

ORDINANCE NO. 2020- 3

[A Ordinance to Amend the Town of Louisburg's Zoning Ordinance, Section 23 to Modify the Minimum Language on Property Postings.]

WHEREAS:

1. The Louisburg Zoning Ordinance stipulates minimum wording for property posting signs describing the meeting date, time and place; and
2. Based on the cost for creating custom signs for each meeting, staff redesigned property posting signs with universal language to reduce these costs while maintaining proper property notification language; and
3. After review of the above issue, amendments to the Town of Louisburg Zoning Ordinance, Section 23, Part B.5.e was unanimously approved by the Town of Louisburg Planning Board.

NOW THEREFORE BE IT RESOLVED BY THE TOWN OF LOUISBURG TOWN COUNCIL DULY ASSEMBLED THAT:

1. Section 23, Part B.5.e of the Town of Louisburg Zoning Ordinance is hereby amended as follows:

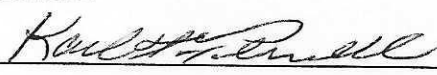
 ~~In any of the two (2) methods of "Only one form"~~ of notice each shall "shall" contain the time, date, and place of the public hearing, and the property which will be affected.
2. All provisions of other Town Ordinances in conflict with this Ordinance are hereby repealed.
3. In any provision of this Ordinance or the application thereof to any person or circumstance in held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to the end, the provisions of this Ordinance are severable.

ATTEST:



Carolyn Patterson, Town Clerk

SIGNED:



Karl T. Pernell, Mayor

9/21/20

DATE

REQUEST: Proposed Text Amendment to Modify the Minimum Language Required on Property Postings for the Board of Adjustment.

BACKGROUND: Section 22, 5.e.2 outlines that required property posting signs, that is signs placed on subject properties state the *“time, date, and place of the public hearing”*. This requirement also applies to notices sent to adjoining property owners who may be affected by a Board of Adjustment action. Because the cost of having custom signs made for each individual case that occurs, it is staff’s opinion that a *“universal sign”* denoting the zoning action would suffice. Any interested party could then call the Planning and Zoning Office for more information. This would reduce the cost of purchasing multiple custom signs and achieve the same result regarding notice to property owners.

RECOMMENDATION: Staff has had signs prepared that state *“Zoning Request”* with information regarding how any interested party may obtain additional information (*See Attached Graphic*).

Amend Section 22, 5.e.2 to read:

- 1) Property signs concerning the hearing upon the property which is affected; and,
- 2) Sending written notices to all of the adjoining property owners.

~~In any of the two (2) methods of “Only one form” of notice each should~~ **“shall” contain the time, date, and place of the public hearing, and the property which will be affected.**