

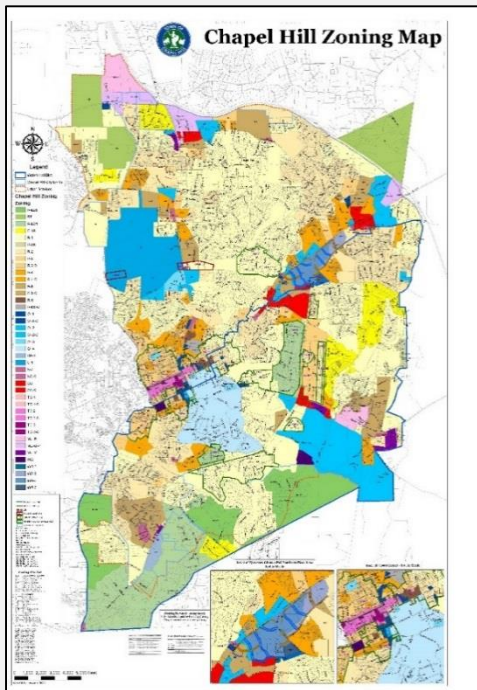


Planning and Land Management



Map & Text

Zoning Map



Zoning Text

C. Projecting Sign



Description
A sign applied to or mounted to the wall or surface of a building or structure, with a display surface that projects 12 inches or more from the outside wall of the building or structure.

Standards

1. May be erected on a building corner when the building corner adjoins the intersection of two streets. Allocation of sign area from both frontages may be used for a corner projecting sign, provided it does not exceed the allowed height and width.
2. No portion may extend above the roof line or above a parapet wall of a building with a flat roof. No portion may extend above the lower eave line of a building with a pitched roof.
3. On buildings 5+ stories, the projecting sign must be located below the windowsills of the 5th story.
4. May be externally or internally illuminated in accordance with Sec. 5.14.11.

Dimensions

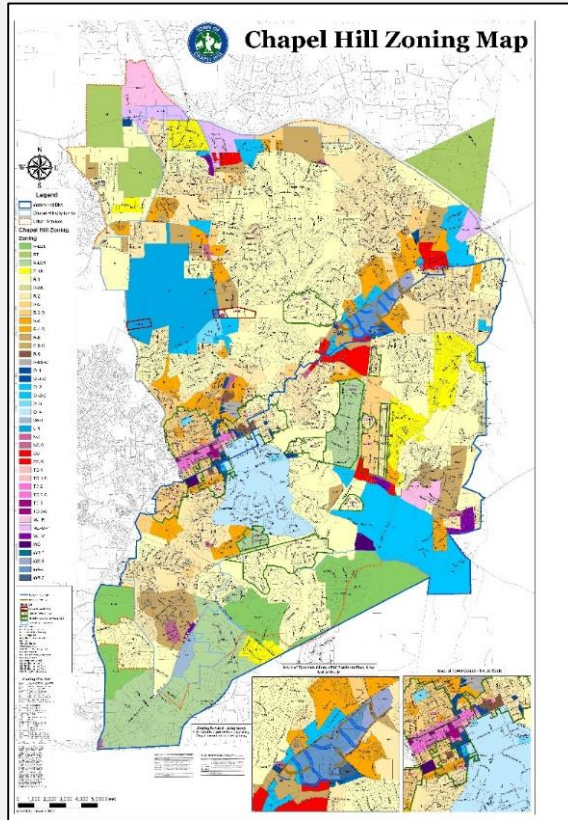
Height (max)	
Mounted below 2nd floor	4'
Mounted between 2nd and 3rd floor	8'
Mounted between 3rd and 4th floor	12'
Mounted between 4th and 5th floor	16'

Clearance from building facade (max)	
Projection width (max)	4'
Depth (max)	12"
Clear height above sidewalk (min)	10'

