



# Planning Introduction



# Separate Public Hearings

## Hearing Process for Rezoning/Special Use Permits

- Holding separate public hearings on Rezoning and Special Use Permit

# Rezoning Hearing

## Hearing Process for Rezoning

- **Rezoning is legislative process**
- **Stakeholders can provide public comments and opinions.**
- **Council has broad discretion to make decision**

# Special Use Permit Hearing

## Hearing Process for Special Use Permit

- **Special Use Permit requires quasi-judicial process**
- **Speakers provide factual evidence under oath in hearing**
- **Council reviews evidence to see if ordinance standards are met**

# Following Rezoning Discussion

## After Tonight's Rezoning Discussion

### Close Public Hearing

- a. Approve the Rezoning
- b. Take action on to the Special Use Permit

## If you wish to speak:

- **Sign up with the Town Clerk for the appropriate hearing**
- **If participating in the SUP hearing, you will need to sworn in**



# Merritt Mill East Multi-Family Development Rezoning

**Business  
Meeting  
April 25, 2018**



# Rezoning Recommendation – Merritt Mill East

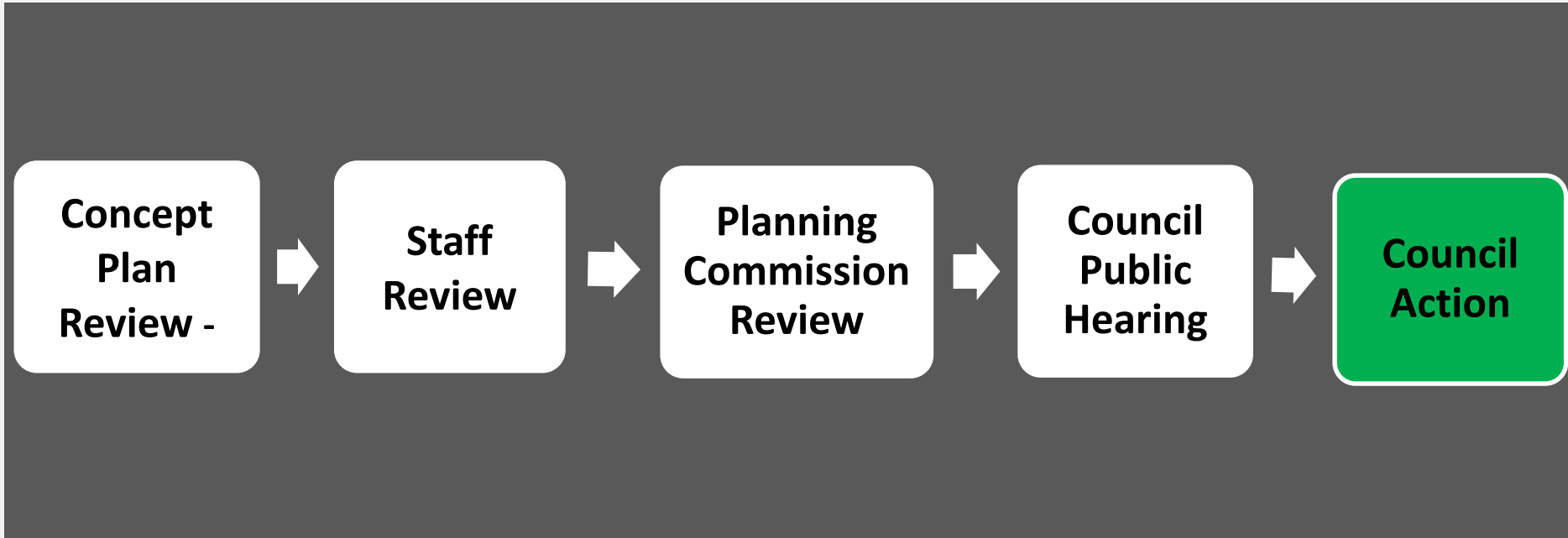
## Recommended Action:

- Close the Public Hearing
- Adopt Resolution of Consistency
- Enact Ordinance to Rezone to R-SS-C





