



OPEN THE PUBLIC HEARING AND CONSIDER APPLYING TOWN OF CHAPEL HILL ZONING TO PROPERTY AT 7516 SUNRISE ROAD FORMERLY ZONED BY ORANGE COUNTY

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Interim Director
 Corey Liles, Principal Planner

PROPERTY ADDRESS 7516 Sunrise Road	PUBLIC HEARING DATE January 22, 2020	APPLICANT Town of Chapel Hill
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STAFF'S RECOMMENDATION

That the Council

- Open the Public Hearing and receive public comment,
- Close the public hearing,
- Adopt a Resolution of Consistency with the Comprehensive Plan, and
- Enact Ordinance A to rezone the property.

STAFF ANALYSIS

Town Council approved annexation of the approximately 33-acre property [at a public hearing on November 20, 2019](#)¹. The property was previously located in the [Joint Planning Agreement](#)² (JPA) Transition Area and zoned by Orange County using Town zoning districts adopted by reference. Following annexation, State statute (G.S. 160A-360(f)) requires the Town to directly apply its own zoning regulations to the property.

The proposed amendment would maintain the existing Residential-2 (R-2) zoning, the only change being that it is applied by the Town instead of the County.

ADDITIONAL INFORMATION

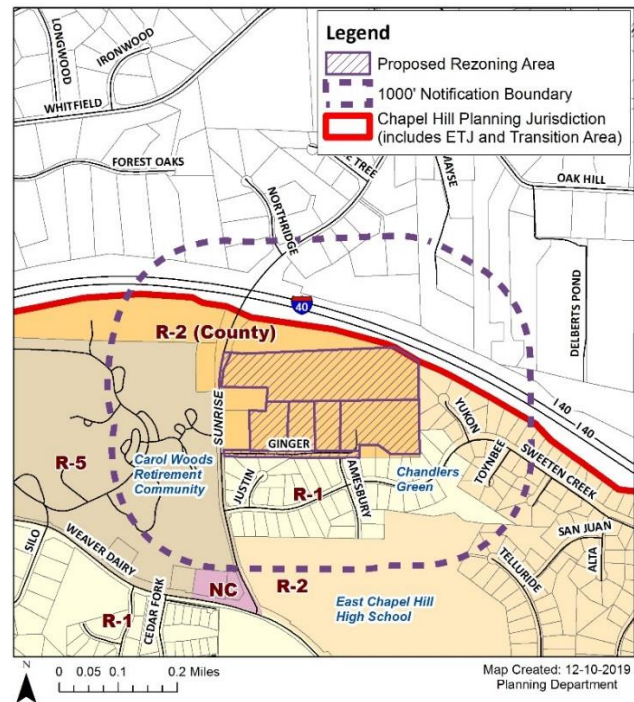
The subject property is also under consideration for a Conditional Zoning, in conjunction with review of the Weavers Grove development proposal submitted by Habitat for Humanity. The Conditional Zoning and approval of that development proposal will be considered at a separate future public hearing. Tonight's hearing would not grant any additional development rights to the subject property. Rather, it would maintain the pre-annexation zoning classification.

PROCESS

General Use Zoning is a legislative process where the Town Council considers the consistency of a proposed rezoning with the Comprehensive Plan. No use or development is authorized if it would otherwise require a Special Use Permit or Conditional Zoning.

1. Annexation and Initiation of Zoning
2. Planning Commission Review
3. **Council Public Hearing**
4. **Consider Action on Zoning**
(may occur on the Hearing date or at a future meeting)

PROJECT LOCATION



ATTACHMENTS

- Draft Staff Presentation
- Resolution of Consistency with the Comprehensive Plan
- Ordinance A (Approving the General Use Zoning)
- Resolution B (Denying the Zoning)
- Technical Report
- Planning Commission Recommendation, January 7, 2020

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4244238&GUID=AA7BCEA-020C-4A1C-AAD7-88152F40D9E9>

² <https://www.orangecountync.gov/1497/Documents>, scroll to section on Joint Planning Area (JPA)