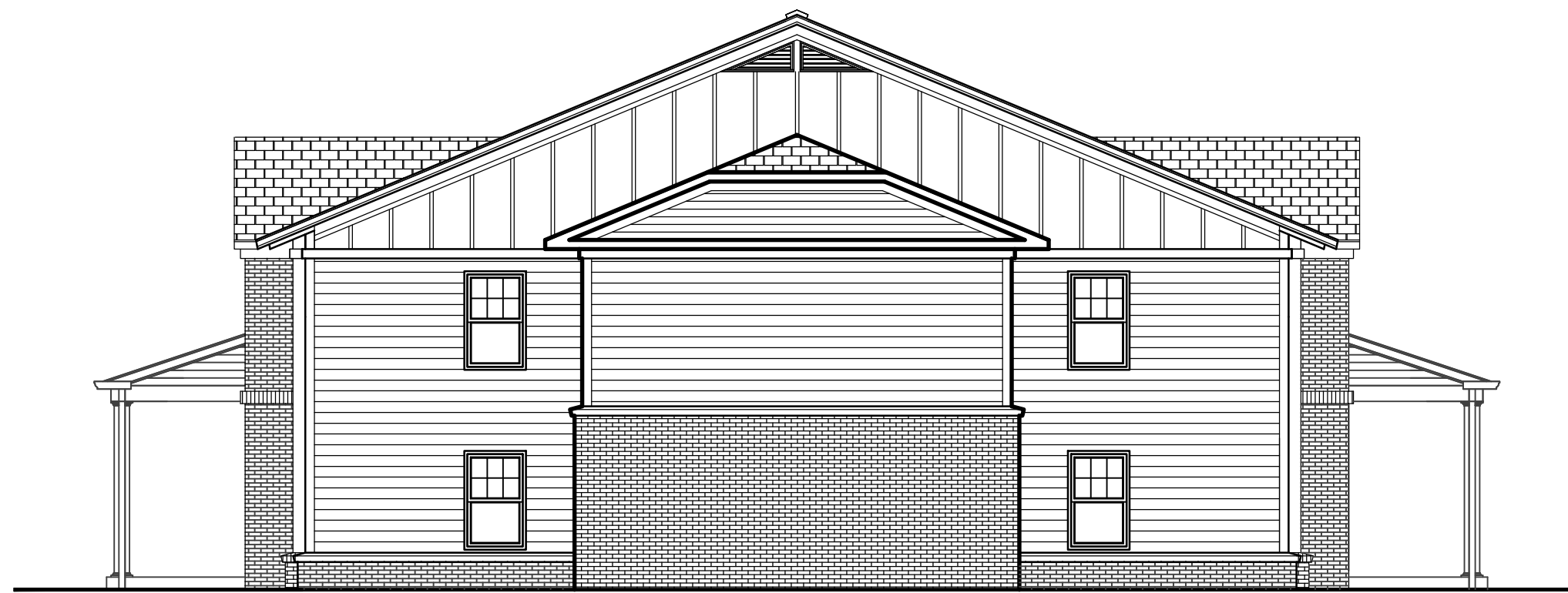
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A3.2

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4 BUILDING 400 - SIDE ELEVATION
1/8" = 1'-0"



3 BUILDING 400 - SIDE ELEVATION
1/8" = 1'-0"

30-YEAR ARCHITECTURAL
DIMENSIONAL ANTIFUNGAL
FIBERGLASS SHINGLE, TYP.

VINYL "RANDOM SQUARE
STAGGERED EDGE" SHAKE SIDING

VINYL "DUTCH LAP" SIDING
WITH 1" EXPOSURE



2 BUILDING 400 - REAR ELEVATION
1/8" = 1'-0"

18"W X 30"H DECORATIVE
GABLE END VENT, TYP.

VINYL "RANDOM SQUARE
STAGGERED EDGE" SHAKE SIDING

VINYL "DUTCH LAP" SIDING
WITH 1" EXPOSURE

VINYL "DUTCH LAP" SIDING
WITH 1" EXPOSURE

30-YEAR ARCHITECTURAL
DIMENSIONAL ANTIFUNGAL
FIBERGLASS SHINGLE, TYP.

BOARD AND BATT, TYP.

15" SHUTTERS, TYP.

BRICK ROWLOCK

BRICK VENEER

2nd FL.

1st FL.



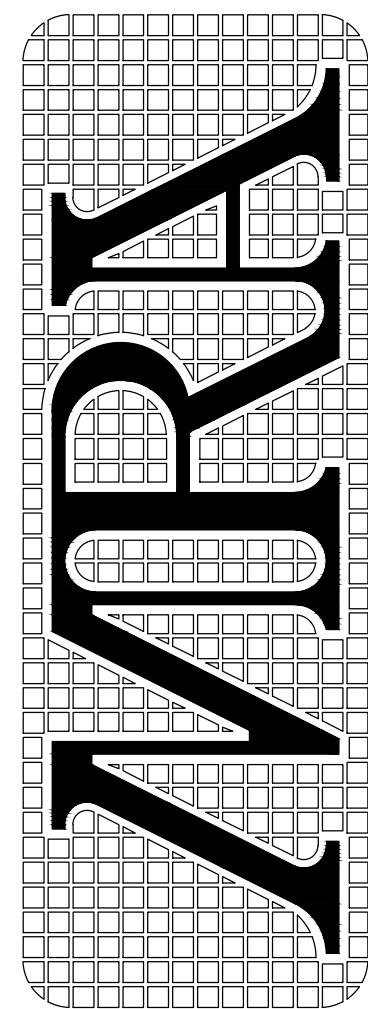
1 BUILDING 400 - FRONT ELEVATION
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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LEGACY RIDGE
PILOT MOUNTAIN, NORTH CAROLINA

