

## BOARD OF ALDERMEN

ITEM NO. (3)

### AGENDA ITEM ABSTRACT

MEETING DATE: October 28, 2008

**TITLE: Public Hearing on a Rezoning Request for the Property Located at 401 North Greensboro Street from R-7.5 to B-2-Conditional**

DEPARTMENT: PLANNING	PUBLIC HEARING YES <u>X</u> NO <u>  </u>
ATTACHMENTS: A. Resolutions finding consistency B. Ordinance amending zoning map C. Petition for change of zoning D. Staff memo E. Excerpt from Arch/Hist Inventory F. Planning Board recommendation G. Mailing Notice Certification	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

#### PURPOSE

The owners of 401 N. Greensboro Street have requested rezoning this lot from R-7.5 to B-2 – Conditional. The Board of Aldermen must receive public comments before taking any action.

#### INFORMATION

Section 15-321 provides for the initiation of amendments to the Town's zoning map. A petition to amend the zoning map for 401 N. Greensboro Street from R-7.5 to B-2 CZ (Fringe Commercial Conditional) was submitted by the owner, Miles Fitch, Jr., on July 17, 2008 and is accompanied by a list of proposed limitations on the use of the property (*Attachment C*).

A draft ordinance amending the zoning of this lot has been prepared (*Attachment B*) as have resolutions finding the map amendment either consistent or inconsistent with adopted policies and plans. For details on the rezoning request, see the staff memo (*Attachment D*) and supporting documents (*Attachments E*).

The petition was referred to the Planning Board for a recommendation. See *Attachment F* for this recommendation. Certification of the mailed notice of the public hearing to property owners and residents is included (*Attachment G*).

#### STAFF AND FISCAL IMPACT

No staff impact has been noted. Rezoning of 401 N. Greensboro from R-7.5 to B-2-CZ will likely increase its tax value somewhat. The allowance of limited commercial uses within the property may also yield some additional revenue in association with privilege license fees.

## **RECOMMENDATIONS**

The staff recommends that the Board of Aldermen consider the rezoning request for 401 N. Greensboro Street and determine whether such an action is consistent with Town policy, whether the proposed limitations on the rezoning are acceptable and sufficient, and whether the change is otherwise beneficial or desirable. Should the Board wish to respond favorably to the requested rezoning, a resolution finding consistency with adopted policies and plans, and a draft ordinance making the change has been prepared (*Attachment A*).