



Legislation Details (With Text)

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File created: 4/29/2023 **In control:** Town Council
On agenda: 5/16/2023 **Final action:**
Title: Joint Planning Area Land Use Plan Amendment - 2106 Mount Carmel Church Road

PURPOSE: The purpose of this item is to request that the Town Council consider approval of a proposed amendment to the Joint Planning Land Use Plan for a 4.66-acre property at 2106 Mount Carmel Church Road that was annexed into Orange County from Chatham County in 2021.

Indexes:

Code sections:

Attachments: 1. A- Draft Town Council Resolution, 2. B-JPA Public Hearing Materials, 3. C- Planning Board Recommendation, 4. D- Pocket Questions

Date	Ver.	Action By	Action	Result
5/16/2023	1	Town Council		

Joint Planning Area Land Use Plan Amendment - 2106 Mount Carmel Church Road

PURPOSE: The purpose of this item is to request that the Town Council consider approval of a proposed amendment to the Joint Planning Land Use Plan for a 4.66-acre property at 2106 Mount Carmel Church Road that was annexed into Orange County from Chatham County in 2021.

DEPARTMENT: Planning

CONTACT INFORMATION: Trish McGuire, Planning Director, pmcguire@carrboronc.gov <<mailto:pmcguire@carrboronc.gov>>, 919-918-7327

COUNCIL DIRECTION:

☐ Race/Equity ☐ Climate ☐ Comprehensive Plan ☒ Other

Orange County, Chapel Hill and Carrboro joined together to plan for the southeastern portion of the County in adopting the Joint Planning Land Use Plan in 1986 and 1987, operationalized by the Joint Planning Agreement [see the Joint Planning Land Use Map, Joint Planning Agreement, and Joint Planning Land Use Plan [Planning Library | Carrboro, NC - Official Website \(carrboronc.gov\)](https://www.carrboronc.gov/750/Planning-Library) <<https://www.carrboronc.gov/750/Planning-Library>>]. Racial Equity Pocket questions related to jointly planning for these areas are included as *Attachment D*.

INFORMATION:

As required by the Joint Planning Agreement, a Joint Public Hearing on this matter was held on Thursday, April 20, 2023 at the Whitted Building in Hillsborough with the Board of County Commissioners, Chapel Hill Town Council, and Carrboro Town Council, in attendance. The public hearing agenda materials are included as *Attachment B*.

Perdita Holtz, Deputy Director - Long-Range Planning and Administration for Orange County's Planning and

Inspections Department made the presentation and Gordon Brown spoke on behalf of the property owners. A video of the hearing is available at [Video-04-20-2023 Joint Planning Public Hearing \(granicus.com\)](https://carrboro.granicus.com/player/clip/414?view_id=2&redirect=true&h=e6bc09e6e0639ee742acf70e54b989fa) [<https://carrboro.granicus.com/player/clip/414?view_id=2&redirect=true&h=e6bc09e6e0639ee742acf70e54b989fa>](https://carrboro.granicus.com/player/clip/414?view_id=2&redirect=true&h=e6bc09e6e0639ee742acf70e54b989fa). There were no other speakers at the public hearing. After the hearing was closed, a motion was made by Carrboro Town Council Member Eliazar Posada, seconded by Carrboro Town Council Member Danny Nowell, to refer the matter to the Carrboro Planning Board for a recommendation which the Council unanimously approved.

The Orange County Planning Board and the Chapel Hill Planning Commission have completed consideration of this item, with both recommending approval of the amendment to designate this property as Rural Buffer/Chapel Hill Joint Development Area.

Carrboro's Planning Board reviewed the matter on May 4, 2023. A recommendation is included as *Attachment C*.

The schedule for the Commissioners and Councils to act on the resolution making changes to the Joint Planning Land Use Plan is included in *Attachment B*.

FISCAL IMPACT: There are no fiscal or staff impacts associated with the Town Council approving this amendment.

RECOMMENDATION: The Town Manager recommends that the Town Council consider adoption of the draft resolution that adopts the amendment to the Joint Planning Land Use Plan and designates 2106 Mount Carmel Church Road as Rural Buffer/Chapel Hill Joint Development Review Area (*Attachment A*).