



Agenda Item Summary Sheet

Item No: **E-6**
Meeting Date: **May 1, 2024**

Item Title: Request for Public Hearing to consider text amendments to the Unified Development Ordinance to prohibit driving or parking on septic systems

Item Summary:

At their February 20, 2024, meeting, the Planning Board reviewed and recommended adoption of a proposed amendment to the Unified Development Ordinance that would stipulate when a physical barrier must be installed to prohibit driving and parking on residential septic system areas. However, both staff and the Planning Board recognized that the original proposal would likely impose an unnecessary burden on many property owners who would not/do not have issues with parking on their septic areas. In light of this, staff developed a revised amendment that aligns with septic protection goals discussed by the Septic Health Advisory Committee (SHAC), while only mandating physical barriers for properties if found to be in violation of the ordinance.

The revised amendment expressly prohibits parking on designated septic system areas. Should staff become aware of any violations, either through complaints or proactive monitoring by town staff, a Notice of Violation will be issued to the property owner, and if applicable, provided to the rental agency managing the property. This notice will require the installation of a physical barrier to prevent future infractions. Additionally, when evaluating and issuing permits for residential development where this is a potential for excessive or overflow parking, staff will recommend installation of a physical barrier at the outset.

Planning Staff and Planning Board Recommendation

At their April 16, 2024, meeting the Planning Board voted unanimously to recommend adoption of the proposed text amendment as presented.

Number of Attachments: 0

Specific Action Requested:

Schedule the Public Hearing for the Board of Commissioners June 5, 2024, Meeting.

Submitted By: Planning and Development

Date: April 22, 2024

Finance Officer Comment:

N/A

Signature: Amy Miller

Date: April 22, 2024

Town Attorney Comment:

N/A

Signature: John Leidy

Date: April 22, 2024

Town Manager Comment and/or Recommendation:

N/A

Signature: Andy Garman

Date: April 22, 2024