



Legislation Text

File #: 21-165, **Version:** 1

TITLE:

Consideration of Proposed Text Amendments Relating to Dimensional Requirements in the B-1 (C) and B-1(G) Districts and Permit Requirements for Town-Owned and Operated Facilities

PURPOSE: The purpose of this item is for the Town Council to continue its deliberation on a draft ordinance to amend the Land Use Ordinance relating to the dimensional requirements in the B-1(C) and B-1(G) zoning districts, and permitting requirements for town-owned and operated facilities. The amendments have been identified in relation to the 203 project.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325, cmoon@townofcarrboro.org [<mailto:cmoon@townofcarrboro.org>](mailto:cmoon@townofcarrboro.org); Patricia McGuire - 919-918-7327, pmcguire@townofcarrboro.org [<mailto:pmcguire@townofcarrboro.org>](mailto:pmcguire@townofcarrboro.org); Marty Roupe - 919-918-7333, mroupe@townofcarrboro.org [<mailto:mroupe@townofcarrboro.org>](mailto:mroupe@townofcarrboro.org); Nick Herman - 919-929-3905, herman@broughlawfirm.com [<mailto:herman@broughlawfirm.com>](mailto:herman@broughlawfirm.com)

INFORMATION: On February 16, 2021, the Town Council held a public hearing on a draft ordinance to amend Land Use Ordinance provisions relating to dimensional requirements in the B-1(C) and B-1(G) districts and permit requirements for Town-owned and operated facilities to advance the 203 Project ([Town of Carrboro - Meeting of Town Council on 2/16/2021 at 7:00 PM \(legistar.com\)](https://carrboro.legistar.com/MeetingDetail.aspx?ID=823939&GUID=3D78913E-0653-46D9-A733-8346B5C8DC69&Options=&Search=>) [<https://carrboro.legistar.com/MeetingDetail.aspx?ID=823939&GUID=3D78913E-0653-46D9-A733-8346B5C8DC69&Options=&Search=>](https://carrboro.legistar.com/MeetingDetail.aspx?ID=823939&GUID=3D78913E-0653-46D9-A733-8346B5C8DC69&Options=&Search=>)). A third amendment relating to tree canopy coverage was also provided and discussed. Now that the site plan design for the project is nearing completion, staff has determined that the existing ordinance language, which allows for some degree of flexibility is sufficient to address the tree canopy cover standards for this project. Accordingly the canopy coverage section of the draft ordinance (Section 3) has been removed from the final version (*Attachment C*).

The proposed amendments were referred to Orange County and presented at the joint advisory board meeting on February 4, 2021. Comments are provided (*Attachment D*). Members of the advisory boards requested that the language in the draft ordinance relating to maximum building height be modified to exclude certain mechanical systems and solar infrastructure from the standard. The draft ordinance has been revised to reflect this change.

FISCAL & STAFF IMPACT: There is no fiscal impact associated with bring this item back to the Council for decision. Public notice costs and staff time are associated with the review of text amendments for public hearings and advisory board review.

RECOMMENDATION: Staff recommends that the Council consider adopting the resolution for consistency (*Attachment A*) and the draft ordinance (*Attachment B*).