Number of Signs

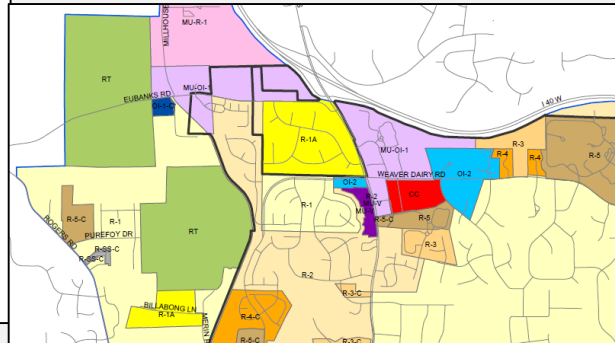
1. Maximum 1 projecting sign per individual establishment per street frontage.
2. Must be located at least 25 feet from any other projecting sign or shingle sign.
3. Not allowed on the same street frontage of a zoning lot with a commercial center or ground sign.

Zoning Map

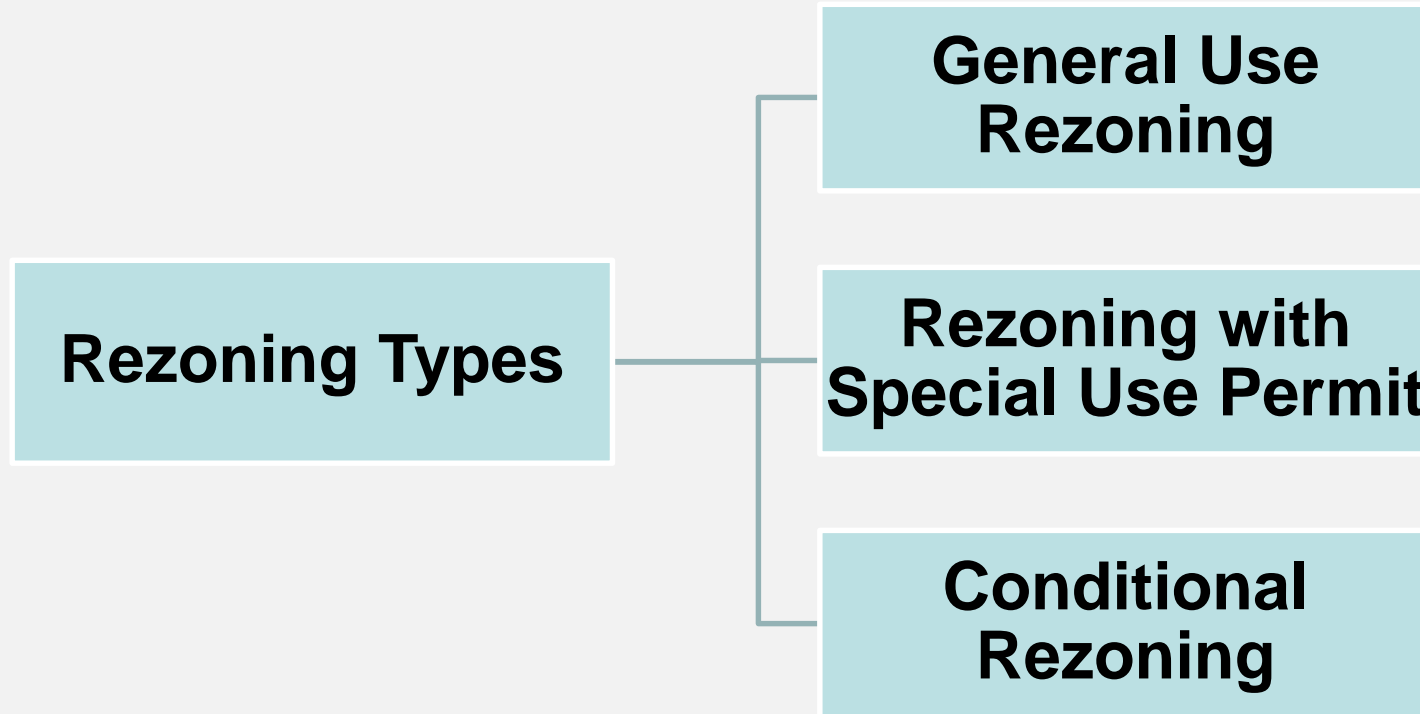


• What

• Where



.Changes to the Zoning Map




LUMO Text

- **Zoning Districts**
 - LUMO: Sections 3.1 – 3.6
- **Uses**
 - LUMO: Use Matrix – Table 3.7-1
 - LUMO: Dimensional Matrix 3.8-1
- **Application Procedures**
 - LUMO: Article 4 – Procedures
- **Standards**
 - LUMO: Article 5 – Design and Development Standards

