

A RESOLUTION SPECIFYING FOLLOW-UP TO PLANNING BOARD RECOMMENDATION
FOR A DEVELOPMENT MORATORIUM IN THE NORTHERN STUDY AREA

Resolution No. 70/2006-07

WHEREAS, the Carrboro Board of Aldermen seeks to consider fully policies, plans and regulations pertaining to development opportunities; and

WHEREAS, the Planning Board has made a recommendation for a moratorium in the Northern Study Area.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen directs staff as follows

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TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

May 4, 2006

Request from the Planning Board that the Board of Aldermen Consider a Moratorium on Development in the Northern Study Area. Revised 4-17-06

On several occasions recently, including at their Retreat in February, 2006, the Aldermen have expressed concerns about the manner in which development has been taking place in the Northern Study Area (NSA), as well as a desire to re-consider the current zoning in the NSA.

Members of the Planning Board share those concerns, and note that development is continuing at a rapid pace whereby future opportunities to achieve important community goals for the NSA are dwindling. In light of the swift pace of development applications, the Planning Board strongly recommends that the Aldermen enact a Moratorium on rezoning, major subdivisions, special and conditional use permit applications throughout the NSA for a period of time sufficient to re-evaluate existing zoning and ordinance in respect of the principles and objectives of the Facilitated Small Area Plan for Carrboro's Northern Study Area, as well as the interests and concerns of residents of the NSA, and to enact, if necessary, new zoning and ordinance for the NSA.

To the members of the Planning Board it appears that some principles expressed in the Small Area Plan are not being realized by the pattern of suburban development predominating in the NSA. Consider the following principles from the Plan:

"Village-type development should be encouraged. This type of development blends residential and commercial opportunities, and is easily negotiated by pedestrians... Village-type development improves the Town's ability to provide services efficiently..." (p31)

"Carrboro needs neighborhoods with a mixture of housing opportunities designed for a diverse population." (p31)

"Since the population of Carrboro will continue to increase significantly in the study area, new commercial development will be needed. Routine commercial service needs should be met by neighborhood centers." (p33)

"Development of new transit routes and the location of higher density development zoning near such routes should be encouraged." (p36)

RECOMMENDATION: NSA MORATORIUM

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And consider as well this statement from the "Recommended Plan:"

"To successfully accommodate anticipated growth while maintaining its small town heritage and enhancing the quality of life for all of its citizens, Carrboro must ensure that the land in the Study Area is not squandered through the exclusive development of high-priced, large-lot, single family housing." (p46)

To the members of the Planning Board it seems as well that Carrboro's ability to accommodate future growth without compromising affordability and meeting other important community goals will be seriously compromised if the current development pattern continues toward a build-out that will occur soon. We recommend that the following are some important areas of consideration during the Moratorium period:

- 1) Finding effective means to site commercial areas in the NSA in order to provide retail and employment opportunities for residents of the Study Area.
- 2) Reviewing densities allowed around sensitive environmental areas, along transportation corridors and close to possible commercial zones.
- 3) Examine transit issues and ensure that transit will be provided and that development patterns to support transit and walkability will be achieved in the NSA.
- 4) Look at implications of any proposed changes in zoning for future school infrastructure needs.
- 5) Address issues of impending build-out, maintaining affordability, and the need to provide a wider range of housing than is currently being constructed.

A motion to approve submittal of this request to the Board of Aldermen was made by Susan Poulton and seconded by Hedi Paulsen.

VOTE: AYES: (6) (Carnahan, Fritz, Paulsen, Poulton, Rabinowitz and West);
ABSENT/EXCUSED: (3) (Chadbourne, Clinton, and Reid); NOES: (0);
ABSTENTIONS: (0).

The Planning Board requested that courtesy copies of this request be submitted to the following advisory boards for review: Environmental Advisory Board, Economic Sustainability Commission, Transportation Advisory Board, Appearance Commission, and Recreation and Parks Commission.

 May 4, 2006
James Carnahan, Chair (Date)

TRANSPORTATION ADVISORY BOARD**RECOMMENDATION****May 18, 2006**

SUBJECT: Recommendation from the Planning Board Regarding the Northern Study Area

MOTION: The Transportation Advisory Board (TAB) enthusiastically supports the recommendation from the Planning Board for a moratorium on development in the Northern Study Area.