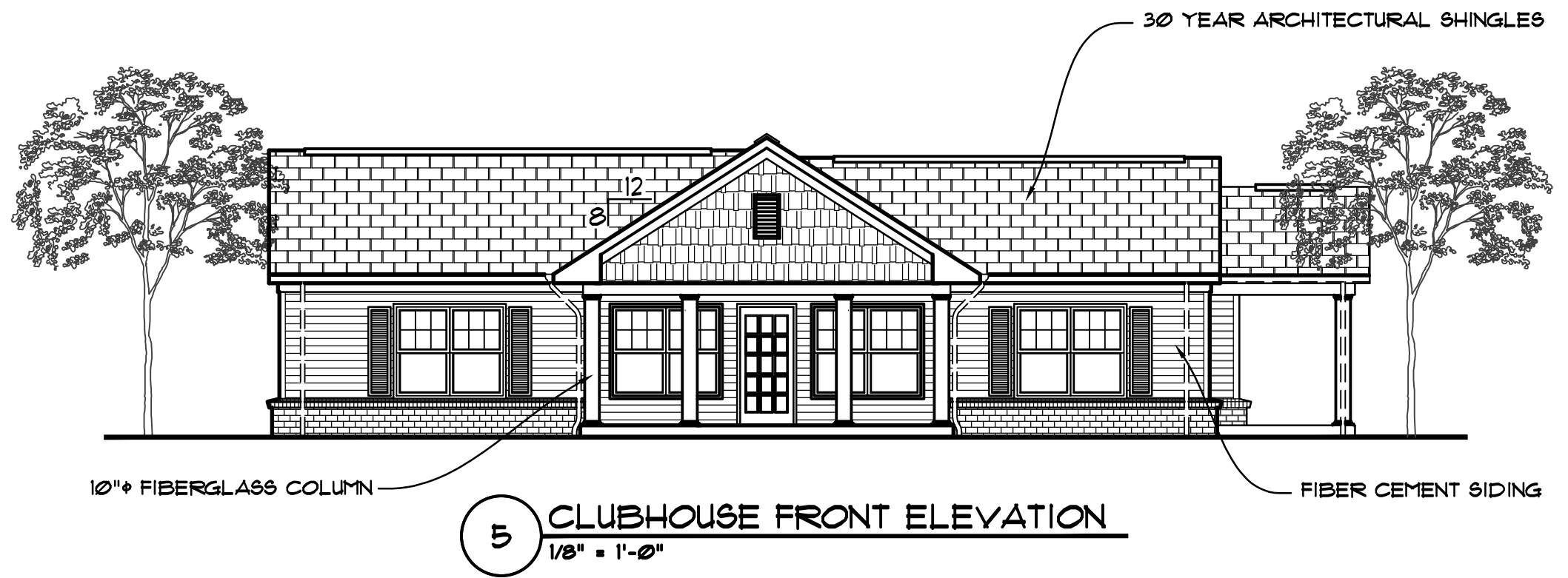
BUILDING 400 - ELEVATIONS



A3.3

NOT RELEASED FOR CONSTRUCTION

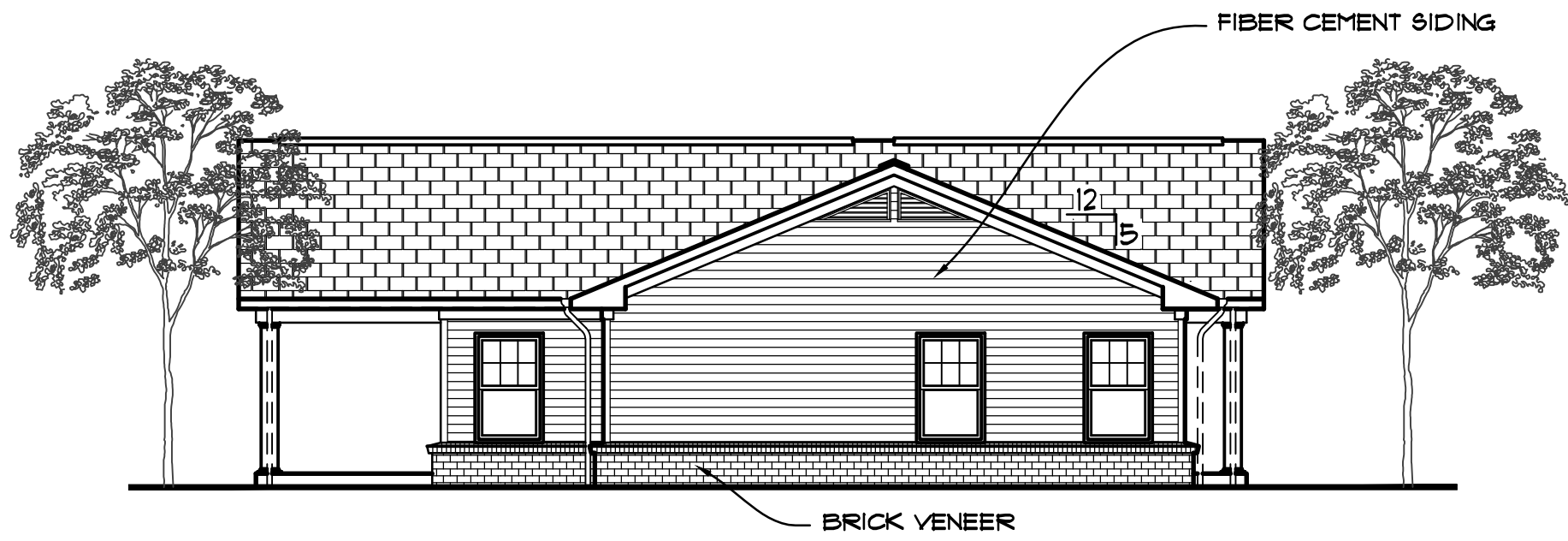
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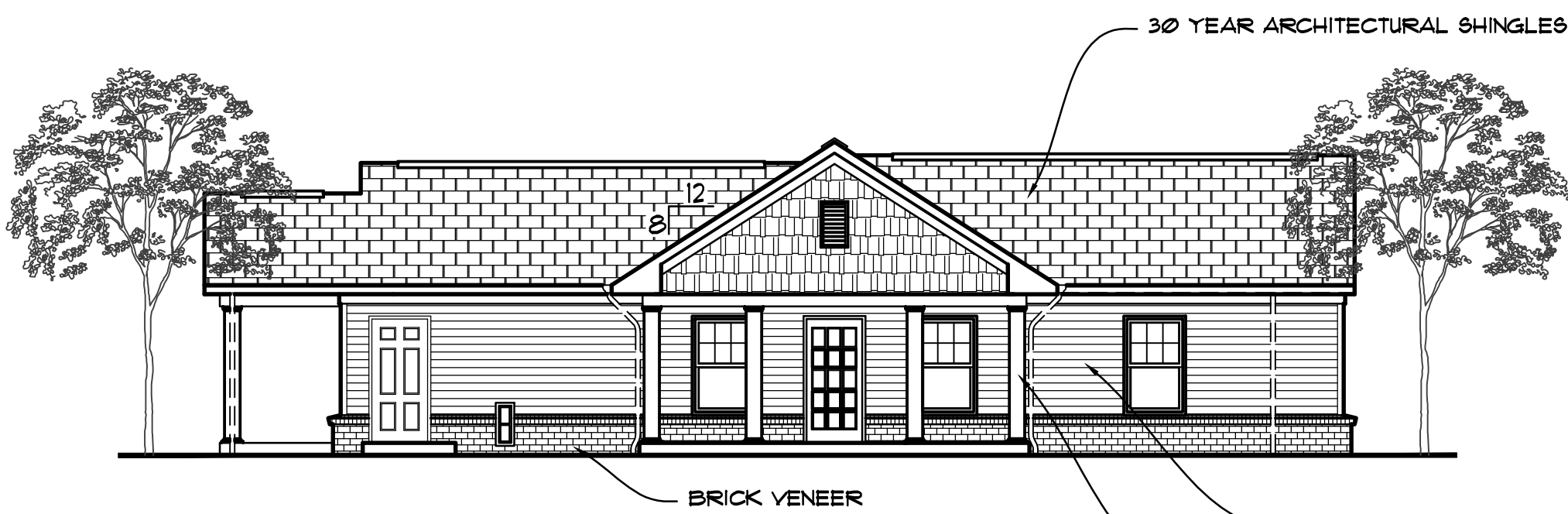
5 CLUBHOUSE FRONT ELEVATION
 1/8" = 1'-0"