# Rezoning Process – Merritt Mill East

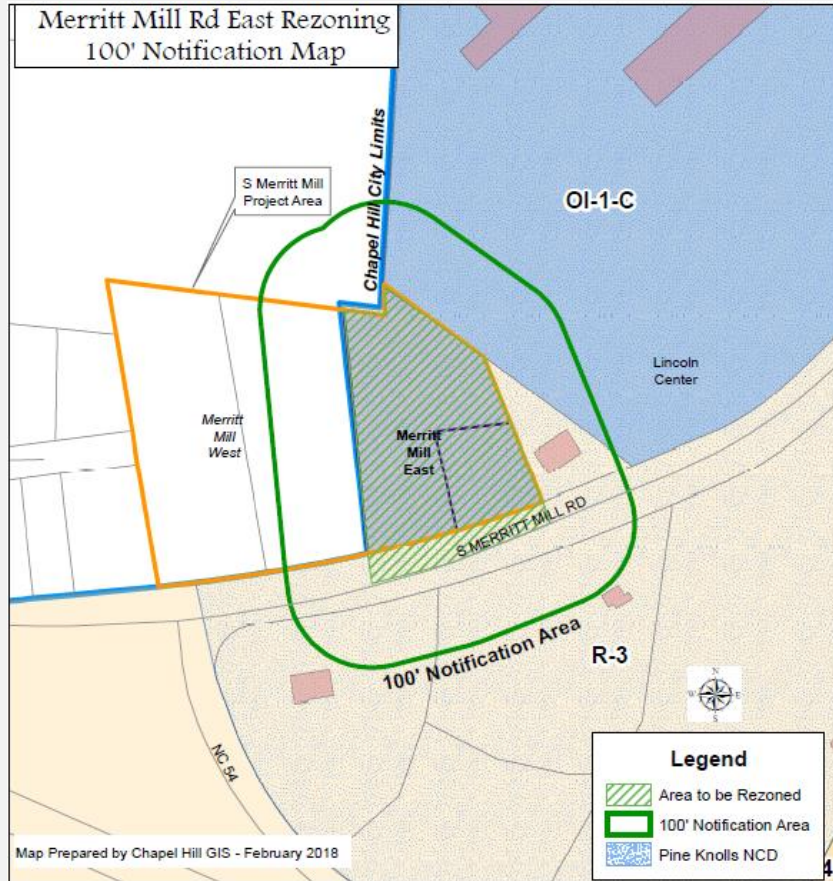


**Council Action Possible Tonight**

## Description – Merritt Mill East

- Resides in both Chapel Hill and Carrboro - our purview is Chapel Hill side only.
- 100% Affordable, 24 1-bedroom units
- Accompanying Special Use Permit
- Seeking Modifications

# Rezoning Area – Merritt Mill East



## Existing Zoning:

- Residential – 3, Pine Knolls NCD

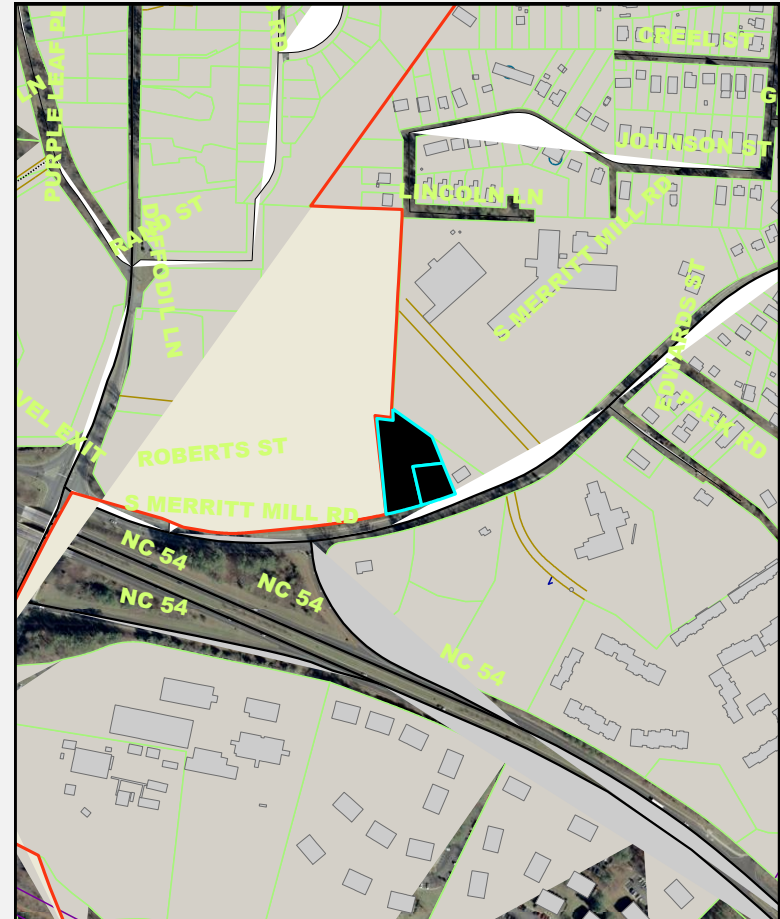
## Proposed Zoning:

- Residential-Special Standards-Conditional

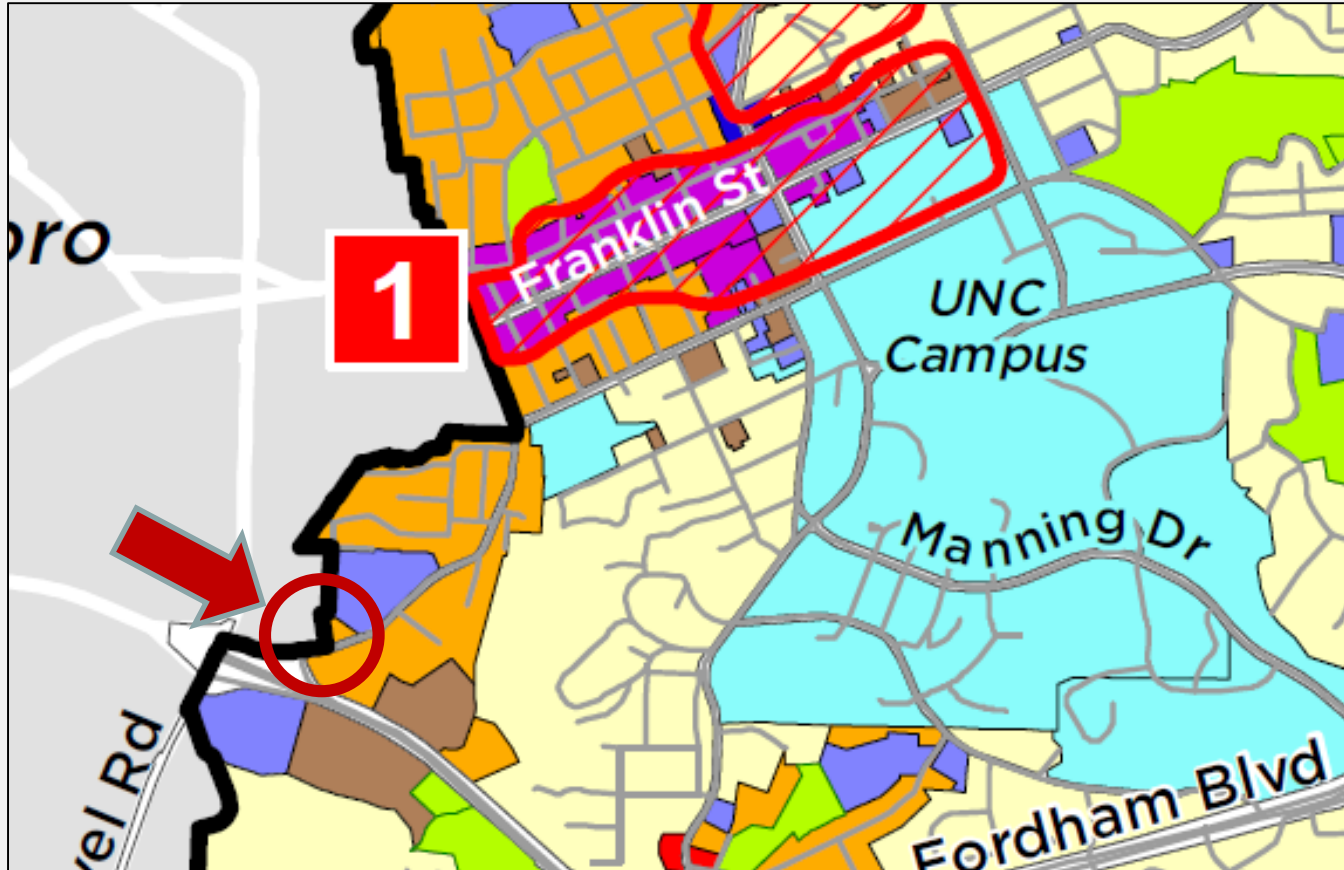
## Accompanying Application:

- Special Use Permit

# Aerial Map – Merritt Mill East



# 2020 Land Use Map – Merritt Mill East





# Rezoning Recommendation – Merritt Mill East

## Recommended Action:

- **Close the Public Hearing**
- **Adopt Resolution of Consistency (R-6)**
- **Enact the Ordinance to Rezone to R-SS-C (O-1)**