Moved: Tom High Second: Charlie Hileman

VOTE: Passed 5-0: Ayes (Charles Hileman, Heidi Perry, John O'Leary, Tom High, Dave Deming); Noes (None).

HEIDI PERRY (LHM)
TAB Chair

5 / 18 /06
Date

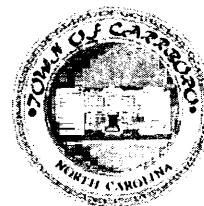
UNOFFICIAL
CARRBORO RECREATION AND PARKS COMMISSION MINUTES- 6/5/06
**** EXCERPT ****

Present – Members: Doris Murrell, Marianne Nicholson, Alfred Montalvo, Jr. and Eric Allman.
Board Liaison: Alderman Jacquie Gist Staff: Anita Jones-McNair.

Murrell called the meeting to order at 7:01 p.m.

The Commission reviewed the Planning Board's recommendation for a Moratorium on Development in the Northern Study Area. Montalvo, Jr. asked about development in that area? Alderman Gist mentioned that there are several projects close to happening. Nicholson expressed her sentiment that once this request is presented to the Board, they will listen and effectively deal with it. The other Commission members agreed and did not have any comments.

**Town of Carrboro
Environmental Advisory Board**



MEMORANDUM

Date: June 7, 2006
 To: Planning Board
 From: Environmental Advisory Board
 Through: D. Will Autry, Environmental Planner
 Copy: Board of Aldermen
 Subject: Comments on Planning Board's May 4, 2006 Recommendation for a Proposed Development Moratorium in the Northern Study Area (NSA)

At the May 18, 2006 meeting of the Environmental Advisory Board (EAB), members discussed the request from the Planning Board that the Board of Aldermen consider a moratorium on rezonings, major subdivisions, and special and conditional use permit applications in the Northern Study Area (NSA). The EAB shares the Planning Board's concerns which have prompted them to recommend a moratorium. In addition, board members have concerns related to the environmental principles laid out in the Facilitated Small Area Plan for Carrboro's Northern Study Area. If, after we learn more about the proposed moratorium, we believe that the environmental goals laid out in the Small Area Plan could be more effectively achieved, then we will support the proposed moratorium.

Some of the questions we have about the proposed moratorium include:

- Which parcels and which active development plans would be affected by a moratorium?
- Would a moratorium include enough of the largest and most environmentally sensitive parcels to be effective?
- How would the goals outlined in the moratorium recommendation be achieved?

In addition to those listed by the Planning Board, we are concerned that the following principles from the Small Area Plan are not being realized:

"One of the attractions of the study area is the beauty of the land itself, with its open fields, wooded streams and rolling hills. If development leads to the destruction or alteration of these features, they cannot be reconstructed. Before we decide how best to guide development in the midst of this landscape, we should first decide what we are willing to preserve." (p32)

"Although transportation enhancements can facilitate travel between areas, they can also seriously damage neighborhoods, natural areas, and other areas of concern. The relative priority of smooth traffic flow should be weighed against negative impacts in other areas." (p. 34)

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"The Town should encourage and support the development of greenways or park lands along streams and easements dedicated to public use. While allowing these types of uses, these areas should be preserved as much as possible in their natural state." (p. 37)

"Sustainable development advocates support a variety of measures, such as the use of alternative energy systems, energy efficient building designs, and pedestrian-oriented communities, to further the long-term sustainability of human development. Carrboro should encourage the consideration of long-term sustainability issues in assessing the forms and locations of development in the study area." (p. 41)

And consider as well this statement from the "Recommended Plan:"

"Natural areas along the Bolin Creek Basin, in the Meadow Flats area, and in other areas will either be preserved or strictly limited, with all forms of development subject to performance standards described in a Conservation Area Policy." (p. 51)

The Planning Board's recommendation outlines five important areas to be considered during the proposed moratorium. In addition, the EAB feels that the following issues need to be addressed as part of any revisions of the Land Use Ordinances or rezoning.

