

MEMORANDUM

TO: Roger L. Stancil, Town Manager

FROM: J.B. Culpepper, Planning Director
Loryn Clark, Housing and Neighborhood Services Manager
Megan Wooley, Housing and Neighborhood Services Planner

SUBJECT: Proposed Rezoning to Create a Neighborhood Conservation District for the Highland Woods Neighborhood

DATE: May 23, 2011

PURPOSE

Enactment of the attached Ordinance would amend the Zoning Atlas to create a Neighborhood Conservation District for the Highland Woods neighborhood.

DISCUSSION

The Council held a public hearing on [April 11, 2011](#), in order to receive citizen, Planning Board and Council comments about the proposed Neighborhood Conservation District. A copy of the memorandum is attached. The Council continued the hearing to tonight.

At the April 11, 2011, public hearing, the Council did not receive any comments from the public about the proposed Highland Woods Neighborhood Conservation District Plan. We do not propose changes to the regulations presented to the Council at the public hearing.

If enacted by the Council, the attached Ordinance would amend the Town's Zoning Atlas. The Neighborhood Conservation District Plan would also become a component of the Zoning Atlas, and a copy of the District Plan would be attached to the Land Use Management Ordinance.

We propose the following regulations for a Neighborhood Conservation District for the Highland Woods neighborhood:

Land Use Regulation	Current R-1 Zoning	Planning Board and Staff Recommendation
1. Minimum Lot Size	17,000 Square Feet	26,136 square feet
2. Maximum Density	3.0 units per acre	2.0 units per acre
3. Minimum Lot Width	80 feet	100 feet
4. Maximum Building Height (Secondary)	40 feet	35 feet
5. Minimum Street Setback	28 feet	50 feet
6. Minimum Interior Setback	14 feet	25 feet
7. Minimum Solar Setback	17 feet	25 feet
8. Maximum Floor Area Ratio	N/A	0.15

RECOMMENDATIONS

Planning Board Recommendation: On March 1, 2011, the Planning Board voted to recommend a Neighborhood Conservation District for the Highland Woods neighborhood as described in the attached Summary of Planning Board Action (Attached).

Staff Recommendation: As stated in the April 11, 2011, memorandum (Attached), three justifications exist for rezoning: a) to correct a manifest error in the chapter; b) because of changed or changing conditions in a particular area or in the jurisdiction generally; or c) to achieve the purposes of the Comprehensive Plan. We believe that the proposed rezoning to create a Neighborhood Conservation District for the Highland Woods neighborhood is consistent with the Comprehensive Plan and Land Use Plan; therefore, we recommend that the Council enact the attached Ordinance approving the proposed Zoning Atlas Amendment. By approving the attached Ordinance, the Council would be creating the Neighborhood Conservation Overlay Zoning District for the Highland Woods neighborhood with special standards as described in the attached Highland Woods Neighborhood Conservation District Plan (Attached).

ATTACHMENTS

1. April 11, 2011 Memorandum for the Public Hearing: Proposed Neighborhood Conservation District Zoning Atlas Amendment for the Highland Woods Neighborhood
2. Summary of Planning Board Action
3. Map of the Proposed Highland Woods Neighborhood Conservation District Boundary
4. Highland Woods Neighborhood Conservation District Plan