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Mounted between 4th and 5th floor	16'

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Projection width (max)	4'

Depth (max)	
Depth (max)	12"

Clear height above sidewalk (min)	
Clear height above sidewalk (min)	10'

Number of Signs

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Separate Public Hearings

Hearing Process for Rezoning/Special Use Permits

- Holding separate public hearings on the Rezoning and Special Use Permit

Rezoning Hearing

Hearing Process for Rezoning

- **Rezoning is legislative process**
- **Stakeholders can provide public comments on case in hearing**
- **Council has broad discretion to make decision**

Following Rezoning Discussion

After Tonight's Rezoning Discussion

Close Public Hearing

- a. Move on to the Special Use Permit
- b. Continue the rezoning Hearing to a future date

Special Use Permit Hearing

Hearing Process

for Special Use Permit

- **Special Use Permit requires quasi-judicial process**
- **Speakers provide factual evidence under oath in hearing**
- **Council reviews evidence to see if ordinance standards are met**

Following Special Use Permit Discussion

After Tonight's Special Use Permit Discussion

Close Public Hearing

- a. Continue the Special Use Permit
Hearing to a future date**

Speaking

If you wish to speak:

- **Sign up with the Town Clerk for the appropriate hearing**
- **If participating in the SUP hearing, you will need to sworn in**



Merritt Mill East Multi-Family Development Rezoning

Public
Hearing
March 14,
2018



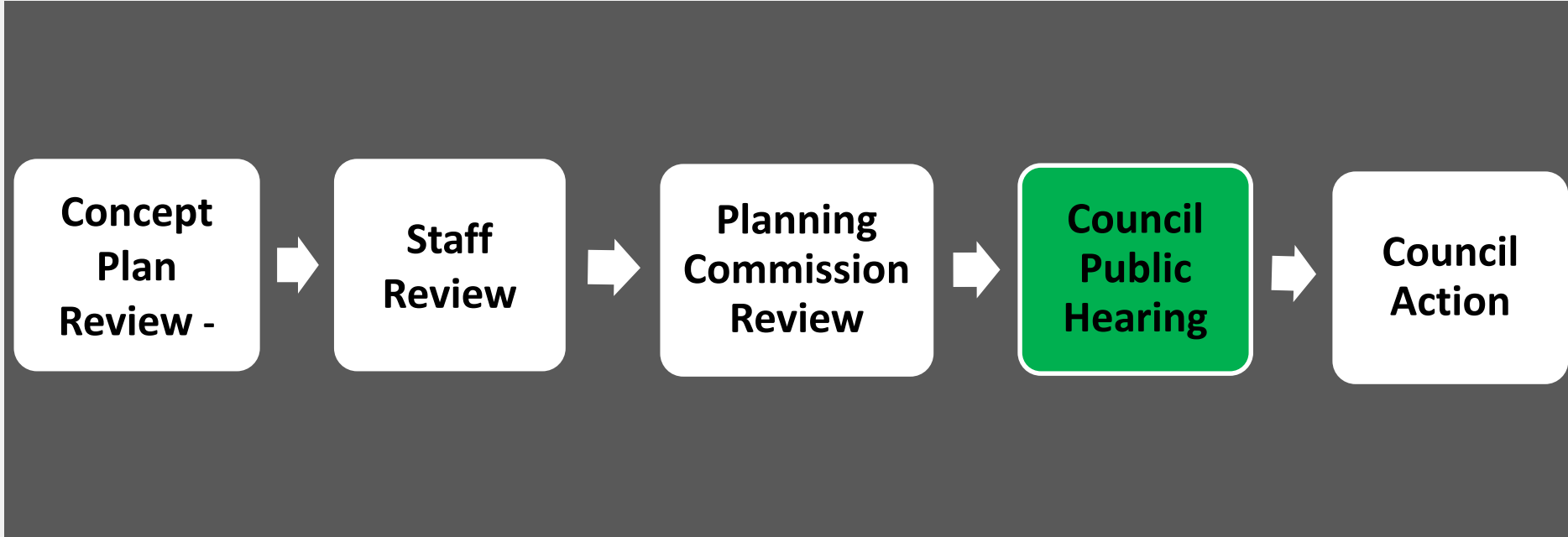
Rezoning Recommendation – Merritt Mill East

