

Q&A

Regarding Developer Presentation

Several additional slides to follow re next steps and process

Public Input Process

Establish a process that includes several opportunities for public comment.

- First Public Forum to gather initial comments – schedule as soon as possible to ensure best opportunity to incorporate public input at the early stages of plan development.
- Several mandatory public hearings – zoning amendments require at least one public hearing with the Town Council and one public hearing with the Planning Board.
- Additional public forums as deemed necessary (timing to depend on progress of plan development and zoning amendment development).
- Required public hearing with the Planning Board and possibly the Zoning Board of Appeals during permitting stages.

Zoning Amendment Process

- Option 1 – Proceed with a zoning amendment request from the developer re the sports related uses and create a second phase of zoning amendments to allow the remaining project to proceed as proposed and modified to include input from the public, Council and staff.
- Option 2 - Package the zoning amendment request to allow the sports related uses along with zoning amendments needed to allow the remaining uses proposed in the plan and modified to include input from the public, Council and staff. (This process would likely lengthen the process to allow the sports related uses)

Zoning Amendment Process/Format

Depending on initial Council and public input, staff recommends the following:

- Expand the VC1 zone to the intersection with the MTA spur.
- Any additional zoning amendments such as building size for sports related buildings, building height, moving the car wash, etc would vary from current VC1. Staff recommends that all other areas of VC1 not be amended which would require this portion of VC1 to be a different zone, say VC1.A.
- Develop a master plan that would include requirements that would otherwise not be required in VC1.A. Examples would include: mix of uses, building size, building use, building height, size of uses, only locating sports related uses in one location, covered parking, etc.