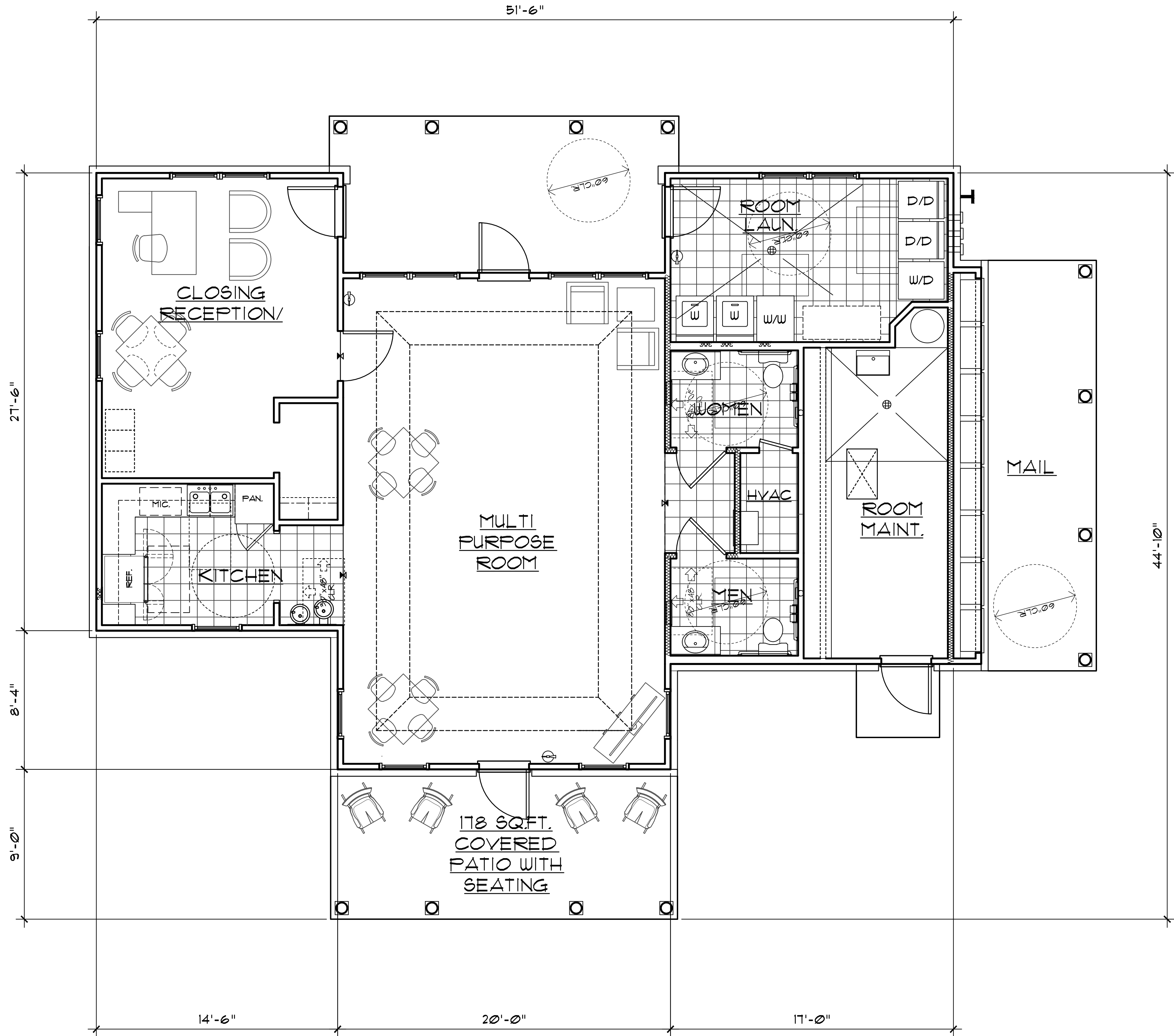
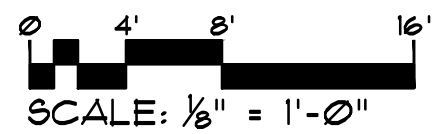
4 CLUBHOUSE SIDE ELEVATION
 1/8" = 1'-0"



