

PENDING TEXT AMENDMENT

P10-15

Town of Hope Mills Zoning Ordinance

Convenience Stores and Attached Signage in C2(P) & C(P) Zoning Districts

CURRENT MEETING INFORMATION:

A public hearing will be held by the Hope Mills Zoning Board on March 22, 2010, 3:00 pm in the Bill Luther Board Meeting Room at the Hope Mills Town Hall, 5770 Rockfish Road, Hope Mills.

CASE HEADING:

P10-15. REVISION AND AMENDMENT TO THE TOWN OF HOPE MILLS ZONING ORDINANCE; AMENDING ARTICLE IV, PERMITTED, CONDITIONAL AND SPECIAL USES, SECTION 102A-403, USE MATRIX, INSERTING "CONVENIENCE STORE" IN ALPHABETICAL ORDER AND CLASSIFYING CONVENIENCE STORE AS A PERMITTED USE IN THE C1(P), C2(P), C(P), M1(P) AND M(P) ZONING DISTRICTS; AND ARTICLE XIV SIGNS, SECTION 102A-1406, SIGNS PERMITTED BY DISTRICT, (B) PROFESSIONAL, COMMERCIAL AND INDUSTRIAL DISTRICTS, (3) C2(P) PLANNED RETAIL AND SERVICE DISTRICT AND C(P) PLANNED COMMERCIAL DISTRICT, AMENDING SUB-SECTION "B" ALLOWING ADDITIONAL ATTACHED SIGNAGE FOR END UNITS OF STRIP COMMERCIAL WHEN THE END FRONTS A RIGHT-OF-WAY WITH THE FRONT OF THE COMMERCIAL SUITE FACING AN INTERNAL PARKING LOT.

ADDITIONAL INFORMATION:

Convenience stores was inadvertently omitted from the Use Matrix when the Town's Zoning Ordinance was completely re-written and adopted on October 20, 2008 and is now being inserted into the ordinance as a permitted use in the commercial and industrial zoning districts.

The sign amendment will allow for additional attached signage based upon the linear measurement of the building frontage for end units in commercial strip developments when the end unit fronts on a right-of-way but the front of the end unit faces an interior parking lot.

A copy of the complete text of the proposed amendment is attached.

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AMEND Article IV Permitted, Conditional and Special Uses, Sec. 102A-403. Use matrix, as follows:

Add *convenience store* in alphabetical order to the row entitled "Land Uses"; and establish as a permitted use in the commercial and industrial zoning districts by inserting a "P" in the columns with the headings: C1(P), C2(P), C(P), M1(P) and M(P) for the "convenience store" row.

AMEND Article XIV Signs, Sec. 102A-1406. Signs permitted by district; sub-section (b) Professional, commercial and industrial districts, (3) C2(P) planned retail and service district and C(P) planned commercial district, "b" by INSERTING the second sentence as follows:

Sec. 102A-1406(b)(3)b:

One attached sign is allowed per occupant, not to exceed two square feet in area for each front foot of structure that the occupant occupies. In the event a strip shopping center is designed in such a manner that the end unit or end units front the right-of-way and the store front faces an internal parking lot, the end unit or end units may place one additional attached sign on the side facing the right-of-way, provided that the overall combined square footage of the attached signs do not exceed two square feet in area for each front foot of the structure that the occupant occupies. On sites where a canopy exceeds the building size, the canopy size may be used to determine the permitted attached sign area. Attached signs may be placed on any side of the building.