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Alan "Chip" Hewett

## **2022-059-O: AN ORDINANCE TO AMEND CHAPTER SEVENTEEN OF THE CODE OF ORDINANCES OF THE TOWN OF SELMA AND THE OFFICIAL ZONING MAP**

WHEREAS the Town of Selma Planning Department has initiated text amendments to Chapter 17 of the Town Code of Ordinances in order to establish a Mixed Use Development Overlay District (MUD) and a map amendment to place this overlay atop all 411+ acres of land included in the Eastfield Associates Developers Agreement; and

WHEREAS on May 23, 2022, the Planning Board reviewed the amendments and unanimously recommended approval as submitted; and

WHEREAS on June 14, 2022, as part of a legislative public hearing the Town Council reviewed the amendments and unanimously voted to approve all proposals as submitted;

NOW, THEREFORE, BE IT ORDAINED THAT:

Section 1. The Code of the Town of Selma is hereby amended to read:

### **Chapter 17, Sec. 17-311. - Overlay districts established.**

The districts in this section overlay the districts enumerated in Sections 17-300 through 17-310 are hereby established and shall provide for additional standards and/or review of development in accordance with the standards of this chapter. Overlay Districts include:

- A. Historic Districts (HD).
- B. Water Supply Watershed Protection District (WPD). The Water Supply Watershed Protection Overlay District is hereby established as an overlay district. The regulations for the district are provided in Section 17-422 "Water Supply Watershed Protection District Regulations."
- C. Mixed Use District (MUD). The Mixed Use District is hereby established as an overlay district. This district is restricted to projects that involve a Development Agreement and a site-specific plan approved by the Town Council.

### **Chapter 17, Sec. 17-421. – Mixed Use District.**

- A. Intent. It is the intent of this section to regulate development and land use activities in a manner allowing maximum flexibility within a site-specific plan codified within the terms of a development agreement between the Town of Selma and a developer or development group.
- B. Standards. The standards of both the Mixed Use Development Overlay District and the underlying zoning district shall apply as shown on the official Zoning Map of the Town. Where these standards differ, the standards of the Mixed Use District shall govern.

C. Definitions Specific to this Section 17-421. [The definitions in this subsection are also found in Article II, Definitions. The following words, terms, and phrases, when used in this subsection (C), shall have the meanings ascribed to them in this Section 17-421, except where the context clearly indicates a different meaning:]

MUD or Mixed Use Development - The mixed use development to be developed and built out by a developer consisting of sections developed for hotels, restaurants, and other hospitality facilities; retail stores; medical offices and facilities; business and industrial facilities; residential units; and retirement living facilities; and existing buildings to be repurposed and redeveloped.

D. Development Regulations. The following regulations shall apply:

1. The minimum acreage involved in this district is 200 contiguous acres of land.
2. Fifteen (15) percent of the total area shall be maintained as open space. Street rights-of-way, parking lots, building areas, and yards held in individual ownership shall not constitute any part of the required open space; however, building areas for recreational facilities may be computed as open space.
3. Required development mix. A minimum of three of the use categories listed below shall be included in any MUD district:
  - a. Flex space;
  - b. Office/institutional;
  - c. Research, technology, and industrial;
  - d. Commercial;
  - e. Residential


E. MUD master plan. The proposed Mixed Use Development master plan shall indicate the particular portions of the lot that the developer intends to develop for each of the elements described above.

Section 2. The Official Zoning Map of the Town of Selma shall now reflect that parcels assigned TAG NUMBERS: 12M12004K; 12M11019; 12M11019C; 14M11005; 14074199A; 14L10050E shall reflect the MUD Overlay is applied to the total acreage (411 +/- acres).

Section 3. The Clerk is hereby authorized to insert such amendments into the official CODE OF ORDINANCES OF THE TOWN OF SELMA and into the OFFICIAL ZONING MAP kept on file in the Office of the Clerk.


Section 4. This ordinance shall become effective upon adoption.

This the 14<sup>th</sup> day of June 2022.

  
Byron J. McAllister, Mayor



ATTEST:

  
Sarah B Allen, Town Clerk