1. Review densities allowed around sensitive environmental areas, especially those identified as Conservation Areas in the Upper Bolin Creek Conservation Area Map.
2. Find a balance between traffic connectivity and the minimization of stream crossings and natural buffer encroachments.
3. Examine the development of greenways and bikeways in the NSA to ensure that they are consistent with the long-term goals of greenways and bikeways throughout the community at large and are dedicated to public use.
4. Review existing ordinances related to green building and stormwater management to see how they can be strengthened and/or encouraged through the use of incentives.
5. Look at future infrastructure needs of the Northern Study Area and determine how they will be addressed.

Lauren E. Goers 6/7/06
Lauren Goers, Chair June 7, 2006

**TOWN OF CARRBORO**

NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

Memo

To: Patricia McGuire**From:** Nathan Milian, Chair, ESC *NM***Date:** 6/12/2006**Re:** Comments from ESC members regarding Northern Area

Concern of members regarding the Northern Study Area:

1. Inadequate infrastructure
2. lack of connector streets make it impossible to avoid grid-lock
3. no evidence of commercial development
4. lack of retail space
5. there will be a need for basic services for residents
6. need for a business park

TOWN OF CARRBORO
PLANNING DEPARTMENT

Meeting on June 19th, 2006, 7:30 p.m.
 at the Carrboro Town Hall
 Carrboro, North Carolina

Minutes

Board Members Present

Linda Bowerman
 Jay Bryan
 Jeanette Moore
 Jean Earnhardt
 Brian Decker

Staff Present

Jeff Kleaveland, Planning Zoning Development Specialist

Guests

Richard Ellington

1. Presentation regarding proposed Park on Old NC 86	1
2. Liaison to New Horizons Task Force	2
3. Resolution Regarding Mr. Dwyer's Green Initiative	2
4. Resolution Regarding Having the Board of Aldermen Consider Adoption of the County's Rules Regarding School Development	2
5. Report on County Park and Meadow Status	2
6. Stormwater Wetland Restoration and Resolution	2
7. Finalization of Jones Property CUP Conditions	2
8. Discussion of Planning Board Moratorium Resolution	2
9. Discussion of Greenways Committee Formation	2
10. Other Business	2

Call to Order/Opening Comments

The meeting of the NTAAC convened with polity. Guest, Richard Ellington was introduced to the committee members.

Presentation regarding proposed Park on Old NC 86

Richard Ellington, native Carrboro resident and member of the Board of Adjustment gave a presentation proposing a museum/park for the Town's undeveloped parcel on Old NC 86. Said parcel has been given consideration as a potential public works relocation site.

Mr. Ellington's slide presentation revealed the various elements of the parcel (grading, existing vegetation, existing structures, etc.). Further, he presents a compelling case for the establishment of a museum in the existing, non-occupied home.

The committee enjoyed the presentation, as does the choir enjoy singing, though Ms. Moore acknowledged that the plan was for a property that was not in the

direct possession of the committee.

Mr. Ellington is a dedicated historian and genealogist. He acknowledged that this project will require the creation of political consensus and is investigating various means to this end. The creation of a specific "Friends of the Museum" organization was discussed as a method to start fund raising. Grants and matching funds were briefly discussed. After the presentation Mr. Bryan suggested a resolution by the committee timely.

Brian Decker rose to this call, duly seconded by another member in the following resolution:

THAT THE FRONT HALF OF THE TOWN'S OLD NC 86 PROPERTY BE DEDICATED FOR USE AS A RECREATION AREA AND POSSIBLE CARRBORO MUSEUM.
 (AYES (ALL))

Further, Mr. Decker made the adjacent resolution (duly seconded).

THAT THE PRESENTATION BY MR ELLINGTON BE VIEWED BY THE TOWN'S OTHER ADVISORY BOARDS.
(AYES (ALL)).

Liaison to New Horizons Task Force

Ms. Bowerman and Mr. Bryan attended the second meeting of the aforementioned Task Force and gave report. The Task Force, initiated by two of the Town's Aldermen, is attempting to mediate concerns of newly annexed Carrboro residents. Bryan wants to make sure the committee is kept apprised of their activities as they could result in initiatives that could direct affect the NTA and the existing Small Area Plan. Ms. Bowerman elected to act as liaison.

