

BOARD OF ALDERMEN

ITEM NO. (3)

AGENDA ITEM ABSTRACT

MEETING DATE: August 23, 2005

TITLE: PUBLIC HEARING: AN ORDINANCE ESTABLISHING A 180-DAY MORATORIUM ON THE PROCESSING OF LAND USE PERMIT APPLICATIONS FOR DEVELOPMENTS INVOLVING THE SUBDIVISION OF LAND OR THE CONSTRUCTION OF NEW BUILDINGS (OTHER THAN ACCESSORY BUILDINGS) WITHIN THE R-2 ZONING DISTRICT

DEPARTMENT: PLANNING	PUBLIC HEARING: YES X NO __
ATTACHMENTS: A. Draft ordinance and map of affected properties B. Planning Board recommendation C. Letter from STGL	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Mike Brough – 929-3905

PURPOSE

It is necessary for the Board of Aldermen to review and receive public comment on an ordinance that establishes a 180-day moratorium on land use permit review of subdivisions or certain developments in the R-2 zoning district. Twenty properties are affected by the proposed moratorium.

INFORMATION

On June 21, 2005, the Board of Aldermen discussed rezoning options in the Brewer Lane area, indicated that the current zoning was inconsistent with community interests, and expressed its interest in obtaining input from neighbors on development that would be considered desirable in that location

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 this matter further. A table describing the current land use for the affected properties is provided below.

OWNER	OWNER2	SITEADDRESS	LAND USE
CARRBORO TOWN OF		100 HARGRAVES ST	Cemetery
SOUTHERN EQUIPMENT COMPAN	INC	200 BREWER LN	Vacant
CARRBORO TOWN OF		102 HARGRAVES ST	HeadStart/Park
SOUTHERN EQUIPMENT COMPAN	INC	219 GUTHRIE AVE	Concrete Plant
GARNES GRAFTON S	& EUGIE	201 BREWER LN	SF Residence
ROSIN DANIEL A		202 BREWER LN	SF Residence
STGL LLC	ATTN JAY LOFTIN	130 S MERRITT MILL RD	Vacant

OWNER	OWNER2	SITEADDRESS	LAND USE
CHAMBERS MAY ELIZABETH	& SAM CHAMBERS	101 HARGRAVES ST	Vacant
WHISNANT THOMAS S	& CYNTHIA C	103 HARGRAVES ST UNIT# H	MF Residence
PENDERGRAPH HOWARD JR	& GLADYS	120 S MERRITT MILL RD	SF Residence
CHILTON MARK H	& ANDREW CHILTON	122 S MERRITT MILL RD	SF Residence
JACKSON MARIAN C		124 S MERRITT MILL RD	SF Residence
STGL LLC		126 S MERRITT MILL RD	Vacant
STGL LLC *	ATTN JAY LOFTIN	130 S MERRITT MILL RD	Vacant
HUNT SAMUEL III	& VICKY	200A S MERRITT MILL RD	Business/Parking/Storage
STGL LLC	ATTN JAY LOFTIN	200 GUTHRIE AVE	Private Cemetery
HUNT R SAMUEL III		200 S MERRITT MILL RD	Business
GATTIS WILLIAM P		104 GUTHRIE AVE	SF Residence
GATTIS MARTHA		106 GUTHRIE AVE	SF Residence
UNKNOWN			Unknown

* Conditional Use Permit Application for MF Res submitted May 11, 2004 – Currently in the third round of review

Property owners listed in the Orange County Land Records system have been notified of the public hearing via the USPS. Notices of the public hearing were posted at several locations in the R-2 district and published per the requirements of Section 15-321 of the Land Use Ordinance.

The Planning Board has reviewed the proposal and made a recommendation (*Attachment B*). Orange County staff has also reviewed the ordinance.

FISCAL IMPACT

The moratorium may cause a minimal financial impact due to the delay of processing land use permit applications for subdivisions and new construction.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider adoption of the 180-day moratorium on processing existing or accepting new land use permit applications for subdivisions or new construction (other than accessory buildings) in the R-2 zoning district. Should the Board of Aldermen adopt the ordinance establishing the moratorium, staff recommends that the Board either give direction to the staff at tonight's meeting or schedule a worksession for September 13th to define the desired zoning alternative for this area of Town.