

04-17-2019 Town Council Meeting
Responses to Council Questions

ITEM #4: Open the Public Hearing: Land Use Management Ordinance Text Amendments to Establish New Zoning Districts for the Historic Rogers Road Neighborhood in Chapters 3 and 6

ITEM #5: Open the Public Hearing: Amend the Town Of Chapel Hill Zoning Atlas to Apply the HR-L and HR-M Subdistricts to Properties in the Historic Rogers Road Area

Council Question: At a recent Planning Commission meeting, a number of residents of the area south of Billabong Rd. asserted that this area is not part of the historic Rogers Rd. community and should not be subject to the new zoning. How were the borders of the district defined and are we sure that the area south of Billabong should be included?

Council Question: What was the initial thinking behind including Billabong in the Rogers Rd. zoning plan?

Staff Response: *The borders of the Historic Rogers Road Neighborhood have previously been defined to encompass all 'Heritage lots' within a contiguous area. 'Heritage lots' are defined as lots that had been built on and/or platted prior to the opening of the landfill in 1972. They are typically associated with the predominately African-American families that have lived in the community over multiple generations.*

Several Heritage lots were located along Homestead Road, so the Neighborhood boundary as of 2013 was drawn to extend that far south. In recent years, those Homestead Road lots have become sites for new development, the Church of the Advocate and the Chandler Woods subdivision. For recent Rogers Road projects, the boundary was therefore moved north to exclude those redeveloping properties. This left the Billabong Lane community at the south end of the study area.

Most lots along Billabong Lane are not considered Heritage lots. While the homes have been there several decades, the lots were platted and built on after the opening of the landfill. They were included in the Neighborhood boundary to make the area contiguous down to Homestead Road. Now that lots along Homestead Road have been removed, it would be possible to remove the Billabong Lane lots as well and still draw the boundary in a manner that includes all Heritage lots.

Council Question: Will any of the zoning changes proposed have applicability to any parts of the Greene tract?

Staff Response: *The Zoning Atlas Amendment proposed at this time does not apply the Historic Rogers Road Zoning to any portions of the Greene Tract. The project team determined that*

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discussions among the joint owners of the Greene Tract on future land use should proceed further along before any rezoning was considered. However, some of the draft zoning subdistricts (HR-X Mixed Use and HR-C Conservation) may be appropriate to consider for portions of the Greene Tract. This could be the focus of a future rezoning proposal.