**Walter M. Gardner, Jr. Robert F. Davie Jr.**

 **Mayor Town Administrator**

**TOWN OF WARRENTON**

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**Zoning and Planning Committee**

**August 26, 2014**

The August 26, 2014 meeting of the Zoning and Planning Committee was called to order by Chairperson John Mooring. Those in attendance were Tom Hardy, Mary Hunter – Commissioners and committee members, Kimberly Harding - Commissioner, and Robert Davie - Town Administrator.

The committee members reviewed the options for residential living within the C-1, C-2 zoned districts. Members discussed the percentage of space allowed for residential within a commercial building. Members agreed that a Special Use permit for residential in the C-1 and C-2 districts is the best option, allowing the Board of Commissioners to consider the merits and space requirements of individual applications. It is recommended that in the Table of Permitted Uses of the Zoning Ordinances, the line stating “Multi-family dwellings and complexes” be changed to “Single and multi-family dwellings and complexes”. Tom Hardy motioned to present this Special Use change to the full Board of Commissioners. Mary Hunter seconded and the motion passed with a unanimous vote.

The sidewalk dining ordinances created by town attorney, Mitch Styers, were considered, as was the cost of the associated application. It was agreed that no fee should be charged and that the annual budget reflect a fee of $0 for Sidewalk Dining, unless it is considered a privilege license in which case it will not be necessary to list as a fee. Tom Hardy motioned to approve the language of the sidewalk ordinance as is. Mary Hunter seconded the motion and the motion passed with a unanimous vote.

The committee considered changes to the Weeds Abatement portion of the town ordinances (92.02). The committee intends to suggest the following language changes to the entire Board of Commissioners at the next BOC meeting. Current language states…

“Any owner, or any person in possession of any vacant lot shall cut or shrub down within four inches of the ground all weeds, grass, or other noxious growth from the lot at least twice each year; the first not later than June 15, and the second time not later than August 15 of each and every year. Each day after said dates, respectively, shall be and constitute a separate offense. Said delinquent shall, upon conviction, pay a fine of $1 each day any said weeds, grass or other noxious growth shall remain uncut. If, for any cause, the said lot or lots on or before the fifteenth day of June or August, as aforesaid, the town may cause the same to be cut down and the cost of cutting may be charged against each of said lots from which the weeds or other noxious growth are removed and against the owner thereof, and charged to them and collected as other taxes.”

Recommended changes are…

“Any owner, or any person in possession of any lot, vacant or otherwise, shall cut or shrub down within four inches of the ground all weeds, grass, or other noxious growth from the lot at least once a month beginning in April and ending in September. If a lot is not cut or shrub down within thirty days of notice by the Town Administrator, the town may cause the same to be cut down and the cost of cutting may be charged against each of said lots from which the weeds or other noxious growth are removed and against the owner thereof, and charged to them by citation and subject to collection.”

With no further business the meeting adjourned.