Also some mention was made of a survey conducted by the task force. The results of the survey will be available soon.

Resolution Regarding Mr. O'Dwyer's Green Initiative

The committee revisited the sustainability discussion as initiated by the O'Dwyer's in the April committee meeting. Staff drafted a recommendation to the Board of Aldermen that they consider the formal establishment of a project specific sustainability review.

Motion by Decker:

MOTION TO APPROVE THE SUSTAINABILITY RECOMMENDATION AS DRAFTED BY STAFF
(AYES (ALL)).

Note that there was no discussion as to when this recommendation would be presented to the Aldermen.

Further discussion brought forth that another recommendation is necessary to formally incorporate "organizational" sustainability measures for the Town. This will be discussed in future meetings.

Resolution Regarding Having the Board of Aldermen Consider Adoption of the County's Rules Regarding School Development

Tabled.

Report on County Park and Meadow Status

Tabled.

Stormwater Wetland Restoration and Resolution

Tabled.

Finalization of Jones Property CUP Conditions

Reviewed the combined recommendations (each made in separate meetings, without quorum) and made the following resolution (Motion by Decker, duly seconded):

MOTION TO COMBINE COMMITTEE COMMENTS (MADE WITHOUT QUORUM) FOR THE JONES PROPERTY AND OFFICIALLY APPROVE THEM. (AYES (ALL))

Discussion of Planning Board Moratorium Resolution

The committee discussed the proposed moratorium but was unable to support it immediately. The need for commercial services in the NTA is evident but the planning board's interest in revisiting the Small Area Plan is troubling to Mr. Bryan and Ms. Earnhardt. Mr. Bryan suggested we look at some existing commercial plans for the area that were shelved long ago. Staff awaits further direction from the committee.

Discussion of Greenways Committee Formation

The Board of Alderman's interest in forming a Open Space and Greenways committee is supported by the NTAAC who will want to have a place in the group, reserved for them

Other Business

None. Committee members, who fancy Hockey, ran home to their teams triumphant final game.

Adjourned!

TOWN OF CARRBORO
PLANNING DEPARTMENT

Meeting on November 6, 2006, 7:30pm.
At the Carrboro Town Hall
Carrboro, North Carolina

Minutes

Board Members Present

Linda Bowerman
Jay Bryan
Jeanette Moore
Brian Decker

Staff Present

Jeff Kleaveland, Planning Zoning Development Specialist

1. Discussion of Planning Board's recommendation of a moratorium for the Northern Transition Area 1

Call to Order/Opening Comments

The meeting of the NTAAC convened without excitement.

Discussion of Planning Board's recommendation of a moratorium for the Northern Transition Area

General discussion about the Planning Board's building moratorium proposed for the Northern Transition Area. Brian Decker drafted a committee response to the moratorium. The committee reviewed Decker's document and found it satisfactory notwithstanding some minor edits. In response to this Ms. Moore made the following motion:

MOTION: FOR THE COMMITTEE TO APPROVE THE DRAFT RECOMMENDATION PREPARED BY BRIAN DECKER AS THE OFFICIAL NTAAC RESPONSE TO THE PLANNING BOARD'S PROPOSED BUILDING MORATORIUM IN THE NTA. (SECONDED BY BOWERMEN)

VOTE: (AYES (UNANIMOUS))

Staff awaits the edited recommendation.

Meeting Adjourned!

Resolution of the Northern Transition Area Advisory Committee (NTAAC) on a Moratorium for the Northern Study Area (NSA)

The NTAAC understand the concerns of the Planning Board (1-5 May 4, 2006), the Economic Sustainability Committee (ESC) (1-6 June 12, 2006), the Environmental Advisory Board (EAB) (1-5 June 7, 2006), the Transportation Advisory Board (TAB) (no particular points May 18, 2006) and the Recreation and Parks Commission (RPC) (no particular points June 5, 2006). However, all of these general concerns are clearly stated in the current Facilitated Small Area Plan (FSAP) for the Northern Study Area (NSA) and are covered by the Town of Carrboro's CUP/SUP review and approval process.

