



Legislation Text

File #: 16-278, **Version:** 1

TITLE:

Request to Set a Public Hearing on LUO Text Amendments Relating to Dimensional Requirements within a National Register Historic District

PURPOSE: The purpose of this item is to consider setting a public hearing on text amendments to the Land Use Ordinance that would clarify dimension regulations for properties within the two commercial downtown National Register Historic Districts.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Christina Moon - 919-918-7325; Marty Roupe - 919-918-7333; Bob Hornik - 919-929-3905

INFORMATION: On January 19, 2016, staff initiated a discussion regarding regulations that pertain to the Town's Commercial National Register Historic District, noting an existing provision of the density and dimensional requirements in the Land Use Ordinance (LUO), Section 15-185(3)(e), that limits building height on contributing properties within the district to two stories, and recommending a minor revision to the language for clarification. (

<https://carrboro.legistar.com/MeetingDetail.aspx?ID=456605&GUID=2E20CD1A-C495-4B01-B45E-7B08D7449346&Options=info&Search>>)

The Board instructed staff to work with the Town Attorney to prepare a draft ordinance and to explore the possibility of pursuing local historic district designation, amending the NRHD boundaries or some combination. An ordinance has been prepared to address the existing language in 15-185(3)(e) as well as expand the scope of the provision to better preserve the visual and physical integrity of the district (Attachment B). The Board of Aldermen must receive public comment before adopting amendments to the LUO. 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 October 25, 2016 and referring the proposed amendment to Orange County, the Planning Board and the Appearance Commission.