



Legislation Text

File #: 19-31, **Version:** 1

TITLE:

Public Hearing on a Land Use Ordinance Amendment Relating to Community or Regional Utility Facilities

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider a text amendment to the Land Use Ordinance relating to Community or Regional Utility Facilities. A draft ordinance has been prepared. The Board must receive public input before reaching a decision on the draft ordinance.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Marty Roupe - 919-918-7333; Bob Hornik - 919-929-3905

INFORMATION: The Town has received a request from OWASA to consider a text amendment to the Land Use Ordinance to allow the construction of a new sodium permanganate facility to be placed near University Lake for improved water quality production (*Attachment C*). OWASA facilities are classified under use category 17.200 Community or Regional Utility Facilities. A draft ordinance has been prepared, that if adopted, would allow such facilities in the R-10 zoning district subject to specific performance standards.

The draft ordinance was referred to Orange County and presented to the Planning Board and the Environmental Advisory Board on December 6, 2018. Comments are provided (*Attachment D*). The applicant provided a presentation at the advisory board meeting explaining the need for and use of such a facility and will be prepared to provide a similar presentation at the public hearing, if desired.

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review. The applicant has submitted the appropriate review fees for a text amendment review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider adopting the attached resolution for consistency (*Attachment A*) and the draft ordinance (*Attachment B*).