



Legislation Text

File #: 19-281, **Version:** 1

TITLE:

Request-to-Set Two Public Hearings relating to the Proposed Site Specific, Flexible Zoning District at Old NC 86/Eubanks Road: Voluntary Annexation, and Draft Text Amendment, Conceptual Master Plan and Associated Map Amendment to Establish the District.

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider setting two public hearings relating to the six parcels proposed for a Site Specific, Flexible Zoning District at Old NC 86 and Eubanks Road for October 22, 2019: 1) the petition for voluntary annexation and 2) the request for text and map amendments to establish the district. The Board must receive public comment on both matters before considering the requests.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327; Nick Herman - 919-929-3905.

INFORMATION: At the June 25, 2019, Board of Aldermen meeting, the Board set a public hearing to consider the establishment of a Site Specific, Flexible Zoning District (FLX) at the northeast corner of Old NC 86 and Eubanks Road for September 24, 2019 and referred the matter to the advisory boards for the September 5th joint review meeting. (Agenda materials may be found at:

<https://carrboro.legistar.com/MeetingDetail.aspx?ID=686487&GUID=749A96F8-5C00-4656-8345-50B844527800&Options=&Search=>>.) The property in question consists of six parcels, totaling approximately 26.2 acres, located along the north side of Eubanks Road just east of the intersection with Old NC 86. The parcels may be more specifically identified as Orange County PINs 9860-87-8399, 9860-97-2554, 9860-97-1159, 9860-97-5382, 9860-97-9520, and 9870-07-0266.

The tentative schedule presented to the Board as part of the June 25th item included a second public drop-in session anticipated to occur in September, prior to the joint review meeting.

In response to community input, staff has organized a new schedule for the Board's consideration, intended to provide additional opportunities for members of the public to learn about the proposal and provide comments. The updated schedule as follows:

Meeting Type	Date	Time	Location
Public Drop-in Session	Thursday, Sept. 26	5:30-7:30 PM	RENA Community Center, 101 Edgar Street
Public Drop-in Session	Wednesday, Oct. 2	6:00-8:00 PM	TBD*
Joint Advisory Review	Thursday, Oct. 3	7:30-9:30 PM	Town Hall, 301 West Main Street
Public Drop-in Session	Thursday, Oct. 10	7:00-9:00 PM	RENA Community Center, 101 Edgar Street

Public Hearing	Tuesday, Oct. 22	7:00-9:30 PM	Town Hall, 301 West Main Street
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*Staff has submitted a facility rental request for Morris Grove Elementary School but has not yet received confirmation of its availability.

The Board of Aldermen must receive public comment on both matters before taking action. Published notice is required to call for public input on the annexation. Published and mailed notice and property posting is required for the rezoning. Two resolutions have been provided for the Board's consideration. The first would set a public hearing to consider the voluntary annexation (*Attachment A*). The second would set a public hearing relating to the establishment of the FLX district, and refer the text amendment to Orange County and the text and map amendments to the Planning Board and other identified advisory boards (*Attachment B*).

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Alderman review. Additional costs relating to facility rentals and signage may also be needed.

RECOMMENDATION: Staff recommends that the Board consider the resolutions provided (*Attachment A and Attachment B*) setting the public hearings for October 22, 2019, and referring the text amendment to Orange County and the text and map amendments to the Planning Board and the identified advisory boards.