

BOARD OF ALDERMEN

ITEM NO. C(5)

AGENDA ITEM ABSTRACT

MEETING DATE: Tuesday, February 15, 2011

TITLE: Request to Set a Public Hearing to Consider a Map Amendment for the Property Located at 210 Hillsborough Road from R-10 to B-2 CZ

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO _X_
ATTACHMENTS: A. Resolution B. Petition for change of zoning C. Map showing property location D. Excerpt of LUO Article IX and XX	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

Section 15-321 provides for the initiation of amendments to the Town's zoning map. Such a petition has been received from Orange County government, regarding the rezoning of property at 210 Hillsborough Road. Orange County has entered in to a contract to purchase the property for use as a downtown library location. A resolution that provides an opportunity for the Board of Aldermen to set a public hearing date, direct the staff to prepare an appropriate ordinance, and refer the request to advisory boards is provided.

INFORMATION

A petition to amend the zoning map for 210 Hillsborough Road from R-10 to B-2 CZ (Conditional Zone) has been submitted (*Attachment B*). The property is located on the southeastern end of Hillsborough Road, adjacent to the Carrboro Elementary school campus (*Attachment C*- location map).

A date of March 22, 2011 has been identified as available should the Board of Aldermen wish to forward this item to a public hearing. The resolution included as *Attachment A*, if adopted, would set a public hearing date and forward the rezoning petition to the Planning Board for review.

Section 15-322 requires that any proposed amendments shall be referred to the planning board. If applicable, the proposed amendment shall also be referred to the Appearance Commission and/or the Transportation Advisory Board. The resolution also refers the petition to these boards, as well as the Economic Sustainability Commission.

Excerpts of applicable sections of the Land Use Ordinance are attached (*Attachment D*).

FISCAL IMPACT

The petitioner has submitted an application fee, which has been set to capture advertising costs and the average staff time associated with a rezoning request.

The staff involved in processing such a request includes the Town Attorney, GIS Specialist, Planning Administrator, and others who participate in evaluating the appropriateness of the request, meeting the public notice requirements (mailing and posting the property) and staffing the advisory board meetings.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider the provisions of Section 15-321 and decide whether to accept the petition for a map amendment. A resolution that accepts the petition and sets a public hearing for March 22, 2011 is provided for the Board's use (*Attachment A*).