



PLANNING COMMISSION RECOMMENDATION: APPLYING TOWN OF CHAPEL HILL ZONING TO 7516 SUNRISE ROAD, PROPERTY 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	MEETING DATE January 7, 2020	APPLICANT Town of Chapel Hill
--	--	---

STAFF’S RECOMMENDATION

Review the proposed Zoning Atlas Amendment and forward a recommendation to the Town Council for consideration at the January 22, 2020 Public Hearing.

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

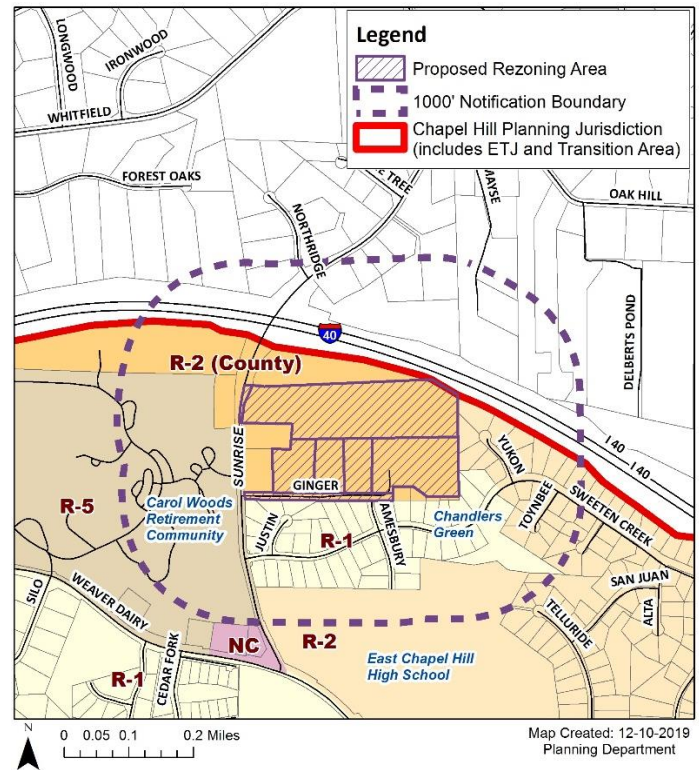
The subject property is also under consideration for a Conditional Zoning, in conjunction with review of the Weavers Grove development proposal submitted by Habitat for Humanity. The Planning Commission will consider a recommendation on the Conditional Zoning and development proposal at a separate future meeting. Tonight’s proposed rezoning 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

PROJECT LOCATION



ATTACHMENTS

- Resolution of Consistency with the Comprehensive Plan
- Ordinance A (Approving the General Use Zoning)
- Resolution B (Denying the Zoning)
- Technical Report

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4244238&GUID=AAC7BCEA-020C-4A1C-AAD7-88152F40D9E9>

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