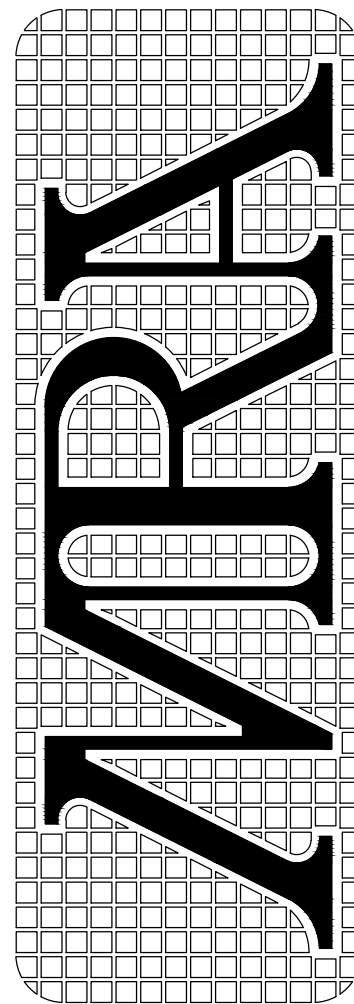
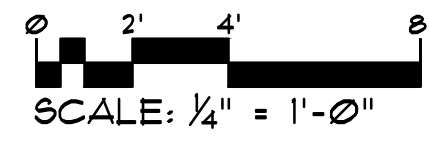
3 CLUBHOUSE SIDE ELEVATION
 1/8" = 1'-0"



2 CLUBHOUSE REAR ELEVATION
 1/8" = 1'-0"



1 CLUBHOUSE FLOOR PLAN - 1400 SF P/P
 1/4" = 1'-0"



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LEGACY RIDGE
 PILOT MOUNTAIN, NORTH CAROLINA

CLUBHOUSE - FLOOR PLAN & ELEVATIONS

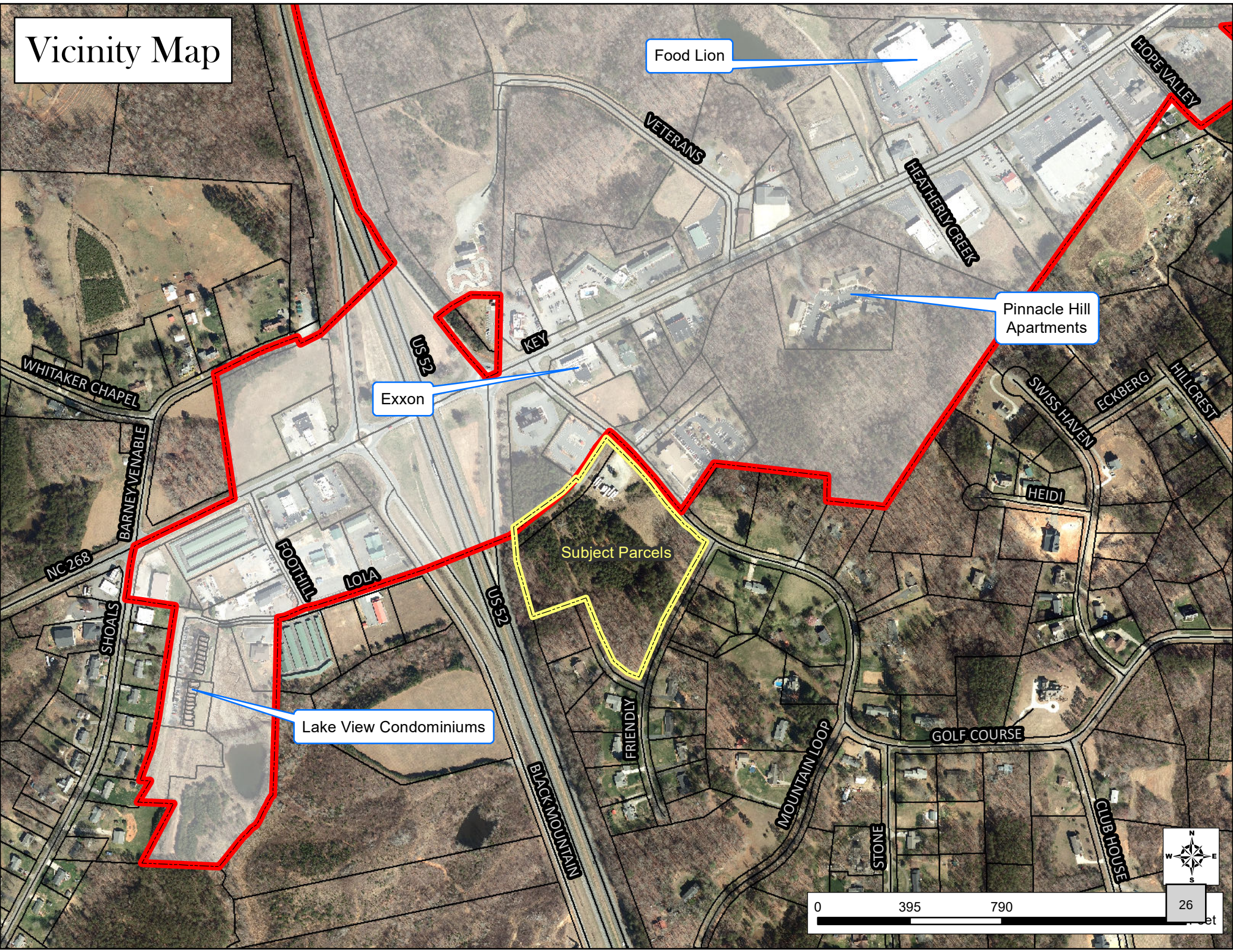
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A4.1