What would the proposed general moratorium achieve? A Village Mixed Use (VMU) project is currently under construction – Winmore. It is worth noting that this re-zoning (explicitly encouraged by the FSAP, p.31) met with significant public resistance. However, it is moving forward with a plan that embraces most of the FSAP principles. Affordable housing concerns have been addressed through denials of rezoning requests (Village at Berkley) and approval of more stringent ordinance requirements. Density levels, along with density bonuses which have been used by developers, were approved only a few years ago after an exhaustive, thoughtful planning process which included numerous citizens from the Northern Transition Area (NTA) and the town of Carrboro. Likewise, the preservation of view-shed and open space along with walkable and bikeable recreation opportunities, on one of the premier parcels in the NSA, through the Twin Creeks Park Plan, which has been through years of Orange County planning and public input, would be among the projects impacted by the currently proposed general moratorium.

The NTAAC recommends that before voting on a moratorium, the Board of Aldermen allow all interested advisory boards as well as the Orange County government, including its Planning Department and Environmental Resource and Conversation Department (ERCD), sufficient time to offer written comments about the efficacy of the idea.

It is the opinion of the NTAAC that there may be some specific issues that need to be addressed in the NSA and NTA.

1. There is a need for better office/retail development in Carrboro overall (see recommendations from Randall Arandt regarding expanding the height of buildings at Carrboro Plaza) and to some degree in the NTA, depending on location and public support, to improve tax base and reduce travel for day-to-day needs. (At the same time, it should be noted that within minutes of the NTA are several shopping centers: Chapel Hill North, Timberlyne, Carrboro Plaza, Willow Creek, and Carr Mill Mall among others). In the NTA, Winmore is well located for this. Calvander crossroads could also be an excellent location for modest-scaled commercial development since it already supports some of only businesses in the NTA. However, transit, bike and pedestrian access would need significant improvement or most users would be forced to access by car. The owners of the properties at that location would need to be approached and convinced of such a plan.

2. Bus routes are needed to allow for circulation within the NSA as well as connection to the large regional mass transit system. A stop at Twin Creeks Park and any VMUs would be particularly desirable. Bus routes along Rogers Road should also be designed in conjunction with Chapel Hill, as this is an important street for service, having 4 subdivisions on the Carrboro side, and another subdivision plus two Habitat communities on the Chapel Hill side.

3. The responsibility for, the alignment and construction of the north-south connector road from Lake Hogan subdivision to Eubanks Road connecting new sub-divisions, Twin Creeks Park and the Schools needs to be addressed. This road will be a major connection for motor vehicular, bike and pedestrian traffic between Homestead Road and Eubanks.

4. Greenways, bike paths and sidewalks need to be formalized in a master plan for the NSA (and Carrboro in general). The reduction of the speed limit on Old NC 86 should also be considered. The NTAAC has proposed off-road bike and walking paths on Old NC 86 but has not received feedback from the consultant for the town's Park plans.

If there is to be a moratorium, the NTAAC recommends that the Board of Aldermen have a short list of specific issues that could have specific answers. More importantly, there needs to be a specific process to evaluate these issues and determine the solutions and implementation. For example:

Issue: A commercial site

Evaluate: Hold a 2 day workshop/scharette with extensive public involvement and outreach (including both Carrboro and Orange County residents in the NTA), professional, officials, and staff to determine site and desired businesses. Such a process is recommended by the NTAAC for any issue decided to be addressed by the Board.

Solution: Hold a public process to determine whether the selected site should be rezoned.

Implementation: If rezoned, actively solicit developers/businesses to locate at site. There are various incentives referred to in the FSAP.

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

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www.co.orange.nc.us**



**306F Revere Road
P O Box 8181
Hillsborough,
North Carolina, 27278**



MEMORANDUM

TO: Craig Benedict – Planning Director
FROM: Michael D. Harvey – Planner II
CC: Robert P. Davis – Current Planning Supervisor
Geoffrey Gledhill – County Attorney
DATE: Wednesday, October 18, 2006
RE: REVIEW of recent amendment to North Carolina General Statutes concerning establishment of moratoriums by local governments.

As requested, please accept the following memorandum as an analysis of recent amendments to North Carolina General Statutes concerning the imposition of development moratoriums by local governments. The regulations concerning the procedure for a County to initiate a moratorium are covered under NCGS 153A-340 (h) while a municipality is bound by the procedures outlined under NCGS 160A-381 (e).

