

BOARD OF ALDERMEN

ITEM NO. C(2)

AGENDA ITEM ABSTRACT

MEETING DATE: Tuesday, June 28, 2005

TITLE: Request-to-set a public hearing on an ordinance establishing a moratorium on certain development projects in the R-2 zoning district.

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| DEPARTMENT: PLANNING | PUBLIC HEARING: YES _ NO _X_ |
| ATTACHMENTS: A. Resolution B. Draft Ordinance | FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Mike Brough – 929-3905 |

PURPOSE

On June 21, 2005, the Board of Aldermen discussed rezoning options in the Brewer Lane area and identified several strategies that would benefit from further consideration. The Board of Aldermen requested that staff prepare an ordinance establishing a moratorium on certain projects in the R-2 zoning district to provide time to consider rezoning options further. It is necessary to receive public comment on the ordinance establishing a moratorium. A resolution that sets a public hearing for August 23, 2005 is provided for the Board's consideration.

INFORMATION

A map illustrating the location of the R-2 zoning district and the draft ordinance establishing a moratorium are attached (*Attachment B*). A list of the owners of affected property is included in the draft ordinance. In essence, the draft ordinance modifies the text and map of the Land Use Ordinance by suspending its application to the specified circumstances for a period of 180 days. The public notice for the required hearing on this action will involve a published advertisement, written notice to property owners and, if possible, non-owner occupants, and posted notices. Approximately 20 properties are included within the R-2 district and approximately 650 properties are located within 1,000 feet of the district boundary.

Should the Board of Aldermen proceed with setting a public hearing on this item, it will be necessary to refer the draft ordinance to Orange County and the Planning Board.

FISCAL IMPACT

A public hearing is required for review of the ordinance establishing a moratorium, with associated notice costs.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider the attached resolution setting a public hearing on the draft ordinance that would establish a six-month moratorium on review of development applications in the R-2 district (*Attachment A*).