Vicinity Map



Food Lion

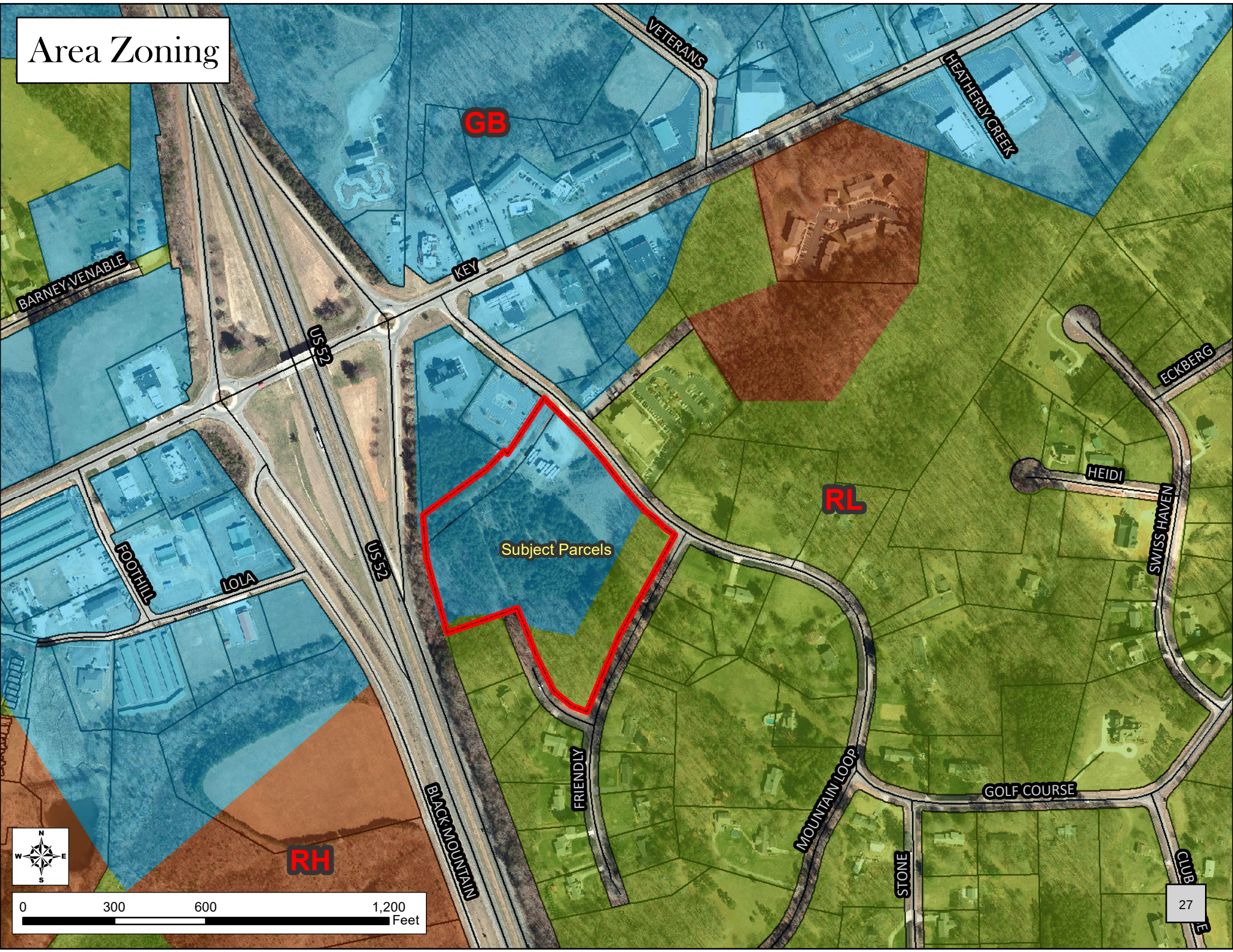
Exxon

Pinnacle Hill
Apartments

Lake View Condominiums

Subject Parcels

Area Zoning



RH

GB

RL

Subject Parcels

BARNEY VENABLE

FOOTHILL

LOLA

KEY

VETERANS

HEATHERLY CREEK

ECKBERG

HEIDI

SWISS HAVEN

MOUNTAIN LOOP

GOLF COURSE

STONE

CLUB



0 300 600 1,200 Feet

TABLE 6-1: Table of Permitted Uses

<i>Agricultural Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Bona Fide Farms (Excluding Swine and Poultry Farms as Otherwise Defined)	P										
Equestrian Uses, Commercial	C										X
Equestrian Uses, Private	P										X
Forestry Activity	P										
Indoor Growing Facilities	P								P	P	X
Livestock Sales	P										X
Poultry Farms											
Produce Sales (on-site)	P										
Swine Farms											
Wineries	C							P	P	P	X
<i>Residential Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Customary Home Occupation	P	P	P	P							X
Customary Home Occupation, Detached	C										X
Dwelling, Single-family Detached	P	P	P	P							
Dwelling, Single-family Attached			P	P							
Dwelling, Two-family (Duplex)			P	P							
Dwelling, Manufactured Home (on individual lot)	P										X
Dwelling, Multi-family Residential (3 or more units)				P							
Dwelling, Upper-story (within a Mixed Use Building))					P	P	P	P			
Family Care Homes	P	P	P	P							
Manufactured Home Park	C										X
<i>Civic, Government, & Institutional Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Armories and Similar Military Training Facilities									P	P	
Cemeteries (as a principal use)	P				P						
Cemeteries (as an accessory to a Religious Institution)	P				P		P	P			
Clubs and Lodges (Social, Fraternal and Civic Groups)	C				P		P	P			
Colleges, Universities, & Associated Facilities					P		P	P			
Community Centers	P				P		P	P			

