

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

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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:

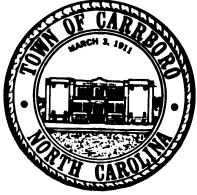
- *Bicycle Rack Designs that Count Towards Fulfillment of Bicycle Parking Requirements.*
- *Changes to Cell Tower Requirements in relation to Recent Federal and State Regulations.*
- *Adding Permissible Uses to M-1 Zoning District subject to a Conditional Use Permit and Certain Criteria.*
- *Construction 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

NOVEMBER 7, 2013

LAND USE ORDINANCE TEXT AMENDMENT RELATING TO ALLOWING ADDITIONAL USES
IN M-1 ZONING DISTRICTS

Motion was made by M. Barton and seconded by A. Cohen that the Planning Board recommends that the Board of Aldermen **approve** the draft ordinance, with the following changes:

- That the new uses permissible in the M-1 zoning district with a conditional use permit include the following, and that the Table of Permissible uses as well as the new Section 15-176.6 be amended accordingly:

3.250 Freestanding Automatic Teller Machine

8.000 Restaurants (including food delivery services), Bars, Night Clubs

8.100 Restaurant with none of the features listed in the use classification below as its primary activity

8.200 Outside service or consumption

8.500 Carry out service (picked up inside for off-premises consumption)

8.600 Food delivery

8.700 Mobile prepared food vendors

- That in the new Section 15-176.6 the following category be eliminated from the five site and building elements that exempt a developer from the 25% limitation on conditional uses, reducing the list to four:
 - The provision of public art and/or provision of outdoor amenities for public use.
- Subsequently, that *(8) Provision of public art and/or outdoor amenities for public use* be removed from the list of includable conditions enumerated in Section 15-176.6

In addition, the Planning Board acknowledges that it is not ideal for zoning use changes such as this one to be driven by a single project. The Planning Board recommends that, as part of its future comprehensive planning process, the Board of Aldermen take a closer look at the M1 and all other commercial zoning districts to ensure they can better and more flexibly support the Town's vision for a diverse economic base.

VOTE:

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

ABSENT/EXCUSED: Clinton, Adamson

NOES: Davis

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 **B. Foushee** that the **Planning Board** of the Town of Carrboro finds that the proposed text amendment is consistent with Carrboro Vision 2020, particularly the following provisions relating to development and economic development.

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

3.0 With the population of Carrboro expected to increase during the Vision 2020 period, additional commercial development should be anticipated both downtown and in peripheral areas.

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, Foushee, Poulton, Barton, Hunt, Eldred, Cohen

ABSENT/EXCUSED: Clinton, Adamson

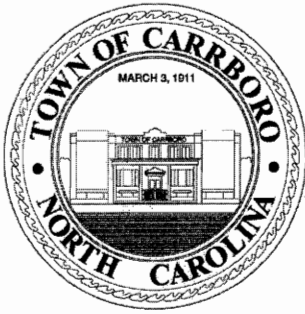
NOES: N/A

ABSTENTIONS: Davis



Bethany Chaney, Chair

November 7, 2013



TOWN OF CARRBORO
TRANSPORTATION ADVISORY BOARD
RECOMMENDATION
November 7, 2013

SUBJECT: Land Use Ordinance Amendments to Allow Additional Uses in the M-1 Zoning Districts with a Conditional Use Permit

MOTION: The Transportation Advisory Board recommends that the Board of Aldermen approve the draft ordinance amendment.

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 to the adoption of this amendment.

Furthermore, the TAB finds that the proposed text amendment is consistent with Carrboro Vision 2020, particularly the following provisions relating to development and economic development.

2.11 Infill development should take place in a manner that fulfills the town’s goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

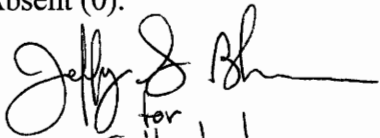
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3.1 In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

Moved: Perry

Second: Nicopoulos

VOTE: Ayes (7): LaJeunesse, Štolka, Perry, Haac, Nicopoulos, Kim, Barclay. Nays (0). Abstain (0). Absent (0).


for
Seth LaJeunesse

TAB Chair

11 / 14 /13
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

NOVEMBER __, 2013

**LAND USE ORDINANCE TEXT AMENDMENT RELATING TO ALLOWING ADDITIONAL USES
IN M-1 ZONING DISTRICTS**

Motion was made by Art Menzies and seconded by Chris Butler that the ESC recommends that the Board of Aldermen _____ the draft ordinance.

VOTE:AYES: 8ABSENT/EXCUSED: 1

NOES:

ABSTENTIONS:

Associated Findings

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

Furthermore, the ESC of the Town of Carrboro finds that the proposed text amendment is consistent with Carrboro Vision 2020, particularly the following provisions relating to development and economic development.

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

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