

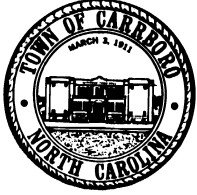
**SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS**  
**SPECIAL USE PERMIT-A FOR**  
**400 North Greensboro Street Multifamily Residential Project**

STAFF RECOMMENDATIONS	
<b>Staff Recommendations (w/ Advisory Board support where applicable):</b>	<i>Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1 thru 12 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
Recommended by	Recommendations
Staff, PB	1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Council, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
Staff, PB	2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.
Staff, PB	3. That the required affordable housing payment (for two units) must be submitted to the town before any building permit is issued at the subject site. The amount to be paid will be in accordance with the amount identified in the town's fee schedule for an affordable housing payment-in-lieu at the time the payment is submitted.

Staff, PB	4. That a detail drawing for brick-edged sidewalks common to downtown Carrboro be included in the construction plans, and be constructed for the sidewalks along both North Greensboro Street and Parker Street.
Staff, PB	5. That Town Council finds that the tree canopy requirement is hereby reduced to 20% for the project, based on the information provided by the applicant in accordance with LUO Section 15-319.
Staff, PB	6. That the applicant shall provide to the Zoning Division, prior to the approval of a building permit, or before the release of a bond if some features are not yet in place at the time of issuing the first building permit, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in PDF format and shall include a base map of the whole project and all separate plan sheets. As-built PDF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
Staff, PB	7. Per Section 15-263.1, that the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Stormwater Utility staff for approval prior to construction plan approval.

Staff, PB	8. That, prior to issuance of a CO, or the certification of a stormwater SCM, the applicant shall submit a performance security to be posted and held by the Town for a period of two years per the provisions of Section 15-263(i).
Staff, PB	9. That the developer shall follow all established town procedures associated with the installation of SCMs within the development, including but not limited to filing Operation and Maintenance Agreements and submitting and receiving approval of as-built drawings for all SCMs, in accordance with established town procedures in place at the time. The developer must also make clear to both the town staff and the OA representatives in place at such time exactly when any related responsibilities have transitioned to the OA.
Staff, PB	10. Fire flow calculations shall be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
Staff, PB	11. That the applicant receive a CAPS certificate from the Chapel Hill-Carrboro City Schools district pursuant to Article IV, Part 4 of the Carrboro Land Use Ordinance prior to construction plan approval.
Staff, PB	12. That, prior to issuance of a building permit, the Owner's declarations and covenants shall satisfy the applicable provisions of the Land Use Ordinance subject to review and approval of the Town Attorney.
<b>Advisory Boards</b>	<b>Recommendations</b>
Planning Board	13. Recommends approval with staff conditions
TMGAC	14. Recommends approval

CEAC	<p>15. The Climate and Environmental Advisory Commission (CEAC) recommends that the Town Council approve the zoning request SUP-A with modifications. The town requires 40% tree canopy for residential projects; the developer has requested a reduction to 20%. We like the 400 N. Greensboro St. project design since it aligns with the TOC comprehensive plan in these areas: urban density in the downtown core, limited parking, alternative transportation, a 100-year stormwater control, and some tree canopy. We cite this credible evidence for proposing a few modifications, most of which the developers have already mentioned during the review process, and which would further meet the town's goal to reduce urban heat.</p>
CEAC	<p>16. To compensate for the tree canopy reduction from 40% to 20%, we support these modifications and would like them to be formally included in the project.</p> <ul style="list-style-type: none"> <li>a) Lean into native plants—at least 85% of all trees, shrubs, vines, ground covers, etc. should be natives.</li> <li>b) Create habitat-rich layers and edges.</li> <li>c) Consider other cooling strategies such as green walls or vertical gardens, a green roof (extensive or intensive), and rooftop gardens.</li> </ul>
ESC	17. Recommends approval



# TOWN OF CARRBORO

## Planning Board

***301 West Main Street, Carrboro, North Carolina 27510***

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# C O M M E N T S

**THURSDAY, JUNE 5, 2025**

### **Recommendation for 400 North Greensboro Street, Special Use Permit-A**

Poulton made a motion that the Planning Board recommends that the Town Council approve the Special Use Permit-A, with all the ten staff recommendations. Foushee seconded the motion.

**VOTE:**

AYES: (8) Buckner, Foushee, Gaylord-Miles, Kirkpatrick, Peretin, Sinclair, Scales, Scott

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

*Rachel Gaylord-Miles*  
\_\_\_\_\_  
Planning Board Chair

6/11/25  
\_\_\_\_\_  
Date



## TOWN OF CARRBORO

### Transportation, Mobility & Greenways Advisory Commission

***301 West Main Street, Carrboro, North Carolina 27510***

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

**JUNE 5, 2025**

### **Final Review of 400 North Greensboro Street SUP-A**

Motion was made by X and seconded by X that the Transportation, Mobility & Greenways Advisory Commission of the Town of Carrboro recommends to the Town Council the following regarding final review of 400 North Greensboro Street SUP-A:

1. That the Carrboro Town Council should approve the Special Use Permit-A for the project.

#### **VOTE:**

AYES: (3) Jones-Peretto, Dalton, Keefe

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Salvesen, Doll, McLamb

June, 6, 2025

*Elyse M Keefe*  
\_\_\_\_\_  
(Chair)

\_\_\_\_\_  
(Date)

DATE: 6/10/2025

TO: Christina Moon, Town Planner;  
Martin Roupe, Development Review

FROM: Jane Danielewicz, CEAC chair

RE: Residential Project SUP-A Final Review

The Climate and Environmental Advisory Commission (CEAC) recommends that the Town Council approve the zoning request SUP-A with modifications. The town requires 40% tree canopy for residential projects; the developer has requested a reduction to 20%.

We like the 400 N. Greensboro St. project design since it aligns with the TOC comprehensive plan in these areas: urban density in the downtown core, limited parking, alternative transportation, a 100-year stormwater control, and some tree canopy.

We cite this credible evidence for proposing a few modifications, most of which the developers have already mentioned during the review process, and which would further meet the town's goal to reduce urban heat.

To compensate for the tree canopy reduction from 40% to 20%, we support these modifications and would like them to be formally included in the project.

- (1) Lean into native plants—at least 85% of all trees, shrubs, vines, ground covers, etc. should be natives.
- (2) Create habitat-rich layers and edges.
- (3) Consider other cooling strategies such as green walls or vertical gardens, a green roof (extensive or intensive), and rooftop gardens.

## Martin Roupe

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**From:** Lany Newman  
**Sent:** Thursday, June 12, 2025 9:51 AM  
**To:** Martin Roupe  
**Subject:** Economic Sustainability Commission: 400 N Greensboro St SUP

Good morning, Marty,

I wanted to share that during the Economic Sustainability Commission meeting last night, a motion was passed to recommend approval of the 400 N Greensboro Street SUP with all members present in agreement. If you have any questions, I am happy to answer and Jon, though out of town, is reachable via Teams. Have a good rest of your day!

Best,



**Lany Newman (She/Her/Hers)**  
Economic Development Specialist  
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