

BOARD OF ALDERMEN

ITEM NO. C(3)

AGENDA ITEM ABSTRACT MEETING DATE: September 16, 2008

TITLE: Request to set a public hearing on a Land Use Ordinance Text Amendment to allow Outside Display in the WM-3 District

DEPARTMENT: PLANNING	PUBLIC HEARING: YES ___ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Excerpt of minutes, June 17, 2008 C. Staff memo – summary of outside display D. Draft ordinance	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Mike Brough – 929-3905

PURPOSE

On November 27, 2007, the Board of Aldermen adopted an amendment to the Land Use Ordinance that expanded the uses available in the WM-3 zoning district and requested that staff evaluate an additional request to allow outdoor display in this zone.

INFORMATION

Background

John Hill 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. A public hearing on this request was held on November 27, 2007; agenda materials (see Item 2) are available at http://www.townofcarrboro.org/BoA/Agendas/2007/11_27_2007.htm.

On Tuesday, June 17th (*Attachment B*), the Board of Aldermen received a report on regulations pertaining to outdoor display and directed staff to prepare a draft ordinance that would allow outdoor display in the WM-3 district with a zoning permit. A staff memo presenting the background information is attached (*Attachment C*).

Draft ordinance

The draft ordinance (*Attachment D*) includes the following revisions/additions the Carrboro Land Use Ordinance:

1. Makes two types of outside display permissible, Low-volume traffic generation (2.120) and Wholesale sales (2.230).
2. Makes Section 15-160 (Outside Display of Goods in the B-1(c) and B-1(g) Districts) apply also to the WM-3 district.
3. Adds three performance measures for outside display in the WM-3 districts:

- a. total area of such display does not exceed 5 % of the gross floor area of the principal building,
- b. display must be located outside of all required setbacks and areas landscaped to meet screening and shading requirements,
- c. display must be removed or adequately secured when the business operating on the lot is closed.

FISCAL AND STAFF IMPACT

Public hearing costs associated with publishing a hearing notice and administrative and advisory board review.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider the draft ordinance. A resolution that provides an opportunity to set a public hearing on the draft ordinance and review it for Planning board and Orange County review is provided for the Board's use (*Attachment A*).