The request for this analysis was made after staff was informed that the Town of Carrboro was considering imposing a development moratorium within the Joint Planning Area (JPA) Transition Area of the County. As of this date, staff has not received any information concerning the proposal.

BACKGROUND:

A moratorium is loosely defined as a temporary cessation by a local government in granting permits allowing for the development of property while efforts are undertaken to review, analyze, or address concerns over conditions associated with a specific classification of development (i.e. residential, commercial, industrial, etc.) or over concerns arising out of allowing any and all development to occur within a specific area. Originally, the power of local

governments to initiate moratorium was viewed as an implied power but was never explicitly recognized within North Carolina General Statutes.

The explicit establishment of the authority for local governments to establish moratoriums was part of Senate Bill 814, An Act to Modernize and Simplify City and County Planning and Land-Use Management Statutes. The modifications were signed into law by Governor Easley on September 22, 2005 and are now referenced as Session Law 2005-426 (attached for reference). The new regulation not only seeks to formalize the process but to also codifies the constitutional limitations on the use of moratoria by local governments.

The new regulations governing the implementation of moratoriums are summarized as follows:

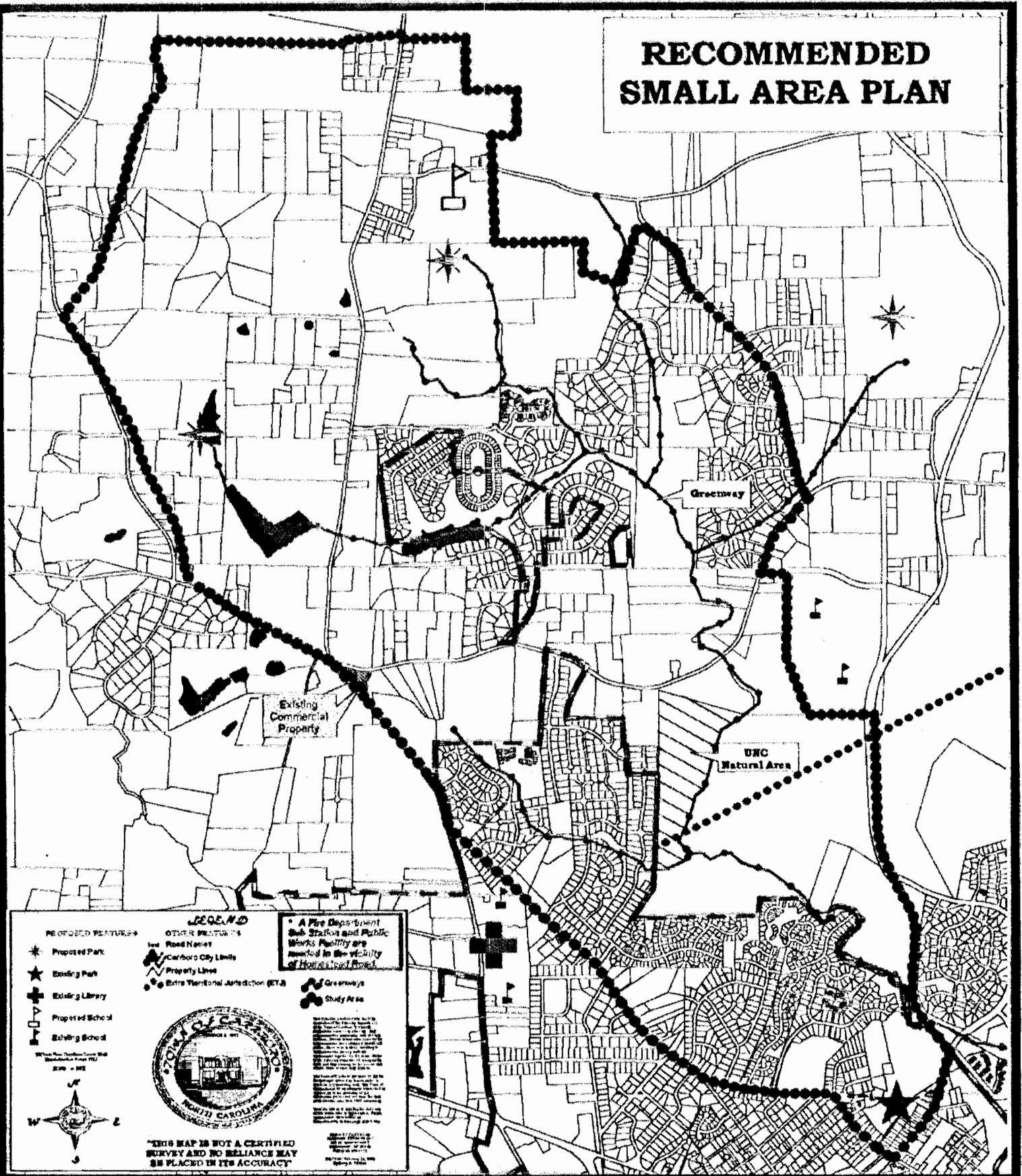
1. Any ordinance establishing a development moratorium must expressly include at the time of adoption each of the following:
 - a. A clear statement of the problems or conditions necessitating the moratorium and what courses of action and what alternatives to the proposed moratorium were considered by the local government and why those alternative courses of action were not deemed adequate.
 - b. A clear statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium.
 - c. An express date for termination of the moratorium and a statement setting forth why that duration is reasonably necessary to address the problems or conditions leading to imposition of the moratorium.
 - d. A clear statement of the actions, and the schedule for those actions, proposed to be taken by local government during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium.
2. With respect to adoption local governments seeking to adopt moratoria, the following advertising standards apply:
 - a. A temporary moratoria of a sixty (60) day duration or less may be adopted with a public hearing that has one (1) notice published seven (7) days in advance, unless there is an imminent and substantial threat to public health and safety, in which case a public hearing is not required.
 - b. Longer moratoria, including extensions of temporary moratoria beyond sixty (60) days require the same notice and hearing as routine land use ordinance amendments (NCGS 153A-323).
3. Moratoria may be renewed or extended only if the government has taken all reasonable and feasible steps to address the problem leading to the moratorium and if new facts and conditions warrant an extension,
4. Unless there is an imminent threat to public health and safety, moratoria do not apply to projects that have already received a vested right under current law; nor do they apply to

