



Legislation Text

File #: 19-184, **Version:** 1

TITLE:

Discussion and Deliberation of Land Use Ordinance Amendments Relating to the Historic Rogers Road Neighborhood

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to continue to discuss and deliberate potential land use ordinance text amendments defining two new zoning districts and associated development requirements for the Historic Rogers Road neighborhood.

DEPARTMENT: Planning

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INFORMATION: Town staff has continued working closely with Renaissance Planning and the Town of Chapel Hill to refine text amendments to the Land Use Ordinance (LUO) that would implement in part the vision outlined in the 2016 *Mapping Our Community's Future* report for the Historic Rogers Road neighborhood. (A copy of the report may be found at the following link: <<http://www.townofcarrboro.org/DocumentCenter/View/5936/Mapping-Our-Communitys-Future-Report>>.)

Background information from the first night of the public hearing is available here:

<<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3926161&GUID=813F46CF-37AE-4874-968C-30E1F23BEC70&Options=&Search=&>>=

This agenda item and related attachments includes a revised ordinance and additional information on how the ordinance does and does not align with the version under consideration at this time in Chapel Hill, which will be further discussed on Wednesday, May 22, 2019. Per a request from the Board, responses and additional thoughts are now included in the *Staff Observations* document (*Attachment D*), and comments about what is included in the Advisory Board recommendation statements as well.

The known differences between the ordinances in Chapel Hill and Carrboro at this time involve Major Home Occupations and triplexes, as further described below:

For Major Home Occupations Chapel Hill's ordinance contains no minimum lot size and still allows up to six non-resident employees whereas Carrboro's ordinance still requires one acre minimum lot size and the maximum number of non-resident employees has been reduced to four. Both ordinances have been revised to prohibitions on specific business types and to require screening of parking when more than three vehicles are located on a site, whether those are employee vehicles or vehicles associated with the business itself.

For triplexes, these uses are allowed by right in Carrboro when a property contains enough land to support three dwelling units, whereas Chapel Hill now only allows triplexes if all the units meet their criteria for being considered affordable units under their Land Use Management Ordinance.

Staff is still researching the matter related to wells and septic systems and will report on this during the meeting, as well as any other items that may be needed from ongoing discussions with Chapel Hill staff as we each prepare for the meetings in each jurisdiction.

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

RECOMMENDATION: Staff recommends that the Board of Aldermen continue to receive public comment and discuss the draft ordinance and draft table of permissible uses. A resolution for consistency has been provided (*Attachment A*) for the Board's use, but staff suggests that the Board may want to delay final adoption until June so that the text amendments and map amendments may be adopted at the same time.