

BOARD OF ALDERMEN

ITEM NO. C(6)

AGENDA ITEM ABSTRACT MEETING DATE: October 16, 2007

TITLE: Request to Set a Public Hearing on an Ordinance Amending the Carrboro Land Use Ordinance to Allow Limited Retail and Office Uses in the WM-3 District

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO X _
ATTACHMENTS: A. Resolution B. LUO Amendment Request Form C. Excerpt of TPU D. Map showing location of the WM-3 E. Draft ordinance	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Michael Brough – 929-3905

PURPOSE

A draft ordinance that would allow additional uses in the WM-3 zoning district has been prepared. As it is necessary for the Board of Aldermen to receive public comment on changes to the text of the ordinance prior to taking action, a resolution that sets the public hearing for Tuesday, November 27, 2007 on the draft ordinance and refers the ordinance for Orange County and advisory board review is recommended for the Board's adoption.

INFORMATION

John Hill has submitted a request to amend the text of the Land Use ordinance to allow some additional uses in the WM-3 district and to allow flexibility in permitting such uses when they are proposed to occur in existing buildings (*Attachment B*). The current list of permitted uses may be seen in an excerpt of the Table of Permissible Uses (*Attachment C*). The WM-3, Watershed Manufacturing, zoning classification has been applied to parcels totaling acres along NC Highway 54 West (*Attachment D*). A draft ordinance that would establish such flexibility has been prepared (*Attachment E*)

It is necessary for the Board of Aldermen to hold a public hearing on a draft ordinance prior to taking any action. It is also necessary for the draft ordinance to be referred to Orange County and the Planning Board for review (*Attachment A*). It should be noted that changes to regulations that affect the University Lake watershed must be approved by the Division of Water Quality, following adoption by the Town. Staff has included a referral to DWQ staff so that they may begin to consider the requested changes.

Should the Board forward the draft ordinance to a public hearing, a comparison of the nature and intensity of the uses currently permitted and the ones requested in this amendment, will be prepared.

FISCAL IMPACT

Public hearings incur costs associated with advertising, advisory board, and staff review.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen adopt the resolution (*Attachment A*) setting a public hearing for review of the draft ordinance that would amend the Land Use Ordinance related to uses in the WM-3 district.