Recommended Action:

- Receive the staff's report
- Hear public comment
- Recess the Public Hearing to April 25



Rezoning Process – Merritt Mill East

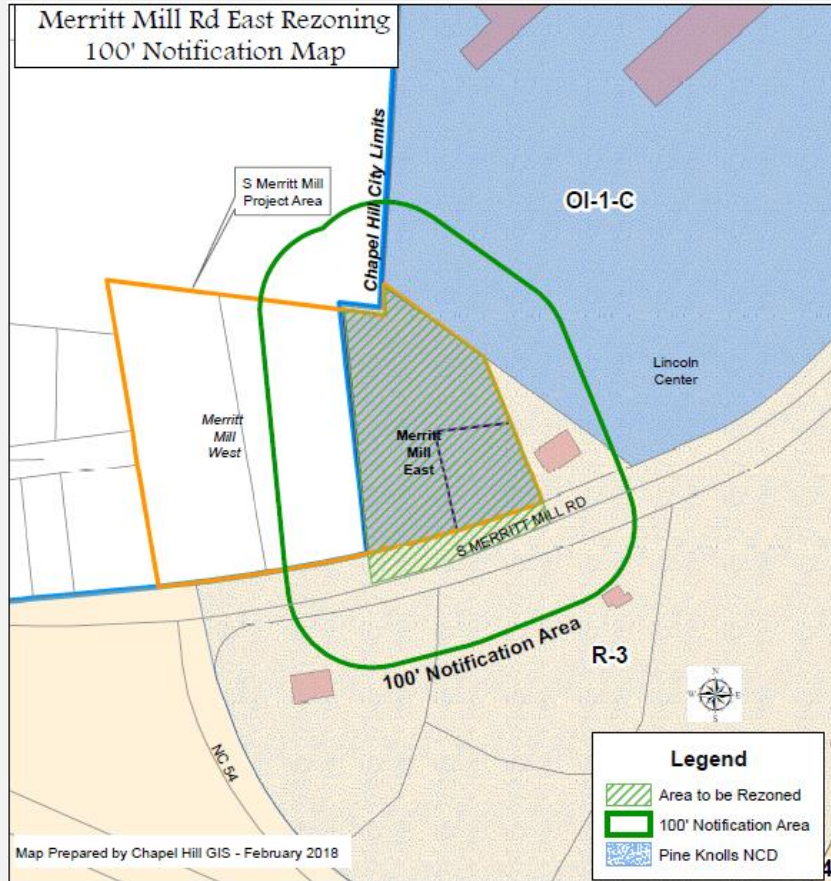


No Council Action Tonight

Description – Merritt Mill East

- Resides in both Chapel Hill and Carrboro-our purview is Chapel Hill side only.
- 100% Affordable, 24 1-bedroom units
- Accompanying Special Use Permit
- Seeking Modifications

Rezoning Area – Merritt Mill East



Existing Zoning:

- Residential – 3, Pine Knolls NCD

Proposed Zoning:

- Residential-Special Standards-Conditional

Accompanying Application:

- Special Use Permit

Aerial Map – Merritt Mill East



Rezoning Recommendation – Merritt Mill East

Recommended Action:

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