



Legislation Details (With Text)

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Title:	Legislative Public Hearing on Land Use Ordinance Text Amendments to Modify the M-3 Zoning District at South Green		

PURPOSE: The purpose of this agenda item is for the Town Council to consider amending the Land Use Ordinance to allow certain multi-family residential uses into the M-3 zoning district with a special use permit, subject to certain criteria. The request is associated with a petition to amend the M-3-CZ district at South Green. A draft ordinance has been prepared. The Council must receive public comments before taking action on the draft ordinance.

Indexes:

Code sections:

Attachments: 1. A - Consistency Resolution_05-18-2023.pdf, 2. B - Draft Ordinance_M-3 CZ Amendment 4-2023 (3).pdf, 3. C - LUO Amendment Request Forms.pdf, 4. D - Comments (Combined).pdf, 5. E - PQ_South_Green_Text_Amend_May2023_DD.pdf

Date	Ver.	Action By	Action	Result
5/23/2023	1	Town Council		

Legislative Public Hearing on Land Use Ordinance Text Amendments to Modify the M-3 Zoning District at South Green

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DEPARTMENT: Planning

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COUNCIL DIRECTION:

Race/Equity Climate Comprehensive Plan Other

Legislative public hearings are a required step for text amendments in accordance with North Carolina state statutes and Town regulations. The Council is required to adopt a statement of consistency as part of its decision.

INFORMATION: In October 2022, Mark Moshier of Legacy Real Property Group submitted an application for a text amendment to allow certain multi-family residential uses in the M-3 (Special Light Manufacturing) zoning district. The request was submitted as part of a petition to amend the M-3-CZ district at South Green to

allow for the development of a residential component to the project, considered as part of a separate agenda item. The applicant has also submitted text amendment requests to replace the open space and recreational facility requirements associated with residential uses with downtown livability areas and urban amenities, and to increase the maximum height for residential buildings from three to four stories.

The M-3 district was established in 2015 as part of an application for a rezoning to redevelop the former Rogers-Triem site into the South Green commercial development. Based on the M-1 (Light Manufacturing) district, the new M-3 district was designed to allow some additional higher return land uses in exchange for site improvements and/or building elements that would provide essential public infrastructure and create a more vibrant and successful community. The draft ordinance prepared to add new residential uses to the district (*Attachment B*) follows the same sliding scale approach. (Additional information relating to the 2015 text amendment may be found here:

<https://carrboro.legistar.com/MeetingDetail.aspx?ID=388577&GUID=32878F10-D803-4716-BABE-2C963F3422DC&Options=&Search=>>)

The Town Council must receive public comments before adopting amendments to the Land Use Ordinance. The draft ordinance was referred to Orange County and presented to advisory boards at the May 4, 2023 joint advisory board review meeting, and discussed again at the Economic Sustainability Commission (ESC) meeting on May 10th, and the Affordable Housing Advisory Commission (AHAC) meeting on May 17th. Comments are provided (*Attachment D*).

FISCAL IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Town Council review. The applicant has paid the Town fee associated with processing a text amendment to the Land Use Ordinance.

RECOMMENDATION: Staff recommends that the Town Council consider the resolution finding consistency (*Attachment A*), and the draft ordinance (*Attachment B*).