



Legislation Details (With Text)

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File created:	6/19/2017	In control:		Board of Aldermen	
On agenda:	6/27/2017	Final action:		6/27/2017	
Title:	Continuation of Public Hearings on Land Use Ordinance Text and Map Amendments Relating to the WM-3 Zoning District PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive public comment and to consider an ordinance relating to the Watershed Manufacturing District (WM-3) and whether to rezone portions of six parcels along NC Hwy 54 West to WM-3.				

Indexes:

Code sections:

Attachments: 1. Attachment A-1 - Consistency Resolution for Text Amend WM-3, 2. Attachment A-2 - Consistency Resolution for Text Amend Ordinance Denial-WM-3, 3. Attachment B - Draft LUO Text Amend-WM-3, 4. Attachment C-1 - Consistency Resolution for Map Ordinance Adoption, 5. Attachment C-2 - Consistency Resolution for Map Ordinance Denial WM-3, 6. Attachment D - Draft Ordinance Map Amend, 7. Attachment E - Staff Report Rezoning to WM-3, 8. Attachment F - Comments, 9. Attachment G - Documentation of Notice

Date	Ver.	Action By	Action	Result
6/27/2017	1	Board of Aldermen	approved	Pass

TITLE:

Continuation of Public Hearings on Land Use Ordinance Text and Map Amendments Relating to the WM-3 Zoning District

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive public comment and to consider an ordinance relating to the Watershed Manufacturing District (WM-3) and whether to rezone portions of six parcels along NC Hwy 54 West to WM-3.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325, Patricia McGuire - 919-918-7327, Bob Hornik - 919-929-3905

INFORMATION: On June 13, 2017, the Board of Aldermen opened two public hearings to receive citizen comment and to consider amending the Land Use Ordinance (LUO) in two regards relating to the Watershed Manufacturing District (WM-3). The first was to consider a draft text amendment to clarify the description of the Watershed Manufacturing Zoning District (WM-3) and the extent to which it could be expanded (Attachment B). The second was to consider a draft map amendment to rezone portions of approximately 2.9 acres of land (currently in Orange County) to Watershed Manufacturing (WM-3) such that the entirety of each of five parcels of land along NC Hwy 54 West, known as 600, 610, 626, 630 NC Hwy 54 West and 1306 Hatch Road along with a short section of land used as a driveway for Camellia Forest Nursery, the 22.83-acre parcel located at 620 NC Highway 54 West, would be classified WM-3 (Attachment D). The Board voted to continue both public hearings until June 27th to receive input from the Board of County Commissioner on a related item, the proposed extension of the Town's extraterritorial jurisdiction boundary to include the area subject to the

proposed rezoning.

The Planning Board considered both items at its June 1, 2017 meeting. Comments from the Planning Board and from Orange County staff who reviewed the text amendment are provided (Attachment F). With the approval of the Board of County Commissioners to extend the Town's ETJ, on June 20th, the Town can initiate its zoning authority to zone the six parcels as described above, consistent with what was likely the original intent. Additional information may be found in the agenda materials from June 13th at the attached link: <https://carrboro.legistar.com/MeetingDetail.aspx?ID=532847&GUID=3610EAD7-7427-45A7-8E3B-703045F112A8&Options=&Search=&Search=&Search=>.

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the resolutions provided. These include for the text amendment: Attachment A-1 finding consistency and Attachment B the draft ordinance; and for the map amendment (rezoning) Attachment C-1 for consistency and Attachment D for the draft ordinance.