preliminary or final plats or to special and conditional use permit applications that have been accepted for review prior to the call for a hearing on the moratorium,

5. Provision is also made within 153A-340(h) for expedited judicial review and the government has the burden of showing compliance with the procedural requirements of the statute in such challenges.

MAP #7:

RECOMMENDED SMALL AREA PLAN



B. Whenever Chapel Hill or Carrboro receives an application for a development permit as defined in this Agreement relating to land within their respective portions of the Transition area, it shall forward copies of the application to Orange County for review. The towns shall establish timetables to insure that Orange County has an opportunity to make recommendations regarding such applications within the framework of the County's regularly scheduled meeting dates. To the extent possible, the timetables of the County and the towns shall provide for simultaneous review to expedite application processing; provided, however, the towns may not vote to issue or deny a permit until they have received the recommendations of Orange County or until the expiration of forty-five (45) days after orange County has received the application, whichever comes first.

C. From time to time a development moratorium is appropriate in order to address exigent circumstances or the results of a study of density designations, plan classifications or other matters prescribed by the adopted Joint Planning Area Land Use Plan, the Joint Planning Area Land Use Map or any of the land use ordinances of the Town of Chapel Hill or the Town of Carrboro. To preserve the status quo pending the consideration of a land use ordinance amendment designed to address exigent circumstances or the results of a study, the Town of Carrboro or the Town of Chapel Hill may propose the adoption of a development moratorium pending consideration of the ordinance amendment. With respect to the CJDA, any proposed moratorium shall not be effective until adopted by the Town of Carrboro and approved by Orange County following a public hearing conducted by the Town of Carrboro. With respect to the CHJDA, any proposed moratorium shall not be effective until adopted by the Town of Chapel Hill and approved by Orange County following a public hearing conducted by the Town of Chapel Hill. Any such adopted and approved moratorium shall initially be no more than six months in duration and may be extended one time for no more than six months for the reasons and following the procedures prescribed here.