



# Agenda Item Summary Sheet

Item No: **F-3**  
Meeting Date: **September 2, 2020**

**Item Title:** Public Hearing to consider a text amendment to the Unified Development Ordinance to allow Furniture Stores as an allowable use as part of Commercial Mixed-Use uses

**Item Summary:**

Cahoon and Kasten Architects, PC has submitted a text amendment application on behalf of Sumit Gupta of Legacy Homes, Inc. If adopted, this text amendment would amend the Unified Development Ordinance ("UDO"), Section 7.32.2., to add the "Furniture Store" use as an allowable use for all Commercial Mixed-Use designations; this designation includes the following use types: Commercial with Accessory Residential, Group Development, Mixed Use Development, Multiple Principal Uses, and Shopping Centers. Furniture Store is an allowed use within the C-2 Zoning District; therefore, it would be within that district only that a furniture store could be incorporated as part of a mixed use. With the exception of the Commercial with Accessory Residential use, all other mixed-use designations require a conditional use permit within the C-2 District.

**Staff Recommendation/Planning Board Recommendation**

Planning staff generally has no concern with listing the use of "Furniture Store" as an allowable use for all Commercial Mixed-Use designations and believes this amendment to be consistent with applicable policies.

At their July 21, 2020 meeting the Planning Board voted unanimously to recommend approval of the proposed text amendment as proposed.

Number of Attachments: 4

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**Specific Action Requested:**

Conduct the Public Hearing and take action on the proposed text amendment.

Submitted By: Planning and Development Date: August 25, 2020

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**Finance Officer Comment:**

Signature: Amy Miller Date: August 25, 2020

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**Town Attorney Comment:**

Signature: John Leidy Date: August 25, 2020

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**Town Manager Comment and/or Recommendation:**

Signature: Greg Sparks Date: August 25, 2020