

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND
USE ORDINANCE

Draft Resolution No. 88/2012-13

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ALLOW OFF PREMISES SIGNS THAT DIRECT MOTORISTS TO HOTEL PARKING.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is consistent with *Carrboro Vision 2020*, and efforts to continue the development of downtown, particularly the following provision and subsections:

3.21 The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.
- To develop transit and traffic initiatives which enhance the viability of downtown.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to remain consistent with its adopted plans or policies.

Section 3. This resolution become effective upon adoption.

This the 29th day of January 2013.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF
ALDERMEN'S REASONS FOR REJECTING AN AMENDMENT TO THE TEXT OF THE
CARRBORO LAND USE ORDINANCE
Draft Resolution No. 89/2012-13

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ALLOW OFF PREMISES SIGNS THAT DIRECT MOTORISTS TO HOTEL PARKING.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with Town plans and policies.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing regulations are appropriate.

Section 3. This resolution becomes effective upon adoption.

This the ____ day of _____, 20__ /

Ayes:

Noes:

Abstentions:

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ALLOW
OFF PREMISES SIGNS THAT DIRECT MOTORISTS TO HOTEL PARKING

****DRAFT****

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-271(d) of the Carrboro Land Use Ordinance is amended by adding a new subdivision (3) to read as follows:

(3) In approving a master signage plan as authorized by this subsection, the Board may also authorize the construction of one or more off-premises signs that direct motorists to the location of parking for a hotel or motel, so long as such signs are located in a commercial zoning district on private property with the consent of the property owner.

Section 2. Subsection 15-282(a) is amended to read:

“As provided in the Table of Permissible Uses, ~~no~~ off-premises signs may only be located in ~~any district except~~ the M-2 district, except that, within a commercial zoning district, off-premises signs directing motorists to the location of hotel parking may be approved in accordance with the provisions of Subsection 15-271(d)(3).”

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

ARTICLE XVII

SIGNS

Section 15-270 Definitions.

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this article.

- (1) **SIGN.** Any device that (i) is sufficiently visible to persons not located on the lot where such device is located to accomplish either of the objectives set forth in subdivision (ii) of this definition, and (ii) is designed to attract the attention of such persons or to communicate information to them. Without limiting the generality of the foregoing, a device that might otherwise be categorized as a sign that is located at least fifteen feet to the interior side of any exterior wall shall not be regarded as a sign so long as it is not internally illuminated, illuminated with spotlights, or otherwise illuminated to draw special attention to it. **(AMENDED 3/11/86)**
- (2) **FREESTANDING SIGN.** A sign that (i) is not directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign, but (ii) is instead attached to, erected on, or supported by some structure (such as a pole, mast, frame, or other structure) that is not itself an integral part of a building or other structure having a principal function other than the support of a sign. A sign that stands without supporting elements, such as "sandwich sign", is also a freestanding sign.
- (3) **OFF-PREMISES SIGNS.** A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other activity that is conducted, sold, or offered at a location other than the premises on which the sign is located.
- (4) **SANDWICH BOARD SIGN.** A freestanding sign consisting of two panels joined together at the top and configured in the shape of an inverted "V" (Λ) so that the bottom of the sign rests upon or near the ground. **(AMENDED 12/08/92)**
- (5) **TEMPORARY SIGN.** A sign that (i) is used in connection with a circumstance, situation, or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or (ii) is intended to remain on the location where it is erected or placed for a period of not more than fifteen days. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary.

Section 15-271 Permit Required for Signs (AMENDED 1/22/85)

(a) Except as otherwise provided in Sections 15-272 (Signs Excluded From Regulation) and 15-273 (Certain Temporary Signs: Permit Exceptions and Additional Regulations), no sign may be erected, moved, enlarged, or substantially altered except in accordance with the provisions of this section.

(b) If plans submitted for a zoning permit, special use permit, or conditional use permit include sign plans in sufficient detail that the permit-issuing authority can determine whether the proposed sign or signs comply with the provisions of this chapter, then issuance of the requested zoning, special use, or conditional use permit shall constitute approval of the proposed sign or signs.

(c) Signs not approved as provided in subsection (b) or (d) exempted under the provisions referenced in subsection (a) may be erected, moved, enlarged, or substantially altered only in accordance with a sign permit issued by the administrator. **(AMENDED 6/26/12)**

(1) Sign permit applications and sign permits shall be governed by the same provisions of this chapter applicable to zoning permits.

(2) In the case of a lot occupied or intended to be occupied by multiple business enterprises (e.g., a shopping center): **(AMENDED 3/4/86)**

a. Subject to Subsection 15-271(b), sign permits shall be issued in the name of the lot owner or his agent rather than in the name of the individual business, and it shall be the sole responsibility of such owner or agent to allocate among the tenants the permissible maximum sign surface area.

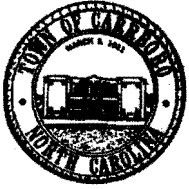
b. Upon application by such owner or agent, the administration may issue a master sign permit that allocates permissible sign surface area to the various buildings or businesses within the development according to an agreed upon formula and thereafter sign permits may be issued to individual tenants only in accordance with the allocation contained in the master sign permit.

