



Legislation Details (With Text)

**File #:** 17-145 **Name:**

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**File created:** 4/28/2017 **In control:** Board of Aldermen

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**Title:** Discussion of Lloyd Property Development Options  
 PURPOSE: The purpose of this work session is for the Board to discuss development options for the Lloyd property.

**Indexes:**

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**TITLE:**

Discussion of Lloyd Property Development Options

**PURPOSE:** The purpose of this work session is for the Board to discuss development options for the Lloyd property.

**DEPARTMENT:** Planning

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**INFORMATION:** Linda Lloyd contacted staff in late January to discuss ways the family and the contract purchasers might seek input from the Mayor and Board members to identify how a revised or new application might be prepared and submitted for consideration. Mrs. Lloyd reported that over \$1.2 million was spent during the development plan review process that recently concluded with denial of the rezoning request. The options that Mrs. Lloyd noted are being considered by the family are 1) revise/adjust the previous plan to respond to concerns stated by Board members, 2) prepare a new application instead that utilizes the existing zoning district boundaries, and 3) create an alternative development plan. There are varying procedural steps and requirements associated with each option - which might be characterized as benefits and limitations, generally. This work session has been proposed as an opportunity for Board members to revisit the existing zoning and its associated development expectations, and to consider how the comments during the public hearings might inspire additional plan elements. Staff will make a presentation at the meeting and will provide information and exhibits related to the options. To help inform the discussion, staff is preparing an exhibit that builds off of the previously prepared plan and outlines possible additional phases or development that intensify the use of the land over time.

Resource materials related to the previously proposed rezoning and associated site plan may be found at this link:

<https://carrboro.legistar.com/LegislationDetail.aspx?ID=2899489&GUID=1D7EF057-1B5E-4FD3-BF20-3235D9A08307&Options=&Search=>.

**FISCAL & STAFF IMPACT:** There are no fiscal impacts relating to the discussion, there may be fiscal and/or staff impacts depending on the Board's direction.

**RECOMMENDATION:** Staff recommends that the Board discuss the topic and direct staff if follow up actions are of interest.