



Legislation Details (With Text)

File #:	20-406	Name:	
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File created:	11/4/2020	In control:	Board of Aldermen
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Title:	Public Hearing on Land Use Ordinance Text Amendments Relating to Historic Rogers Road Neighborhood PURPOSE: The purpose of this item is for the Town Council to receive public comment on land use ordinance amendments that would establish new zoning districts and associated performance standards for the Historic Rogers Road neighborhood.		

Indexes:

Code sections:

Attachments: 1. Attachment A - Draft LUO Ordinance w LUTABLE_11-06-2020-Alternatives_F, 2. Attachment B - Staff Report

Date	Ver.	Action By	Action	Result
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TITLE:

Public Hearing on Land Use Ordinance Text Amendments Relating to Historic Rogers Road Neighborhood

PURPOSE: The purpose of this item is for the Town Council to receive public comment on land use ordinance amendments that would establish new zoning districts and associated performance standards for the Historic Rogers Road neighborhood.

DEPARTMENT: Planning

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INFORMATION: On September 22, 2020, the Town Council held a public hearing to receive comments on draft text amendment relating to the Historic Rogers Road neighborhood. (Meeting materials: <https://carrboro.legistar.com/MeetingDetail.aspx?ID=802041&GUID=A280180D-38CC-460C-86F6-246D4FC33504&Options=&Search=>>) Following the provisions of Session Law 2020-3, public comment could be submitted to the Town Clerk up to 24 hours after the close of the hearing and one person did submit comments within this window. A number of residents from the surrounding neighborhoods, however, submitted comments after the close of the 24-hour period. On October 13th, the Council set a new public hearing for November 10th to ensure that all interested parties had the chance to speak at the hearing or provide written comments for inclusion in the record.

The new hearing schedule also provided staff with an opportunity to review the draft ordinance and to prepare alternative language for certain provisions for the Council's consideration. Where applicable, the alternative language is listed after the original section of the draft ordinance and noted as "OR" followed by "Alternative

Section _.” Possible modifications to the permitting requirements shown in a new column in Exhibit ‘A’ titled “HR-CC” at the end of the draft ordinance (Attachment A).

A history of the development of the text amendments with links to previous meetings is included in the September 22nd abstract. The September meeting materials also includes comments from the advisory boards. A discussion of the sections of the draft ordinance identified for possible modification was included in the abstract from the October 13th meeting. (Meeting materials may be found here: <https://carrboro.legistar.com/MeetingDetail.aspx?ID=802043&GUID=B231F771-7774-436A-8004-307550C17F31&Options=&Search=>=.>)

In addition to the updated published notice for the public hearing, staff continues to provide updates to the meeting schedule via email to a list of more than 75 persons who expressed interest in following the project during the community meetings with Renaissance Planning and the Town of Chapel Hill.

FISCAL & STAFF IMPACT: Public hearings involve staff time and public notice costs associated with advisory board and Town Council review.

RECOMMENDATION: Staff recommends that the Town Council hold a public hearing to receive comment on the proposed text amendments. Public comment may be submitted to the Town Clerk up to 24 hours after the close of the public hearing. A subsequent agenda item will be scheduled for the Council to consider making a decision on the item; a resolution of consistency will be provided at that time.