



## Legislation Text

---

**File #:** 20-112, **Version:** 1

---

**TITLE:**

HR-MU Zoning Follow-up Report and Possible Request-to-Set a Public Hearing

**PURPOSE:** The purpose of this agenda item is to provide the Town Council with a follow-up report relating to the draft text amendment establishing the Historic Rogers Road Zoning Districts.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Christina Moon - 919-918-7325; Marty Roupe - 919-918-7333; Patricia McGuire - 919-918-7327; Nick Herman - 919-929-3905

**INFORMATION:** At the June 18, 2019 public hearing, the Board of Aldermen adopted text and map amendments rezoning thirty properties in the historic Rogers Road neighborhood to a new zoning classification: Historic Rogers Road-Residential (HR-R). (Agenda materials may be found at: <https://carrboro.legistar.com/MeetingDetail.aspx?ID=686486&GUID=87B4B141-060E-43B0-9B7E-2BAA056385A7&Options=&Search=>.) The item included a second zoning classification: Historic Rogers Road-Mixed Use (HR-MU), designed to provide a greater range of uses, including opportunities for flex-space and live-work space as well as major home occupations. The purpose of this agenda item is to discuss the HR-MU district and review possible changes requested during the public hearing, and provide staff with direction for next steps.

One of the interests expressed during the public hearing was to have the eight lots identified for the mixed-use district, and currently controlled by a single owner, to be developed as one project. At that time, the owner conveyed that he did not yet have a particular development proposal in mind for the properties. The property owner has recently shared with staff that there is a possible buyer for all eight properties.

**FISCAL & STAFF IMPACT:** There is no fiscal impact to receive the report; costs and staff time are associated with the review of text amendments and rezonings.

**RECOMMENDATION:** Staff recommends that the Town Council receive the follow-up report, discuss the revised draft ordinance and provide direction for next steps, including as a possible option setting a public hearing to consider the revised draft ordinance establishing a new mixed-use district for the Historic Rogers Road Neighborhood.