



# Memo

**To:** Mayor Currin and Town Board of Commissioners  
**From:** Meredith Gruber, Planning Director  
**Date:** April 4, 2023  
**Re:** TA 22-02 - Applicant Initiated Text Amendment – Self-Storage Use

## Background

Development regulations are designed to foster the creation of vibrant neighborhoods and a strong business community, while preserving the community’s character. Amendments are necessary to continue the effective administration of the Land Development Ordinance (LDO). TA 22-02 is an Applicant initiated Text Amendment, as opposed to amendments brought forward by Town Staff, and is directly related to Map Amendment MA 22-09; without the Amendments being proposed, the project as presented in MA 22-09 could not be constructed.

## Proposed LDO Amendments Summary Table

See attachment 2, and the below, for the proposed amendments to the LDO:

	LDO Section
<b>1</b>	5.1.6.D.5.b. - ‘Industrial, Light’ Principal Use - “Self-service storage shall be contained within a fully enclosed building and contained in a single building, access internally.”
EDITS:	Extend sentence with comma and “, <b>except in the General Industrial district not located on N Main St or S Main St.</b> ”
NEW:	<b>“Self-service storage shall be contained within a fully enclosed building and contained in a single building, access internally, except in the General Industrial district not located on N Main St or S Main St.”</b>
<b>2</b>	5.1.6.I.4. - ‘Warehousing’ Principal Use - “ Examples. Includes warehouses, mini-warehouses, self-storage facilities.”
EDITS:	REPLACING the 1 <sup>st</sup> comma with “ <b>and</b> ’ before mini-warehouse and REMOVE the words “self-storage facilities”.
NEW:	<b>“ Examples. Includes warehouses and mini-warehouses.”</b>

## **Review Process**

Text Amendments require a Legislative public hearing be conducted to allow public comment on the proposal to amend the Land Development Ordinance (LDO). The Town Board of Commissioners has authority to approve/deny Text Amendment proposals. On February 7, 2023, the Town Board opened a public hearing to consider TA 22-02, and chose to continue the hearing and discussion (to March 7, 2023, which was continued again to April 4, 2023).

## **Proposed Motion**

1. Motion to (Approved or Deny) Text Amendment Request TA 22-02 – Self-Storage Use.

*Or*

2. Motion to continue the Legislative hearing for TA 22-02 to a future Town Board meeting.

## **Attachments**

1. TA 22-02 – Application signed 03/01/2023
2. TA 22-02 – Proposed Amendment language (track-changes version).



Case No. TA 22-02

Date rcvd 3-1-2023

# Text Amendment Application

## Contact Information

Name Ashley Honeycutt Terrazas

Address 301 Fayetteville St, Suite 1400 City/State/Zip Raleigh, NC 27601

Phone 919-835-4043 Email ashleyterrazas@parkerpoe.com

## Amendment Information

This petition is to amend the Unified Development Ordinance Section(s) 5.1.6.D.5.b & 5.1.6.I.4

to allow self-storage as "Light Industrial" use and self-storage with more than one building in the General Industrial district

as a  permitted use  conditional use  special use

in the GI and BT zoning district.

## Applicant Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature [Signature] Date 3/1/23

By: Rivercrest Realty Associates, LLC; By Jonathan Gaines, Its Manager

STATE OF NORTH CAROLINA  
 COUNTY OF Wake

I, a Notary Public, do hereby certify that Jonathan Gaines

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This

the 1<sup>st</sup> day of March 2023

My commission expires 3-21-2026

Signature Tina M. Hamby Seal



TA 22-02 text changes

**Removal of “self-storage facility” from Warehousing use category, keep “self-service storage” as an Industrial, Light use, LDO 5.1.6.D**

5.1.6.D.5.b: Self-service storage shall be contained within a fully enclosed building and contained in a single building, access internally, except in the General Industrial district not located on N Main St or S Main St.

5.1.6.I.4. Warehousing, Examples. Includes warehouses, and mini-warehouses, ~~self-storage facilities.~~