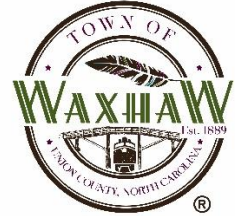


# March 2 x 2 Outcomes

March 25 and 27, 2024



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## AGENDA TOPICS

### 1. Muzzleloader/Shotgun Ordinance

Staff shared the revisions to the ordinance from the January 2x2, including a dawn to dusk restriction and change of ownership renewal. Staff also recommended that no permit fee be charged as the expected number of applicants is minimal. Most Board members were comfortable with the ordinance and okay with the proposed updates. Commissioner Wesolek was not in favor of changing the ordinance to accommodate potentially only one property owner. Staff will place it on the April 9<sup>th</sup> meeting agenda for Board consideration and vote.

### 2. Downtown Topics:

#### a. Parking Lease for Property at Intersection of NC 16/Price Street

- i. Staff was approached by a broker for the owner of the parcel at the corner of NC 16/Price Street about leasing the lot for public parking. Staff presented a layout that avoided the trees with a yield of 35 spaces. All Board members were supportive of a leased parking lot in this location. The consistent feedback was to move the parking more towards NC 16, more in line with the existing commercial and lighting in the area and also to preserve the trees as much as possible.
  1. Staff will consult with the county arborist on the condition of the trees closer to NC 16.
  2. Staff will revise the concept drawing and move the lot towards NC 16.
  3. Staff will revise the startup cost estimate based on the new concept drawing.
  4. Staff will negotiate terms of the lease with the owner and present the lease to the BOC for approval.

#### b. N. Church Food Trucks

- i. The Board was in consensus with moving forward with amending the Town Code to add a loading zone and food truck parking area on N. Church Street. The loading zone would be during the day and food truck parking after 4:00 pm. Staff will place the ordinance on an agenda in April.

### 3. Cost to Serve Analysis:

The Board was in consensus to move forward with the cost to serve study. The Planning Department budget has the necessary funds for the study. The study will begin in April and take approximately 90 days to complete. The Board will review examples from the preferred consultant, City Explained, and provide any feedback to Lisa on what to include or remove from the proposed scope. The cost to serve study will provide the town with a detailed analysis of the financial impact of new development to ongoing town operations. The study will also provide a program that staff will be able to utilize to determine the cost to serve in consideration of each annexation and rezoning request.

### 4. Planning Projects – Lightning Round

Staff provided the Board with updates on projects that are moving through the zoning process and briefed them on the proposal and tentative timeline for each project. This item was informational only but any feedback provided would be shared with the developer.

Link to review these projects on the town website: [Developer Projects | Town of Waxhaw, NC](#)

#### a. The Dewitt Conditional Rezoning

- i. 54,000 square feet of commercial. 312 multi-family units. Located off Waxhaw Parkway East. Tentative schedule will be impacted by easement negotiation between property owners. Currently zoned Employment Center (EC).
- b. Emerson Park – Conditional Rezoning
  - i. 121,500 square feet of commercial. 84 Single family detached homes. 16 live/work units. 220 townhomes. 420 multi-family units. Located off of NC 16 and Waxhaw-Marvin Road just north of downtown. Traffic Impact Analysis currently under review. Tentative schedule is April Planning Board, May public hearing.
- c. Trails End – Annexation and Initial Zoning
  - i. Approx 170 acres off NC 75 near SC state line. Currently zoned R-20 in Union County. Approx 50 acres proposed for Employment Center zoning (northern portion adjacent to NC 75). Remaining southern portion (approx. 120 acres) of property proposed R-3 single family detached. Public hearing and decision scheduled in April.
- d. Beard Property/Rehobeth Road - Rezoning
  - i. Proposed rezoning from R-3 to Neighborhood Center (NC). .364 acres located at 115 Rehobeth Road. Public hearing was completed in March. Decision in April.
- e. Waxhaw Equipment Rental – Rezoning
  - i. Waxhaw Equipment Rental is a commercial business located on Waxhaw Marvin Road. The applicant is seeking to rezone an adjacent parcel they own from R-4 to Corridor Commercial (CC). The Planning board has recommended approval. Scheduled for April public hearing and decision.