



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

MAY 4, 2023

Map Amendment to Modify the M-3-CZ District at 100, 101, 110, and 120 Two Hills Drive

Motion was made by Gaylord-Miles and seconded by Clinton that the Planning Board recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (8) Gaylord-Miles, Fray, Sinclair, Mangum, Poulton, Clinton, Kirkpatrick, Scales

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Amina, Peretin, Foushee

Associated Findings

By a unanimous show of hands, the Planning Board membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to the rezoning petition that would pose a conflict of interest.

Motion was made by Gaylord-Miles and seconded by Clinton that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly strategies relating to:

- Affordable Housing
The applicant has committed to provide 15% affordable units, and other units may contribute toward missing middle housing. Homes will be in high transit area in close proximity to downtown, and suitable for walking and biking. Applicable strategies: 2.1, 2.3, 3.3, 4.4.
- Climate Action
Inclusion of renewables, for residential units and inclusion of green building and site plan elements as part of original rezoning for South Green, including permeable pavement and other stormwater measures, strategy 3.1A.
- Economic Development
Strengthening business districts and commercial areas in Carrboro's neighborhoods, strategy 2.2.
- Transportation & Mobility
Strategies to identify sidewalks along development and design/construct, such as project 2.2
- Land Use
Encourage higher density along priority corridors such as Greensboro Street, strategy 4.1

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

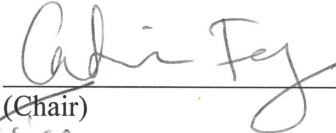
VOTE:

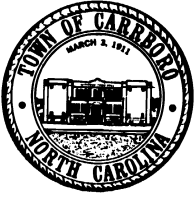
AYES: (8) Gaylord-Miles, Fray, Sinclair, Mangum, Poulton, Clinton, Kirkpatrick, Scales

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Amina, Peretin, Foushee

	5/8/2023
(Chair)	(Date)
Vice Chair	



TOWN OF CARRBORO

Affordable Housing Advisory Commission

301 West Main Street, Carrboro, North Carolina 27510

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

MAY 17, 2023

501 South Greensboro Street Conditional Rezoning to M-3-CZ

Motion was made by Lindsay Griffin and seconded by Heather Nash that the Affordable Housing Advisory Commission recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (3- Lindsay Griffin, Heather Nash, Betty Curry)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2- Amy Singleton, Bobby Funk)

Associated Findings

By a unanimous show of hands, the Affordable Housing Advisory Commission membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Lindsay Griffin and seconded by Heather Nash that the Affordable Housing Advisory Commission of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly strategies relating to:

- **Affordable Housing**
The applicant has committed to provide 15% affordable units, and other units may contribute toward missing middle housing. Homes will be in high transit area in close proximity to downtown, and suitable for walking and biking. Applicable strategies: 2.1, 2.3, 3.3, 4.4.
- **Climate Action**
Inclusion of renewables, for residential units and inclusion of green building and site plan elements as part of original rezoning for South Green, including permeable pavement and other stormwater measures, strategy 3.1A.
- **Economic Development**
Strengthening business districts and commercial areas in Carrboro's neighborhoods, strategy 2.2.
- **Transportation & Mobility**
Strategies to identify sidewalks along development and design/construct, such as project 2.2
- **Land Use**
Encourage higher density along priority corridors such as Greensboro Street, strategy 4.1

The Affordable Housing Advisory Commission furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE:

AYES: (3-Lindsay Griffin, Heather Nash, Betty Curry)

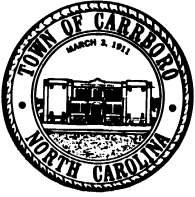
NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2- Amy Singleton, Bobby Funk)

(Chair)

(Date)



TOWN OF CARRBORO

Economic Sustainability Commission

301 West Main Street, Carrboro, North Carolina 27510

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

WEDNESDAY, MAY 10, 2023

501 South Greensboro Street Conditional Rezoning to M-3-CZ

Motion was made by Jim Porto and seconded by David Jessee that the Economic Sustainability Commission recommends that the Town Council approve the draft ordinance with an additional recommendation of removing the residential density cap.

VOTE:

AYES: (5)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3)

Associated Findings

By a unanimous show of hands, the Economic Sustainability Commission membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Jim Porto and seconded by David Jessee that the Economic Sustainability Commission of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly strategies relating to:

- **Affordable Housing**
The applicant has committed to provide 15% affordable units, and other units may contribute toward missing middle housing. Homes will be in high transit area in close proximity to downtown, and suitable for walking and biking. Applicable strategies: 2.1, 2.3, 3.3, 4.4.
- **Climate Action**
Inclusion of renewables, for residential units and inclusion of green building and site plan elements as part of original rezoning for South Green, including permeable pavement and other stormwater measures, strategy 3.1A.
- **Economic Development**
Strengthening business districts and commercial areas in Carrboro's neighborhoods, strategy 2.2.
- **Transportation & Mobility**
Strategies to identify sidewalks along development and design/construct, such as project 2.2
- **Land Use**
Encourage higher density along priority corridors such as Greensboro Street, strategy 4.1

The Economic Sustainability Commission furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.


VOTE:

AYES: (5)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3)



(Chair) 5/19/23
(Date)