



Legislation Text

File #: 24-100, **Version:** 1

Legislative Public Hearing for Conditional Zoning at 400 North Greensboro Street

PURPOSE: The Town has received a petition to amend the zoning classification for the property at 400 North Greensboro Street from CT to B-1G-CZ for the purpose of developing a three-story multi-family residential project. The Town Council must receive public input before reaching a decision on this request.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon, Planning & Transportation Administrator, 919-918-7325, cmoon@carrboronc.gov; Patricia McGuire, Planning Director, 919-918-7325, pmcguire@carrboronc.gov; Nick Herman, 919-929-3905, herman@carrboronc.gov.

COUNCIL DIRECTION:

☐ Race/Equity ☐ Climate ☒ Comprehensive Plan ☒ Other

The Town Council must hold a legislative public hearing for the consideration of a zoning map amendment. The Council is required to adopt a statement of consistency as part of its decision. Racial Equity pocket questions are provided (*Attachment K*).

INFORMATION: Sam Mitchell of Bison Lodge, LLC, has submitted a petition to rezone the 0.37-acre property at 400 North Greensboro Street from CT (Corporate Town, Residential 7,500 square feet per dwelling unit) to B-1G-CZ (General Business, Residential 3,000 square feet per dwelling unit, conditional) for the purpose of developing a multi-family residential project. The proposal is for the construction of a new three-story brick building containing seven units and associated common areas, with the possibility of a small non-residential use in the future. The project will involve the removal of the existing house on the property. A vicinity map of the property is provided for information (*Attachment C*).

Materials submitted by the applicants (*Attachments E and F*) include a short project narrative, the formal petition for change of zoning with answers to the four-part question seven addressing consistency with adopted plans, the conditional zoning drawings (the exhibit for the rezoning), building floor plans and architectural elevations. Documentation from the neighborhood information meeting is also provided (*Attachment G*).

A draft rezoning ordinance has been provided (*Attachment B*) and includes a list of draft conditions. It is anticipated that the conditions may be further refined during the public hearing process. The final list of conditions must be mutually agreed upon by the Town and the applicants. The Town Council must receive public comment before deciding on the rezoning request. The proposed map amendment was presented at the Joint Advisory Board meeting on May 2, 2023. Comments are provided (*Attachment J*).

Should the Town Council approve the rezoning, the applicants would follow with an application for a Special

Use Permit-A. The conditional zoning drawings provided as a condition of the rezoning would be binding, and dictate the design for the subsequent SUP-A. As noted in the conditions for the draft ordinance for the rezoning (*Attachment B*), certain elements of the project would be determined as part of the rezoning and other elements would be determined as part of the SUP plans which include much more detail to ensure compliance with the Land Use Ordinance. As such, certain elements of the project such as the completion of the full stormwater management design for the project are required as part of the SUP review process, rather than the rezoning.

FISCAL IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Town Council review. The petitioner has submitted materials and fees, as applicable, for reviewing and processing these requests, including providing envelopes for the mailed notice for the rezoning.

RECOMMENDATION: The Town Manager recommends that the Town Council receive public input and consider whether the proposed rezoning to B-1G-CZ is consistent with Town plans and policies and the advancement of the public health, safety and welfare. A resolution for consistency (*Attachment A*) and a draft ordinance for the map amendment (*Attachment B*) are provided.