



Legislation Text

File #: 17-493, Version: 1

**TITLE:**

Request-to-Set a Public Hearing on a Land Use Ordinance Amendment to Establish a Lloyd/Broad/Sunset District

**PURPOSE:** The purpose of this agenda item is for the Board of Aldermen to consider setting a public hearing on a text amendment to the Land Use Ordinance that would create a new zoning overlay district.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Patricia McGuire - 919-918-7327; Christina Moon - 919-918-7325; Bob Hornik - 919-929-3905

**INFORMATION:** The Town communicated with residents in the late summer and fall of 2017 related to the renovation of an existing home on Lloyd Street. On November 28th, the Board of Aldermen discussed some possible modifications to regulations related to size and scale of residential buildings and occupancy/definitions of family, and subsequently directed staff to begin work on possible amendments to the Land Use Ordinance.

Representatives from the Lloyd-Broad community attended the Board’s February 20, 2018 meeting and to discuss their concerns relating to the increasing size of homes being built in the neighborhood, occupancy and parking,  
<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3347013&GUID=1FCF58BF-91C2-47B3-93CB-366C2701E685&Options=&Search>. The Board requested that staff examine different approaches to address these concerns.

A draft ordinance has been prepared that establishes a new overlay district for the Lloyd/Broad Street community with a focus on the size and scale of new buildings. The intent of the overlay district is guide new development to occur in a way that is in keeping with the existing fabric of the neighborhood-modest homes- and their relationship to the streetscape.

The table below reports on the status of follow-up to the actions requested by neighbors on February 20th.

Requested action	Follow-up
Zoning overlay	Provided herein
Occupancy limits of 3-4 unrelated individuals	Provided in boarding/rooming house item
Size, height, setback, and parking limitations	Provided herein
Rental registry	Staff is evaluating options
Rooming house regulations	Provided in boarding/rooming house item
Enforcement of all existing laws	Continue responding to complaints
Tracking of serial violators	Staff is evaluating options
Ticketing of parking violators	Underway

More stringent oversight of self-contractors/ exemption/12-month occupancy/lead, asbestos	Continue communicating with lead agencies; informing permittees of responsibilities regulated by other agencies
Increase 12-month occupancy to 2-3 years	Staff is evaluating options
Enforce existing definition of 5 unrelated individuals (fire code)	Staff is evaluating options

The Board of Aldermen must receive public comment before adopting amendments to the Land Use Ordinance. Orange County and Planning Board review are also needed.

**FISCAL & STAFF IMPACT:** Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

**RECOMMENDATION:** Staff recommends that the Board of Aldermen consider the attached resolution, setting a public hearing for June 5, 2018 and referred the proposed amendment to Orange County and the Planning Board.