



PLANNING and INSPECTIONS

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TRANSMITTAL DELIVERED VIA EMAIL

June 11, 2024

Christina Moon, AICP
Planning Administrator
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on May 17, 2024 and proposed for town public hearing on June 18, 2024:

- *An Ordinance Amending the Carrboro Land Use Ordinance Relating to Cafes and Residential Density in Certain Zoning Districts.*

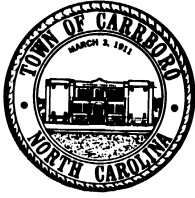
We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*.

If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Perdita Holtz".

Perdita Holtz, AICP
Deputy Director, Long-Range Planning and Administration



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, JUNE 6, 2024

Revised Land Use Ordinance Text Amendment Relating to Cafes and Residential Density in Certain Zoning Districts

By a unanimous show of hands, the Planning Board membership indicated that no member is reasonably likely to have a direct, substantial or readily identified financial impact from the development regulation that would pose a conflict of interest.

Motion was made by Foushee and seconded by Scales that the Planning Board recommends that the Town Council approve the draft ordinance with the inclusion of Section 2.

VOTE:

AYES: (7) Buckner, Foushee, Gaylord-Miles, Kirkpatrick, Poulton, Scales, Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Peretin

Associated Findings

Motion was made by Foushee and seconded by Sinclair that the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, Affordable Housing, Economic Sustainability and Land Use strategies noted below:

- Affordable Housing Strategy 1.1: Increase development of for-sale affordable housing units for households earning up to 80% of AMI.
- Affordable Housing Strategy 2.3 Ease the pressure on rental prices by increasing affordable rental housing stock, particularly in high-transit areas.
- Economic Sustainability Strategy 2.2: Strengthen other business districts and commercial areas in Carrboro's neighborhoods.
- Economic Sustainability Strategy 3.4: Support business opportunities and unique ownership models.
- Land Use Strategy 2.5: Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversity housing stock.

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the specific criteria required: public hearings for restaurant uses in less intensive commercial districts and, mixed use and affordable housing associated with increased residential density.

VOTE:

AYES: (7) Buckner, Foushee, Gaylord-Miles, Kirkpatrick, Poulton, Scales, Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Peretin

Rachel Gaylord-Miles
(Chair)

6/10/24
(Date)

Attachment A



TOWN OF CARRBORO

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

THURSDAY, JUNE 6, 2024

Revised Land Use Ordinance Text Amendment Relating to Cafes and Residential Density in Certain Zoning Districts

By a unanimous show of hands, the Appearance Commission membership indicated that no member is reasonably likely to have a direct, substantial or readily identified financial impact from the development regulation that would pose a conflict of interest.

Motion was made by Reilly and seconded by Scott that the Appearance Commission does not have a recommendation for the revised land use ordinance text amendment relating to cafes and residential density in certain zoning districts.

VOTE:

AYES: (3)

NOES: (0)

ABSTENTIONS: ()

ABSENT/EXCUSED: ()

Summary: Appearance Commission has determined no issues relate to the Appearance Commission. We do not have a recommendation.

Ayes (3), Noes (0)

Associated Findings

Motion was made by _____ and seconded by _____ that the _____ of the Town of Carrboro finds the proposed text amendment _____ consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, Affordable Housing, Economic Sustainability and Land Use strategies noted below:

- Affordable Housing Strategy 1.1: Increase development of for-sale affordable housing units for households earning up to 80% of AMI.
- Affordable Housing Strategy 2.3 Ease the pressure on rental prices by increasing affordable rental housing stock, particularly in high-transit areas.
- Economic Sustainability Strategy 2.2: Strengthen other business districts and commercial areas in Carrboro's neighborhoods.
- Economic Sustainability Strategy 3.4: Support business opportunities and unique ownership models.
- Land Use Strategy 2.5: Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversity housing stock.

Furthermore, the _____ of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the specific criteria required: public hearings for restaurant uses in less intensive commercial districts and mixed use and affordable housing associated with increased residential density.

VOTE:

AYES: ()

ABSENT/EXCUSED: ()

NOES: ()

ABSTENTIONS: ()

[Signature] 6.12.24
(Chair) (Date)