

BOARD OF ALDERMEN

ITEM NO. (4)

AGENDA ITEM ABSTRACT MEETING DATE: October 28, 2008

TITLE: Public Hearing on a Land Use Ordinance Text Amendment to Allow Outside Display in the WM-3 District

DEPARTMENT: PLANNING	PUBLIC HEARING: YES <u>X</u> NO <u> </u>
ATTACHMENTS: <ul style="list-style-type: none">A. Resolution making findingsB. Draft ordinanceC. Excerpt of minutes, June 17, 2008D. Staff memo – summary of outside displayE. Recommendation and comments	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

On June 17th, the Board of Aldermen directed staff to prepare an ordinance amending the text of the Land Use Ordinance to allow outside display in the WM-3 district. The draft ordinance was scheduled for public hearing and referred to the Planning Board for a recommendation. The Board of Aldermen must receive public comment before taking action on the draft ordinance.

INFORMATION

John Hill submitted a request to amend the text of the Land Use Ordinance to allow some additional uses in the WM-3 (University Lake watershed) 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 background information is attached (*Attachment C*).

The draft ordinance was referred to the Planning Board and Orange County for review. Recommendations and comments are attached (*Attachment E*).

STAFF AND FISCAL IMPACT

No particular staff impact has been noted. As with the associated text amendment adopted in November, a positive fiscal impact is possible with the wider range of uses within the WM-3 zoning district.

RECOMMENDATION

The staff recommends that the Board of Aldermen adopt the resolution finding consistency of the draft ordinance with adopted policy and the draft ordinance itself (*Attachments A-1 and B*).