

# CITY OF NEWBERRY

S O U T H C A R O L I N A

## PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

May 2009

Re: **Public Meeting - Monday, May 18, 2009, 5:15 pm, City Hall Council Chambers – 1330 College Street – To Discuss College Zoning Districts**

Dear Property Owner:

You are receiving this letter because property you own near Newberry College is adjacent to an area being considered for inclusion in a new overlay zoning district, proposed by the City of Newberry's Planning Commission. Your property is not proposed for inclusion in this overlay district and the current residential zoning near your property would not change, but this "overlay" zoning would be in addition to the nearby, current zoning. An overlay zoning district permits or limits uses of the land in an area different from what the underlying zoning district does. A meeting will be held Monday, May 18, 2009, at 5:15 pm in the City Hall Council Chambers, 1330 College Street to discuss these proposed Zoning Ordinance changes.

In the case of the CTO, or *Campus Transition Overlay District*, three uses would be permitted in addition to the residential uses already permitted within the nearby underlying residential zoning. Those uses are classrooms, offices and parking lots. The purpose of this overlay is to allow Newberry College to grow outside its current boundaries, but in a way that has limited impacts on the surrounding neighborhood, until the College purchases all of the property in an area. If one of these three uses were to be built within the CTO area, additional buffering would be required, as well as limits on hours of use and lighting, new building height limits, etc. The City is also considering text amendments to the C-1 Zoning District, which is the zoning on the campus itself.

These zoning changes would not require property owners to do anything. No new limits on your neighbors' property would be imposed. Additional uses of the property within the CTO boundary would be permitted. **You will find copies of the proposed ordinance changes and a map of the proposed CTO boundary on the City's website, <http://www.cityofnewberry.com>. Look on the *Planning and Development Services Dept. page, Forms and Resources (Downloads) section.* After the Planning Commission has completed its work, City Council will be considering the proposed changes in future months. You will also have an opportunity to speak before City Council.**

In order to comment or ask questions, you may 1) attend the public meeting, 2) call City staff (Doug Currier II, City Planner) on the phone (803/321-1019), fax in your comments/questions (803/321-2609), 3) email in any questions or comments ([dcurrier@cityofnewberry.com](mailto:dcurrier@cityofnewberry.com)) or 4) mail in your comments/questions to the Planning Commission/City Planner, PO Box 538, Newberry, SC 29108.