



**OPEN THE PUBLIC HEARING: APPLICATION FOR ZONING ATLAS AMENDMENT – FIRE STATION TRAINING CENTER, 6902 MILLHOUSE ROAD.**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING  
 Ben Hitchings, Director  
 Judy Johnson, Operations Manager  
 Jake Lowman, Senior Planner  
 Becky McDonnell, Planner II

<b>PROPERTY ADDRESS</b> 6902 Millhouse Road	<b>PUBLIC HEARING DATE</b> May 8, 2019	<b>APPLICANT</b> Town of Chapel Hill
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**STAFF RECOMMENDATION**

That the Council 1) open the public hearing; 2) receive public comment; and 3) continue the public hearing to June 12, 2019. Please see the attached Planning Commission recommendation.

**PROCESS**

The zoning designation of a property determines the range of land uses and development intensities permitted on the property. The Council may approve a Zoning Atlas Amendment for any of the following reasons:

- a) to correct a manifest error in the ordinance;
- b) because of changed or changing conditions in a particular area or in the jurisdiction generally;
- c) to achieve the purposes of the Comprehensive Plan.

In Chapel Hill, a rezoning may be requested as:

- **General Use Rezoning** – change the zoning to a different zoning district in which any of several kinds of developments and uses are permitted;
- **Conditional Use Zoning Paired with Special Use Permit** – limits the type of development and uses to that authorized by a Special Use Permit;
- **Conditional Zoning** – changes the zoning to a different zoning district with site-specific conditions.

**DECISION POINTS**

The Town of Chapel Hill, as the applicant on behalf of the Fire Department, is requesting a General Use Rezoning. The Council has the discretionary authority to approve or deny a rezoning request.

The proposed development includes a temporary fire station training center, considered as a Public Service Facility, which is not a permitted use in the current zoning district, Mixed-Use-Residential-1 (MU-R-1).

Within the requested Office/Institutional-1 (OI-1) zoning district, additional land uses are permitted. Construction of the proposed facility would require a Site Plan Review Application to be reviewed and approved by the Planning Commission.

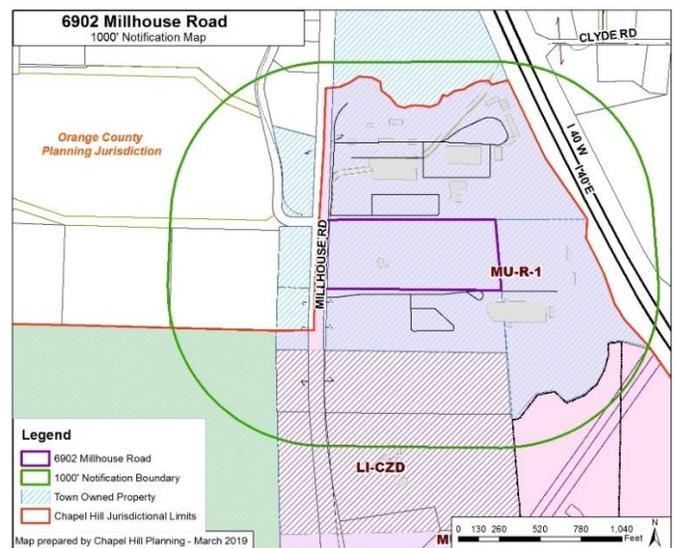
**PROJECT OVERVIEW**

In 2018, the Orange County Fire Chiefs’ Association was awarded a grant to purchase a new fire training structure that must be installed by September 2019. The facility, to be used by the ten fire departments in Orange County, including the Chapel Hill Fire Department, is proposed to be located at 6902 Millhouse Road. Because the facility is located in Chapel Hill, the Town of Chapel Hill Fire Department is the applicant on behalf of the Orange County Fire Chiefs’ Association. The current training facility, or “burn building,” is located at 101 Weaver Dairy Road Extension and is deteriorating and in need of replacement.

A fire station training center is classified as a Public Service Facility. The applicant is proposing a rezoning of the Town-owned parcel of approximately 10.085 acres at 6902 Millhouse Road, between the Chapel Hill Town Public Works facilities and Chapel Hill Transit facilities, from Mixed-Use-Residential-1 (MU-R-1) to Office/Institutional-1 (OI-1), where a Public Service Facility is a permitted use.

Planning Commission made a recommendation to approve the rezoning on April 16, 2019. Additionally, the applicant has also submitted a Site Plan Review Application for the construction of the Public Service Facility, which was approved by Planning Commission on May 7, 2019.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Draft Staff Presentation
2. Zoning Atlas Amendment and Land Use Plan Amendment Technical Report
3. Resolution Amending the 2020 Land Use Plan
4. Resolution of Consistency with the Chapel Hill 2020 Comprehensive Plan

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|  | <ol style="list-style-type: none"><li>5. Ordinance A (Approving the Rezoning)</li><li>6. Resolution B (Denying the Rezoning)</li><li>7. Planning Commission Recommendation</li><li>8. Applicant Materials</li><li>9. Approved Site Plan and Adopted Resolution (to be distributed)</li></ol> |
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