



Legislation Text

File #: 15-0071, **Version:** 1

TITLE:

Request-to-set a Public Hearing on the CUP/Conditional Use District Rezoning at 501 South Greensboro Street

PURPOSE: The Town has received applications for an M-3-conditional use rezoning (M-3-CU) and a conditional use permit (CUP) to allow for the construction of a mixed-use development including restaurants on the property located at 501 South Greensboro Street, also known the former Rogers-Triem site (Attachment B). Prior to reaching a decision on these requests the Board of Aldermen must receive public input. A hearing date of April 28, 2015, has been identified. A resolution setting a public hearing is provided for the Board's use.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325, Jeff Kleaveland - 919-918-7332; Marty Roupe - 919-918-7333, Patricia McGuire - 919-918-7327, Mike Brough - 919-929-3905

INFORMATION: The subject property consists of a single parcel containing 5.977 acres including the right-of-way associated with Rand Road, an existing road which runs diagonally through the site. The parcel is further identified by Orange County PIN (#9778-93-0728) number and is shown on the attached vicinity map with a heavy outline and hatching (Attachment C). The applicant, Woodhill, Inc. LLC, has submitted a petition for change of zoning to rezone the subject property from Light Manufacturing (M-1) to a proposed new zoning category, Special Light Manufacturing M-3-Conditional Use (M-3-CU).

The table below offers an "at a glance" summary.

PIN	Existing Zoning	Proposed Zoning	Acreage
9778-93-0728	M-1	M-3-CU	5.977

Section 15-141.3 of the Land Use Ordinance, Conditional Use Zoning Districts, describes the procedure for the Board to consider the rezoning and conditional use permit concurrently (Attachment D). Section 15-57 and 15-322 speak to the role of the Planning Board and other advisory boards in the review of CUPs and rezonings prior to the public hearing. Information relating to the specifics of the proposed new zoning district M-3-Conditional Use is provided as part of the separate agenda item requesting the necessary text amendments to create the new district.

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. Staff time will be necessary for public notice and public hearing agenda preparation. Mailed notice will likely occur twice for this application in order to ensure that property owners are aware of the joint review meetings at the beginning of April and public hearing proposed for April 28th.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution (Attachment A), setting the public hearing for April 28, 2015 and referring the applications to advisory boards.