(d) In the B-1(C) and B-1(G) zoning districts, with respect to developments that (i) require the issuance of a conditional use permit, (ii) are intended to be occupied by multiple commercial enterprises, and (iii) will contain one or more buildings that are at least three stories in height, the Board of Aldermen may approve a master signage plan that shows in detail the dimensions, locations, and characteristics of all signs within that development other than those signs that are excluded from regulation under Section 15-272 or that do not require permits under Section 15-273. **(AMENDED 6/26/12)**

(1) Such master signage plan may be approved as part of the issuance of the original conditional use permit or as a minor amendment to the original conditional use

permit, provided that no such master plan shall be approved through the minor amendment process unless the Board of Aldermen first holds a public hearing on the proposed amendment. Amendments to a master signage plan approved under this section may be approved in accordance with the provisions of Section 15-64 (Amendments to and Modifications of Permits).

(2) In approving a master signage plan as authorized by this subsection, the Board may allow deviations from the requirements of this chapter relating to the number and type of permissible signs as well as other dimensional restrictions applicable to such signs if the Board concludes that such deviations are warranted given the height, shape, dimensions, and orientation of buildings on the development site, the number of individual businesses likely to occupy the development site, the need of the traveling public to be able conveniently and safely to locate and access destination businesses (e.g. hotels and restaurants) and parking areas.



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, JANUARY 3, 2013

LAND USE ORDINANCE TEXT AMENDMENT RELATING TO SIGNAGE

Motion was made by Seils and seconded by Jahre that the Planning Board recommends that the Board of Aldermen ADOPT the draft ordinance.

VOTE:

AYES: Chaney, Seils, Clinton, Jahre, Barton, Adamson

ABSENT/EXCUSED: Foushee, Hunt, Poulton, Schaefer, Jaimeyfield

NOES: None

ABSTENTIONS: None

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, the Planning Board of the Town of Carrboro finds that the proposed text amendment IS consistent with Carrboro Vision 2020, particularly the following subsections:

3.21 The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.
- To develop transit and traffic initiatives which enhance the viability of downtown.

VOTE:

AYES: Chaney, Seils, Clinton, Jahre, Barton, Adamson

ABSENT/EXCUSED: Foushee, Hunt, Poulton, Schaefer, Jaimeyfield

NOES: None

ABSTENTIONS: None

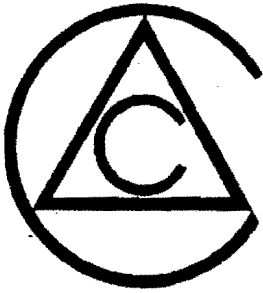
Bethany E. Chaney

(Chair)

January 3, 2013

(Date)

Town of Carrboro / Carrboro Appearance Commission / Carrboro, North Carolina 27510



Land Use Ordinance Text Amendment Relating to Signage

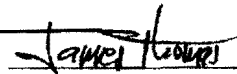
The Appearance Commission Advisory Board reviewed the Land Use Ordinance text amendment relating to signage and recommends that the Board of Aldermen approved the draft ordinance.

VOTING:

AYES: 7 (Tom Wiltberger, Loren Brandford, Emily Scarborough, Sheryl Forbes, David Markeiwicz, Eric Feld, Sarah Andrews)

NOES: 1 (Raymond Conrad)

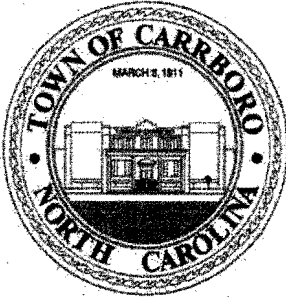
ABSENT: 1 (Kim Calandra)



Appearance Commission Chair

1-9-13

Date



TOWN OF CARRBORO
TRANSPORTATION ADVISORY BOARD
RECOMMENDATION

January 17, 2013

SUBJECT: Land Use Ordinance text amendment: off-premises signage

MOTION: The Transportation Advisory Board recommends that the Board of Aldermen discuss expanding the Section 15-282(a) ordinance amendment to include public properties as potential places for off-premises signage.

Moved: Perry

Second: Sieff

VOTE: Ayes (5): LaJeunesse, Perry, Sieff, Nicopoulos, Kim. Nays (1): Štolka. Abstain (0). Absent (1): Haac

TAB Chair

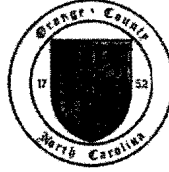
_____/_____/13
DATE

DRAFT

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Administration
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov



131 W. Margaret Lane
P O Box 8181
Hillsborough,
North Carolina, 27278



TRANSMITTAL DELIVERED VIA EMAIL

January 7, 2013

Christina Moon, AICP
Planning Administrator
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on December 11, 2012 and proposed for town public hearing on January 29, 2013:

- *Allowance of Off Premises Signs that Direct Motorists to Hotel Parking.*
- *Requirement that if Installed Stormwater Management Facilities Do Not Comply with Ordinance Standards, New, Altered, or Additional Facilities may be required.*

We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*.

If you have any questions or need additional information, please let me know.

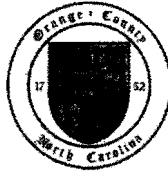
Sincerely,

Perdita Holtz, AICP
Planning Systems Coordinator

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

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Sincerely,

Perdita Holtz, AICP
Planning Systems Coordinator

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