



# CITY OF BELMONT

## PLANNING & ZONING

### Application number: TA-2019.04 Blood Plasma Facilities

**Request:** The planning and zoning board requests the city council receive and consider its recommendation to approve the subject amendment of various chapters of the Belmont Land Development Code (LDC), establishing regulations for blood plasma facilities within the city. The amendment establishes a definition, identifies the zoning district in which the use is permitted, and establishes new supplemental regulations for the use type.

**Background:** City staff initiated the proposed text amendment at the end of 2019, after learning of unwanted impacts and concerns associated with a blood plasma facility in the City of Gastonia. Staff evaluated regulations from other municipalities and found a broad range of approaches associated with this land use type. Many jurisdictions classify this use as a medical office or service type of use. A few jurisdictions reported having established regulations to address concerns from residents and business owners in the areas of:

- Loitering by patrons.
- Suspect activity.
- Potential decrease in property value.
- Inadequate parking.

**Analysis:** Staff is proposing the following chapters be amended:

1. Chapter 2--Definitions—page 2-4
  - Blood Plasma Facility: A facility in which human blood plasma is collected from donors who may receive monetary compensation for the donation of plasma.
2. Chapter 5--District Provisions—page 5-16
  - Add "Blood Plasma Facility<sup>1</sup>" to the permitted use table under "Commercial" for the Highway Commercial (HC) zoning district only. The superscript one refers to performance standards in Chapter 6.
3. Chapter 6--Additional Requirements for Certain Uses—page 6-8
  - Added 6.2.25 Blood Plasma Facility (HC) Special Use
    - A use-by-right blood plasma facility shall be located at least five hundred (500) linear feet away from any residential or civic use. The separation distance shall be measured from property line to property line.
    - A blood plasma facility located within five hundred (500) linear feet of any residential or civic use may be permitted upon approval of a Special Use Permit (SUP).
    - Hours of operation may be between 8:00 a.m. and 8:00 p.m. only.

**Comprehensive land use plan:** All requests for zoning text amendments are required to evaluate consistency with the goals of the adopted comprehensive land use plan and other adopted plans.

Staff is of the opinion the text amendment is consistent with the goals of the comprehensive land use plan and other adopted plans because it promotes public health and safety.

**Planning and Zoning Board Meeting:** The amendment was presented to the board for consideration at its April 15, 2021 meeting. After hearing the case and deliberations, the board unanimously approved a motion to approve adding “or district” to the first sentence in Section 6.2.25 (a). The board also made the required findings that the proposed amendment is:

- Consistent with the goals of the adopted comprehensive land use plan, and other plans, because it promotes public health and safety; and
- A reasonable request and in the public interest because it allows this use in an appropriate location in the city.

**City Council Action:** Conduct the public hearing and receive public comment.

Attachment A – PB Statement of consistency



## Statement of consistency

In considering the text amendment of the Land Development Code request associated with petition TA 2019.04 Blood Plasma Facility amendment of chapters 2, 5, and 6, the Planning and Zoning Board finds:

The proposed text amendment is consistent with various goals of the comprehensive land use plan and other adopted plans because it promotes health and safety within the city.

*This finding is supported by a 5-0 vote by the Belmont planning and zoning during its April 15, 2021 meeting.*

A handwritten signature in black ink, appearing to read "Walter Dixon", is written over a horizontal line.

Walter Dixon, Chairman

A handwritten date "4-15-2021" is written in black ink over a horizontal line.

Date