

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Administration
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov



131 W. Margaret Lane
P O Box 8181
Hillsborough,
North Carolina, 27278



TRANSMITTAL DELIVERED VIA EMAIL

October 29, 2013

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 October 20, 2013 and proposed for town public hearing on November 19, 2013:

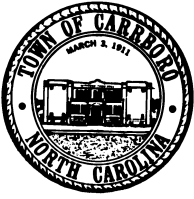
- *Bicycle Rack Designs that Count Towards Fulfillment of Bicycle Parking Requirements.*
- *Changes to Cell Tower Requirements in relation to Recent Federal and State Regulations.*
- *Adding Permissible Uses to M-1 Zoning District subject to a Conditional Use Permit and Certain Criteria.*
- *Construction Management Plan to be required for Projects that May Have Significant Impacts.*

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,

Perdita Holtz, AICP
Planning Systems Coordinator



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, NOVEMBER 7, 2013

**LAND USE ORDINANCE TEXT AMENDMENT RELATING TO
CONSTRUCTION MANAGEMENT PLANS**

Motion was made by **M. Barton** and seconded by **B. Foushee** that the **Planning Board** recommends that the Board of Aldermen **approve** the draft ordinance with the following minor change to the last sentence of Section 1. Subsection 15-49(c1)(1):

The administrator shall also inform the developer that the construction management plan shall commit the developer to compliance with those provisions and shall explain how the developer intends to address other potential impacts identified by the administrator, such as streets to be used or avoided by construction vehicles, the location of entrances to the site for construction vehicles, parking for employees, contractors and subcontractors, and the location on the site for the staging of construction materials and equipment.

In addition, the **Planning Board** strongly suggests that the Board of Aldermen consider whether a specific trigger, such as the size or location of a development, in addition to Town staff judgment, might be appropriate.

VOTE:

AYES: Chaney, Davis, Foushee, Poulton, Barton, Hunt, Cohen

ABSENT/EXCUSED: Clinton, Adamson

NOES: Eldred

ABSTENTIONS: N/A

Associated Findings

By a unanimous show of hands, the **Planning Board** membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, a motion was made by **M. Barton** and seconded by **H. Hunt** that the **Planning Board** of the Town of Carrboro finds that the proposed text amendment is consistent with Carrboro Vision 2020 as it

relates to the mitigation of adverse effect of public health and safety as part of development in sections 2.0 development and 3.1 nature of development.

2.0 Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected.

3.1 In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

VOTE:

AYES: Chaney, Davis, Foushee, Poulton, Barton, Hunt, Cohen, Eldred

ABSENT/EXCUSED: Clinton, Adamson

NOES:

ABSTENTIONS: N/A

A handwritten signature in black ink that reads "Bethany Chaney". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Bethany Chaney, Chair

November 7, 2013



TOWN OF CARRBORO
TRANSPORTATION ADVISORY BOARD
RECOMMENDATION
November 7, 2013

SUBJECT: Land Use Ordinance Amendments Relating to Construction Management Plans

MOTION: The Transportation Advisory Board is unclear as to why the draft ordinance amendment is necessary. However, if the Board feels that this will not have an adverse impact on development, then the TAB recommends that the Board approve the draft ordinance with the following condition:

- That, under subsection (2), the meetings require the attendance of a Town staff person.

By a unanimous show of hands, the TAB membership also indicated that no members have any financial interests that would pose a conflict of interest with the adoption of this amendment.

Furthermore, the TAB finds that the proposed text amendment is consistent with *Carrboro Vision 2020* as it relates to the mitigation of adverse effect of public health and safety as part of development in sections 2.0 development and 3.1 nature of development.

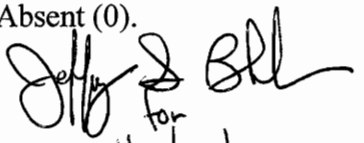
2.0 Carrboro’s development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected.

3.0 In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

Moved: LaJeunesse

Second: Štolka

VOTE: Ayes (6): LaJeunesse, Štolka, Perry, Nicopoulos, Kim, Barclay. Nays (1): Haac. Abstain (0). Absent (0).


for
Seth LaJeunesse

TAB Chair

11 / 14 /13
DATE



TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, NOVEMBER 7, 2013

LAND USE ORDINANCE TEXT AMENDMENT RELATING TO CONSTRUCTION MANAGEMENT PLANS

The EAB did not have a quorum for this meeting. The two members present, Matthew Arnsberger and Gabe Rivin, discussed the text amendment and reached consensus on these comments.

- 1) With regard to community meetings, it is recommended that community feedback be recorded and conveyed by staff to the applicant.
- 2) It is recommended that the draft version of 15-49 (c1) (1) be amended as follows:

“The administrator shall also inform the developer that the construction management plan shall commit the developer to compliance with those provisions and shall explain how the developer intends to address other potential impacts identified by the administrator, such as streets to be used or avoided by construction vehicles, the location of entrances to the site for construction vehicles, ~~and~~ the location on the site for the staging of construction materials and equipment, *and concerns about potentially harmful pollutants including but not limited to dust, debris, and aerosols.*”

- 3) It is recommended that the existing version of 15-49 (c1) (2) be amended as follows:

“Before construction plans are approved, such plans must demonstrate that all the requirements of Sections 15-262 and 15-263 and related appendices will be satisfied, *and that impacts to surface waters during construction will be mitigated to the maximum extent practicable.*”

- 4) It is recommended that section 15-318 be amended as follows:

“The permit recipient shall be responsible for ensuring that all existing trees shown on approved plans as being retained to comply with this article are protected during the construction process from removal, destruction, or injury. *Such trees shall include trees on adjacent properties at risk of damage from disturbance.*”

Mr. Arnsberger and Mr. Rivin also indicated that they do not have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, they find that the proposed text amendment is consistent with Carrboro Vision 2020 as it relates to the mitigation of adverse effect of public health and safety as part of development in sections 2.0 development and 3.1 nature of development.

2.0 Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected.

3.0 In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

—
Ser  (Chair) 11/8/2013 (Date)