Town of Pilot Mountain UDO June 10, 2019

<i>Civic, Government, & Institutional Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Correctional Facilities										C	
Daycare Centers (Adult)					P		P	P			
Daycare Centers (Child, including Preschools)	C				P		P	P			
Emergency Services (Fire, Police, Rescue Squad, EMS, & Similar Uses)	C	C	C	C	P	P	P	P	P	P	
Government Offices and Facilities (other than Public Works, Emergency Services, Judicial and Correctional)	C	C	C	C	P	P	P	P	P	P	
Group Care Facilities (Type A)					C		C	C			
Group Care Facilities (Type B)							C	C			
Hospitals					P		P	P			
Judicial Facilities					C		C	C			
Libraries, Museums, Art Galleries, & Similar Uses					P	P	P	P			
Nursing Homes and Similar Facilities	C				P		P	P			
Post Offices					P	P	P	P			
Government Public Works Facilities, Utilities and Appurtenances	P	P	P	P	P	P	P	P	P	P	
Religious Institutions (assembly capacity less than 250)	P	P	P	P	P	P	P	P			
Religious Institutions (assembly capacity more than 250)	C				C		P	P			
Schools (K-12, Public & Private)	P	P	P	P	P	P	P	P			
Schools (Trade & Vocational)					C	C	P	P			
Social Service Organizations and Facilities					P		P	P			
<i>Office & Service Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Animal Services and Hospitals (No Outdoor Kennels)	C						P	P	P	P	
Animal Services and Hospitals (With Outdoor Kennels)	C						C	C	P	P	X
Appliance and Home Furnishings Repair							P	P	P	P	
Automobile Parking, Commercial (as a Principal Use)					P	C	P	P	P	P	
Banks And Financial Services					P	P	P	P			
Bed & Breakfast Inns	P	P	P	P	P	P					X
Body Piercing & Tattoo Studios								P			
Car Washes (as a Principal Use)							P	P	P	P	

Town of Pilot Mountain UDO June 10, 2019

<i>Office & Service Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Contractors Offices (Building, Plumbing, Electric, etc.)						C	P	P	P	P	
Contractors Offices (with Outdoor Storage)							C	P	P	P	
Electronics Repair and Service						P	P	P	P	P	
Crematoriums								C	P	P	
Dry Cleaning and Laundry Services (excluding Laundromats)						P	P	P			
Funeral Homes And Mortuaries	C				C		C	P			
Home and Garden Equipment Repair							P	P			
Hotels And Motels						P	P	P	P		
Instructional Schools And Studios (Art, Dance, Martial Arts, Fitness, Athletic, etc.)					P	P	P	P			
Laundromats							P	P			
Motor Vehicle Services (No Outdoor Storage)							P	P	P	P	
Motor Vehicle Services (With Outdoor Storage)							C	P	P	P	
Medical, Dental, Chiropractic, Optical, Psychiatric Clinics and Related Offices and/or Laboratories					P	P	P	P			
Newspaper, Magazine and Book Publishers					P	P	P	P	P	P	
Personal Service Uses (Barber and Beauty Shops, Salons, Tailors, Shoe Repair, Aestheticians, etc.)					P	P	P	P			
Photocopying and Printing Services (Excluding Industrial Printing Operations)					P	P	P	P	P	P	
Professional Offices (Architects, Accountants, Engineers, Attorneys, Counselors, Real Estate, etc.)					P	P	P	P			
Radio and Television Broadcast Studios						C	P	P	P	P	
Sound / Video Recording / Production Services / Studios						P	P	P	P	P	
Taxidermists							P	P	P	P	
<i>Retail & Wholesale Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Alcohol Sales for On-Premises Consumption, Malt Beverages and Unfortified Wine Only						P	P	P			
Alcohol Sales for On-Premises Consumption, Mixed Beverage Permittees, other than Restaurants											

Town of Pilot Mountain UDO June 10, 2019

<i>Retail & Wholesale Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Alcohol Sales for Off-Premises Consumption, Malt Beverages and Wine (Excluding Liquor Stores)						P	P	P			
Agricultural Supplies and Equipment Sales	C						C	P	P	P	
Appliance Stores							P	P			
Auction Houses									P	P	
Bakeries, Retail						P	P	P			
Building Supply / Material Sales							C	P	P	P	
Clothing Stores						P	P	P			
Consumer Electronics Stores						P	P	P			
Consignment Stores						C	P	P			
Drug Stores and Pharmacies						P	P	P			
Farmers Markets	C					P	P	P			
Florists						P	P	P			
Gasoline Stations (With or Without Convenience Stores)							P	P			
Grocery Stores							P	P			
Hardware Stores						P	P	P	P	P	
Home Goods and Furnishings Stores						P	P	P			
Heavy Equipment Sales and Rental								P	P	P	
Lawn and Garden Stores (Retail Nurseries)	C						P	P	P	P	
Liquor Stores (ABC Stores)							P	P			
Meat and Seafood Markets						P	P	P			
Microbreweries (Including Tasting Rooms, less than 5,000 Barrel/Year Capacity)						P	P	P	P	P	
Motor Vehicle Parts and Accessories Dealers							P	P	P	P	
Motor Vehicle Sales and Rental							P	P	P	P	
Pawn Shops								P			
Produce Markets						P	P	P			
Restaurants (no drive-through)						P	P	P			
Restaurants (with drive-through)							P	P			
Retail Sales Uses, General / Not Otherwise Specified						P	P	P			

Town of Pilot Mountain UDO June 10, 2019

<i>Retail & Wholesale Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Retail Uses, less than 5,000 square feet (inside a fully enclosed building)						P	P	P	P	P	
Retail Uses, 5,000-10,000 square feet (inside a fully enclosed building)						C	P	P	P	P	
Retail Uses, greater than 10,000 square feet (inside a fully enclosed building)							P	P	P	P	
Retail Uses (outside of a fully enclosed building)							C	P	P	P	
Sexually Oriented Businesses, Retail Sales								C			X
Specialty Food and Beverage Stores						P	P	P	P		
Sporting Goods / Equipment Stores						P	P	P			
Tobacco / Smoke Shops							P	P			
Wine Tasting Rooms and Bars						P	P	P			
Wholesale Uses (no outdoor storage)								P	P	P	
Wholesale Uses (with outdoor storage)									P	P	
Wholesale Uses, Bulk Petroleum, Chemical and Gas									C	C	X
<i>Recreation & Entertainment Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Auditorium, Indoor (under 250 seats)					P	C	P	P			
Auditorium, Indoor (250 seats or more)					C	C	P	P			
Banquet, Events Facility	C				C	C	P	P			
Campgrounds (Excluding Recreational Vehicles)	C										
Electronic Gaming Operations								C			
Fishing Lakes/Impoundments (Commercial Recreation)	C										
Go Kart Tracks, Commercial Recreation - Outdoor							C	C	P	P	X
Go Kart Tracks, Commercial Recreation - Indoor							P	P	P	P	
Golf Course	P	C					P	P			
Golf Course, Miniature							P	P			
Golf Driving Range	P						P	P			X
Gyms and Fitness Centers						C	P	P			
Parks, Public	P	P	P	P	P	P	P	P	P	P	
Petting Zoos	C						P	P			
Racetrack/Drag Strip/Motorsports Facility											

