

MEMORANDUM

TO: Richard Johnson, Town Manager

FROM: Rebecca Augur, Director of Planning and Land Use Services

DATE: October x, 2021

RE: **TPZ Recommendation Regarding Proposed Town Center Village District Regulations**

The Town Plan and Zoning Commission (TPZ) reviewed the draft Town Center Village District (TCVD) regulations at its September 21, 2021 and October 5, 2021 meetings. After hearing from several property and business owners within the proposed TCVD and interested members of the public, the Town Plan and Zoning Commission unanimously approved a favorable recommendation of the draft TCVD regulations. While TPZ members generally support the objective of the TCVD to provide a tool for ensuring high quality design in the district, they urge the Town Council to consider the following in the implementation of these potential new regulations:

1. Community input in the development of more specific design guidelines is essential to ensuring the success of the TCVD.
2. Design guidelines need to offer sufficient clarity to property owners and potential developers so that they may reasonably interpret the community's expectations.
3. Design sub-districts within the proposed TCVD may be appropriate, and should be considered during an inclusive and participatory process of developing the design guidelines.
4. The future role of the proposed Architectural Design Review Committee beyond projects within the TCVD and/or the role of the Beautification Committee needs to be addressed.