

BOARD OF ALDERMEN

ITEM NO. D(1)

AGENDA ITEM ABSTRACT

MEETING DATE: October 26, 2004

TITLE: Public Hearing: Ordinance Establishing a 60-Day Moratorium on Processing Land Use Permit Applications for New Developments Involving the Construction of Buildings in Excess of Two Stories on Specified Lots Within the B-1(c) and B-1(g) Zoning Districts

DEPARTMENT: PLANNING	PUBLIC HEARING: YES <u>X</u> NO —
ATTACHMENTS: A. Ordinance B. Map C. Planning Board Recommendation	FOR INFORMATION CONTACT: Roy Williford, 918-7325

PURPOSE

The purpose of this item is for the Board to conduct a public hearing on an ordinance entitled “An ordinance establishing a 60-day moratorium on processing of land use permit applications for new developments involving the construction of buildings in excess of two stories on specified lots within the B-1(C) and B-1(G) zoning districts”. The town staff recommends that the Board of Aldermen adopt the proposed ordinance.

INFORMATION

The Carrboro Board of Aldermen on September 21, 2004 directed the staff to prepare an amendment to the Carrboro Land Use Ordinance that establishes a 60-day moratorium on processing land use permit applications for new developments involving the construction of buildings in excess of two stories on lots shown on the attached map within the downtown. The purpose of this amendment is to preserve the status quo for a 60-day period to allow the B1-F Subcommittee sufficient time to formulate and present their recommendation. If adopted this ordinance will delay the processing of applications for new buildings in excess of two stories proposed on lots listed in the ordinance and shown on the attached map for a period of 60 days from its adoption (October 27 thru December 27).

On June 15, 2004, the Board of Aldermen approved creation of a committee to review rezoning possibilities at the interface between residential and commercial zones in downtown Carrboro. The Board of Aldermen appointed members of the “Downtown Commercial-Residential Interface Subcommittee” or “B1-F Subcommittee” on June 22, 2004. The Board charged the subcommittee with the following tasks:

1. To consider the draft ordinance establishing the B-1(f) zone and make recommendations regarding placement, and
2. To consider the draft ordinance establishing the CORE overlay district and make recommendations regarding placement, and
3. To review the matter of open space requirements in downtown residential development and make recommendations regarding its continued use.

The following individuals were appointed to the Downtown Commercial-Residential Interface Subcommittee:

Board of Aldermen	Jacquelyn Gist	Alex Zaffron
Citizens	Michelle Rivest	Blan Holman
Planning Board	James Carnahan	David Clinton (Chairman)
Downtown Dev. Comm.	Nathan Milian	James Morgan

The subcommittee has met four times including their initial meeting on August 3, 2004. To date the subcommittee has completed their review of background information associated with their charge. The subcommittee is currently working toward a solution regarding their recommendation for the B1-F zone and CORE district. Following the completion of this recommendation, the subcommittee will complete its final task regarding the review of open space requirements in the downtown. The attached ordinance will preserve the status quo for a 60-day period to allow the B1-F Subcommittee sufficient time to formulate and present their recommendation to the Carrboro Board of Aldermen.

FINANCIAL IMPACT

It is anticipated that a minimal financial impact will result from the enactment of the proposed ordinance amendment creating a 60-day delay on the processing of land use permits for new buildings in excess of two stories on certain properties in the downtown

RECOMMENDATION

The town staff recommends that the Board of Aldermen adopt the attached ordinance.