Town of Pilot Mountain UDO June 10, 2019

<i>Recreation & Entertainment Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Recreation Facilities Associated with a Residential Development	P	P	P	P							
Recreation Facilities (Indoor)							P	P	P	P	
Recreation Facilities (Outdoor, Other)	C						P	P			
Recreation Facilities (Spectator, Excluding Motorsports)	C				C		C	C			
Recreational Vehicle Parks/Campgrounds	C						C	C			
Sexually Oriented Businesses, other than Retail Sales								C			X
Shooting Ranges (Indoor)									P	P	
Shooting Ranges (Outdoor)									C		X
Swim Clubs / Pools	C	C	C	C	P		P	P			
Tennis Clubs	C	C	C	C	P		P	P			
Theater (Drive-in)								C			
Theater						P	P	P			
<i>Industrial, Warehousing, Transportation, & Utility Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Airports & Heliports	C										
Animal Slaughtering and Processing											
Asphalt Plants									C		
Automobile Parts Manufacturing									P	C	
Bakeries, Industrial									P	C	
Breweries	C					C	C	P	P	P	
Brick Manufacturing									C		
Broadcast Towers And Equipment (Excluding Wireless Telecommunications Towers)	C								C	C	X
Concrete Plants and Casting Operations									C		
Data Centers									P	P	
Dairies	C								P	P	
Distilleries, Alcohol	C						C	C	P	P	
Distribution Centers And Freight Terminals									P		X
Electric Utility Substations	C	C	C	C	C	C	C	P	P	P	

Town of Pilot Mountain UDO June 10, 2019

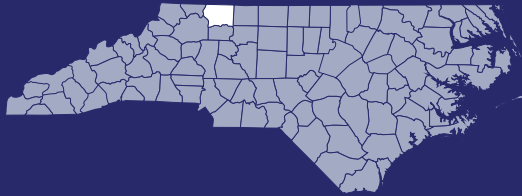
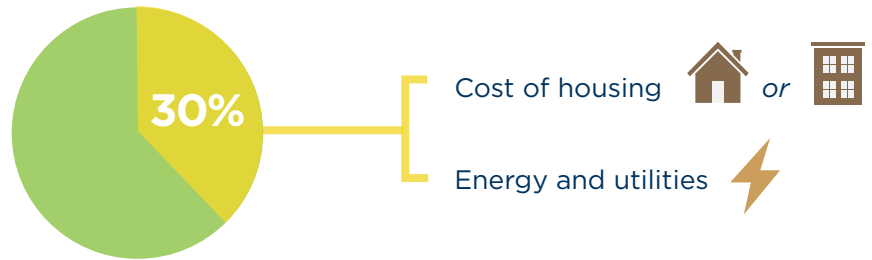
<i>Industrial, Warehousing, Transportation, & Utility Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Electronics Manufacturing									C		
Feed And Flour Mills	C								C		
Food Processing and Manufacturing									P	C	X
Furniture Manufacturing									P	C	
Junkyards, Salvage Yards, Recycling Operations And Similar Uses									C		X
Landfill (Construction, Demolition, Land Clearing & Inert Debris)	C								C		
Landfill (Sanitary)	C								C		
Laundry and Dry Cleaning, Industrial									C	C	
Machine and Welding Shops								C	P	P	
Manufacturing, Processing, & Assembly, Other (Inside Fully Enclosed Building with no Off-Site Industrial Process Impacts)									P	P	
Manufacturing, Processing, & Assembly, Other (Outside of an Enclosed Building, or which Creates Off-Site Industrial Process Impacts)									C		
Metal Products Manufacturing / Foundries									C		
Mining & Quarrying Operations	C								C		X
Painting and Lacquering Operations									C		
Paper Product Manufacturing											
Power Generation/Production Facilities (Excluding Wind and Solar)									C		
Power Generation/Production, Solar (Solar Farms)	C								C	C	
Power Generation/Production, Wind (on the same parcel as an agricultural or industrial use – single turbine under 150 feet in total height)	C								C		
Power Generation/Production, Wind (Wind Farms / Multiple Turbines)	C										
Printing, Industrial									P	C	

Town of Pilot Mountain UDO June 10, 2019

Refineries, Chemical and Petroleum Products											
<i>Industrial, Warehousing, Transportation, & Utility Uses</i>	RA	RL	RM	RH	OI	CB	GB	HB	GM	LI	PS
Sawmills									C		
Septic Tank Service and Repair							C	C	P	P	
Solid Waste Transfer Station									C		
Smelting Operations											
Stone Products Processing and Manufacturing									C		
Textile and Apparel Manufacturing									P		
Tobacco Manufacturing									P		
Truck Stops							C	C	P	P	
Vehicle Storage Yard (Operable Vehicles)								C	P	P	
Warehouses, Self-Storage							C	C	P	P	
Warehouses, Hazardous or Flammable Material									C		
Warehouse Uses (excluding Self Storage Warehouses and Hazardous or Flammable Material)								P	P	P	
Wastewater Treatment Plants	P	P	P	P	P	P	P	P	P	C	
Water Storage Tanks and Towers	P	P	P	P	P	P	P	P	P	P	
Water Treatment Plants	P	P	P	P	P	P	P	P	P	P	
Wireless Telecommunications Towers	C						C	C	C	C	X
Wood Product Processing and Manufacturing (Excluding Paper Products)									C		

The 2019 Housing Need in Surry County

Housing is affordable when it comprises no more than **30% of the family's budget**. Families that spend more than this on housing are **cost-burdened**.



