



Legislation Text

File #: 16-251, **Version:** 1

TITLE:

Continuation of Lloyd Farm Public Hearings to Wednesday, October 5th

PURPOSE: On June 28, 2016, the Board of Aldermen held two public hearings on the conditional rezoning and associated text amendments for the Lloyd Farm development at 700 Old Fayetteville Road. The Board voted to continue the hearings in order to receive additional information from staff. The purpose of this agenda item is to schedule the continuation for Wednesday, October 5, 2016.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Marty Roupe - 919-918-7333, Patricia McGuire - 919-918-7327, Nick Herman - 919-929-3905

INFORMATION: On June 26, 2016, the Board of Aldermen opened two public hearings relating to the Lloyd Farm development. The proposal included a request to rezone approximately 35 acres at the northeast corner of NC Hwy 54 and 700 Old Fayetteville Road to B-4-conditional rezoning (B-4-CZ) for the construction of a mixed-use development, and a request to consider associated Land Use Ordinance text amendments.

The Board requested additional information on four aspects of the project:

- 1) possible mitigation of traffic congestion
- 2) a better understanding of how stormwater would function during and after construction
- 3) possible uses for the 4.67-acre lot fronting James Street that the applicant has offered to dedicate to the town, and
- 4) a fact check of the project revenue projections.

Staff has been working with NCDOT, Sungate Design, the applicant, and others to research these topics and prepare responses. Wednesday, October 5, 2016, has been identified as the date to bring this back to the Board for its consideration; resolutions are provided for the Board's use. .

FISCAL & STAFF IMPACT: The petitioner has submitted fees and materials for reviewing and processing this request, which includes public hearing notice and advisory board evaluation.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution continuing the two public hearings on October 5, 2016.