



Legislation Details (With Text)

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Title:	Discussion of Draft Land Use Ordinance Text Amendments Establishing a New Social Service Provider with Dining Services Use Classification and Associated Requirements		
	PURPOSE: The purpose of this item is for the Board to review a draft ordinance that would amend the Land Use Ordinance to establish a new social service provider with dining services use classification as a permissible use in certain zoning districts.		
Indexes:			
Code sections:			
Attachments:	1. Attachment A - Resolution, 2. Attachment B - LUO Text Amend Request_IFC May 27, 2015, 3. Attachment C - Draft Ordinance_9-30-2015, 4. Attachment D - Answers to carrboro questions on foodfirst		

Date	Ver.	Action By	Action	Result
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TITLE:

Discussion of Draft Land Use Ordinance Text Amendments Establishing a New Social Service Provider with Dining Services Use Classification and Associated Requirements

PURPOSE: The purpose of this item is for the Board to review a draft ordinance that would amend the Land Use Ordinance to establish a new social service provider with dining services use classification as a permissible use in certain zoning districts.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325, Patricia McGuire - 919-918-7327, Marty Roupe - 919-918-7333, Mike Brough - 919-929-3905

INFORMATION: At a June 16, 2015 work session, the Board of Aldermen discussed a text amendment request from the Inter-Faith Council for Social Service, Inc. (IFC) to establish a new “community kitchen” use classification in the Land Use Ordinance (LUO) (Attachment B). The Board directed staff to proceed with the preparation a draft ordinance while seeking additional information from the IFC regarding the proposed use and its potential effect on surrounding properties. Staff sent the IFC a series of questions based, in part, on comments from the Board’s discussion; the IFC’s responses (included as Attachment D) were used to help craft the draft ordinance (Attachment C). Staff also met with members of the Town Police and Fire departments to discuss the proposed use and later reviewed information on 911 calls for service with administrative staff of the Police Department at the former Chapel Hill Men’s Shelter, the existing IFC facility in Carrboro and throughout the downtown area to supplement the information from the IFC’s questions and answers. Police personnel will be available at the meeting to answer questions that Board members may have on this topic.

If adopted, the draft ordinance would establish a new use, tentatively called “social service providers with dining facilities” to the list of definitions in the LUO, add the use to the Table of Permissible Uses and establish performance standards. Modifications to other LUO sections are included to ensure compatibility with existing and proposed uses in the downtown. Key elements in the draft amendments have been drawn from similar ordinances in other jurisdictions and refined to reflect local needs and to fit within the framework of Carrboro’s regulations.

The purpose of this agenda item is to determine whether to add the new use to the LUO. However, should the Board adopt the draft ordinance the IFC would be able to submit a petition for change of zoning to redevelop its existing property to add dining services in accordance with the proposed performance standards. With that in mind, staff has begun research on wraparound service options and issues for potential diners at the new facility, to facilitate awareness and/or access to needed services. This has included analysis of transportation options for diners, as bus service is available Monday through Saturday but would not be available for lunch service on Sundays.

Staff is seeking Board direction for how best to proceed. A potential date in November has been identified should the Board choose to set a public hearing date for the draft ordinance as presented or with minor revisions. Orange County and Planning Board review would be needed, and the Board may wish to refer the draft amendments to other advisory boards such as the Economic Sustainability Commission, Transportation Advisory Board and Appearance Commission. The resolution template provides for these options.

FISCAL & STAFF IMPACT: Impacts include staff time associated with preparation of a draft ordinance and agenda materials for advisory board and Board of Aldermen review and the costs of advertising the public hearing.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution, setting a public hearing for November 17, 2015 and referring the proposed amendment to Orange County, the Planning Board and others, as appropriate.