25%

of Surry County are **cost-burdened**

7,226 households

Renters who have difficulty affording their homes:



48%

3,314 households

Homeowners who have difficulty affording their homes:



18%

3,912 households

Rental Market in Surry County



To afford a modest two-bedroom apartment at:

\$683/month



A family needs to earn:

\$27,320/year



But the average renter can only afford a rent of:

\$565/month

Average Annual Salaries

\$27,320 income needed to afford a two-bedroom apartment



Food prep and service
\$18,470



Childcare
\$22,880



Retail sales
\$25,450



Healthcare
\$26,710



Construction
\$28,080



Police officer
\$39,240

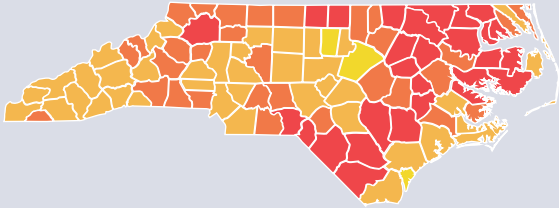
\$56,000 Area Median Income (AMI) for Surry County

North Carolina Energy Burden

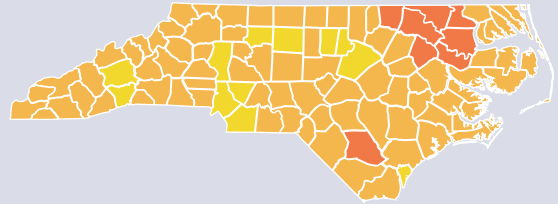
According to the US Department of Health and Human Services, paying **more than 6%** of a household's budget on energy is unaffordable.

Percentage of income spent on energy costs:  > 8%  6% - 8%  3% - 6%  < 3%

Renters



Homeowners



Surry County Energy Burden



The average family spends: **\$227** each month on energy costs, or...
5.4% of their monthly income

Renters earning less than 50% AMI spend



\$164 average monthly amount spent on energy, or...
12.6% of household income

SEVERELY UNAFFORDABLE

Homeowners earning less than 50% AMI spend



\$189 average monthly amount spent on energy, or...
14.2% of household income

SEVERELY UNAFFORDABLE

When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.



354 families in Surry County faced an eviction filing this year...
10.7% of all cost-burdened renters.



45 families in Surry County faced a foreclosure this year...
1.2% of all cost-burdened homeowners.

Affordable communities are healthier communities with opportunity for all



**NORTH CAROLINA
HOUSING
COALITION**

The North Carolina Housing Coalition's membership is comprised of organizations and individuals from across the state who make the creation and preservation of affordable housing their mission.

Be part of the solution. Find out how:

919.881.0707 | nchousing.org

Fact Sheet on Fair Housing and Zoning / Land Use

What is Fair Housing?

Title VIII of the Civil Rights Act of 1968 (The Fair Housing Act)

Title VIII of the Civil Rights Act of 1968, as amended, is known as the Fair Housing Act. The Fair Housing Act makes it illegal to discriminate in the sale, rental, financing, or insurance of a dwelling, or in any other type of housing related transaction on the basis of race, sex, religion, national origin, color, disability, or familial status (the presence of children under the age of 18 in the household). In addition, certain multifamily dwellings, constructed after 1991, are required to be accessible to persons with disabilities.

How Does the Fair Housing Act Relate to Zoning and Land Use?

According to the Fair Housing Act, a dwelling includes “any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof”. Therefore, decisions related to the development or use of such land may not be based upon the race, sex, religion, national origin, color, disability, or familial status of the residents or potential residents who may live in the dwelling. Similarly, a municipality may not make zoning or land use decisions based on neighbors’ fears that a dwelling would be occupied by members of these protected classes. Zoning ordinances may not contain provisions that treat uses such as affordable housing, supportive housing, or group homes for people with disabilities differently than other similar uses, and municipalities may not enforce ordinances more strictly against housing occupied by members of the protected classes.

Another way that discrimination in zoning and land use may occur is when a facially neutral ordinance has a disparate impact, or causes disproportional harm, to a protected group. Land use policies such as density or design requirements that make residential development prohibitively expensive, prohibitions on multifamily housing or a ceiling of 4 or fewer unrelated adults in a household may be considered discriminatory if it can be proven that these policies have a disproportionate impact on minorities, families with children, or people with disabilities. Although zoning and land use is an area where municipalities have primary power, courts have consistently held that the Fair Housing Act prohibits local governments from exercising their zoning and land use powers in a discriminatory way.

What is a Reasonable Accommodation?

In addition to prohibiting discrimination against persons with disabilities, the Fair Housing Act also makes it unlawful to refuse to make “reasonable accommodations”, or changes to rules, policies, practices, or services, when such accommodations are necessary to allow persons with disabilities an equal opportunity to use or enjoy a dwelling. Under the Fair Housing Act, an accommodation is considered “reasonable” if it does not impose an undue financial or

administrative burden and if it does not fundamentally alter the zoning ordinance. Unless a municipality can prove that an accommodation request is unreasonable according to the above criteria, the municipality must grant the accommodation.

Exemptions to the Fair Housing Act

There is one exemption to the Fair Housing Act that applies to zoning and land use. Housing for older persons, or housing where 80% of the units are occupied by at least one person over the age of 55, is exempt from the portion of the Fair Housing Act that prohibits discrimination against families with children. According to the Housing for Older Persons Act, a housing facility or community for older persons may include “a municipally zoned area”. Therefore, although a municipality would be prohibited under the Fair Housing Act from making a zoning or land use decision based on the presence of families with children residing in a dwelling or proposed development, any area zoned specifically for housing for older persons would be exempt from this prohibition.

Examples of Prohibited Activities under the Fair Housing Act

- ✚ A municipality may not reject a proposed affordable housing development in response to neighbors’ fears that such housing will be occupied by racial minorities.
- ✚ A municipality may not require neighbor notification or a public hearing only for the development of affordable housing or group homes, but not other types of residential development.
- ✚ A municipality may not refuse to allow an exception to a setback requirement as a reasonable accommodation for a disabled resident who must build a wheelchair ramp in order to access his or her home.
- ✚ A municipality may not impose spacing requirements on group homes for persons with disabilities.
- ✚ A municipality may not require additional studies or procedural steps or unnecessarily delay decision making when considering a development that may be occupied by members of the protected classes.

Information provided by the Fair Housing Council of Suburban Philadelphia