

**SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS**  
**SPECIAL USE PERMIT-A FOR**  
*Jade Creek Architecturally Integrated Subdivision, 8522 Old NC 86*

<b>STAFF RECOMMENDATIONS</b>	
<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 5 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
<b>Recommended by</b>	<b>Recommendations</b>
Staff, PB (*NTAAC, TAB, and EAB did not have a quorum for their review meeting.)	1. That Certificates of Occupancy for the final four units may not be issued until such time as Certificates of Occupancy have been granted for the four affordable units constructed within the development and the <i>payment in lieu</i> is received for 11.3 additional units satisfied by way of a payment to the town's Affordable Housing Revenue Fund, in the amount equivalent to 11.3 times the amount included in the Town's fee schedule at the time of payment. A note to this effect shall be required on the final plat.
Staff, PB	2. That the continued affordability of four units must be specified in the Homeowner's Association documents per the provisions of Section 15-182.4 of the Land Use Ordinance. These documents must be approved by the Town Attorney prior to construction plan approval.

Staff, PB	3. That in accordance with Section 15-182.4, the developer shall include in the restrictive covenants applicable to the subdivision, and in the deeds for the affordable units, covenants and restrictions that are sufficient to ensure that the affordable units will remain affordable as described in that section. Those covenants and restrictions shall include provisions that will allow the Town of Carrboro to enforce the commitment that the housing units remain affordable. These documents shall be subject to the approval of the Town Attorney.
Staff, PB	4. That the applicant must receive a driveway permit from NCDOT prior to approval of the construction plans.
Staff, PB	5. Prior to construction plan approval, the plans need to include a standard detail, per section 15-291 of the LUO, demonstrating that each lot can provide off-street parking sufficient to accommodate two cars, excluding those spaces provided within the garage.
Staff, PB	6. That flexibility be allowed in the execution of the street tree planting plan (subject to the approval of public works and the planning department), such that the combination of existing and proposed trees along all publicly dedicated streets in the subdivision meet the street tree requirements of Section 15-315 of the Land Use Ordinance and that the final arrangement is such that 1/3 <sup>rd</sup> of the street trees retained and/or proposed for this purpose are evergreen.
Staff, PB	7. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, 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	8. 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	9. That, prior to issuance of a CO, a final plat, or the certification of a stormwater BMP, 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	10. That the developer provide a written statement from the electrical utility stating that electric service can be provided to all locations shown on the construction plans prior to the approval of the construction plans;
Staff, PB	11. That fire flow calculations must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
Staff, PB	12. That the applicant must submit a voluntary annexation request and that the town must approve the annexation thereby bringing the property into the Town's municipal limits prior to the recording a final plat for the project.
Staff, PB	13. That the applicant receive(s) CAPS 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	14. That, prior to final plat approval, the Homeowner'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 BOARD COMMENTS / RECOMMENDATIONS</b>	
<b>Additional Advisory Board Comments &amp; Recommendations:</b>	<i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Board may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i>
<b>Recommended by</b>	<b>Recommendations</b>
Planning Board	<ol style="list-style-type: none"> <li>1. Connectivity – request to pursue easement to allow multi-use path to be extended to the north to connect with Hogan Hills Road and to the southeast to connect with the Lake Hogan Farms neighborhood trail system.</li> <li>2. That street connectivity included the full connection of Blocker Drive, without bollards.</li> <li>3. Ensure that staff recommendation #1 references the correct number of units for the payment in lieu (11.3 v. 11).</li> <li>4. Appreciates the project voluntarily providing stormwater control measures in excess of the Town’s required controls.</li> <li>5. Appreciates that the units are smaller in size and less expensive.</li> </ol>

<p>Affordable Housing Advisory Committee</p>	<p>At its April 19, 2023 meeting, the Affordable Housing Advisory Commission (AHAC) discussed the SUP-A for the Jade Creek subdivision and provided support for approval.</p> <p>Although, the AHAC would have liked to have seen more affordable units in the subdivision, the AHAC appreciated the developer’s receptiveness to striving to add affordable units to Jade Creek and to further support the Town’s affordable housing goals through the payment in lieu.</p> <p>It was noted that the subdivision supported the Town’s adopted comprehensive plan, <a href="#">Carrboro Connects</a>, by increasing the number of permanently affordable units for ownership and utilizing the land trust model:</p> <p><b>Goal 1: Increase the number of homeownership units that are permanently affordable with targeted strategies to serve households earning 80% of Area Median Income (AMI) or below with priority to historically disadvantaged households.</b></p> <p>Strategy 1.1: Increase development of for-sale affordable housing units for households earning up to 80% of AMI.</p> <p>Strategy 1.3: Support and build upon the land trust model and investigate other examples to acquire as well as keep housing permanently affordable, such as cooperative housing.</p> <p>The AHAC also recognized that the developer’s affordable housing proposal (new units plus payment in lieu) meets the Town’s affordable housing expectation in the Land Use Ordinance, conditional upon allocating 15% of the total number of units for affordable housing, or upon providing and payment in lieu of affordable units. Additionally, the approach of blending the affordable units within the neighborhood and offering larger units to accommodate larger households is much appreciated.</p>
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<p>Stormwater Advisory Committee</p>	<ol style="list-style-type: none"> <li>1. Consider discharging treated water from stormwater wetland by means of structure (e.g., level spreader) to provide sheetflow through vegetated buffer.</li> <li>2. The SWAC strongly supports the applicant’s approach for providing a low impact option for the recreational space that will minimize stormwater runoff, retain canopy trees currently in place, and alleviate concerns from neighbors regarding parking and traffic. Further, the SWAC strongly discourages any impermeable surface, such as a pickleball court, for that space which would generate runoff and which would require additional parking spaces.</li> <li>3. In agreement with statements made at joint review, commit to providing SCM maintenance access, maintenance plan documentation, and installing educational signage on SCM propose and requirements.</li> <li>4. Appreciate applicant’s commitment to avoid paved path through wetland, using stormwater wetlands, use of small lots outside of stream buffer, commitment to managing to 100-year storm (above town stormwater requirements), and use of native plants in canopy and understory layer.</li> </ol>
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# TOWN OF CARRBORO

## Planning Board

*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

**THURSDAY, APRIL 13, 2023**

**SPECIAL USE PERMIT-A – JADE CREEK ARCHITECTURALLY INTEGRATED  
SUBDIVISION**

The Planning Board recommends that the Town Council approve the special use permit with the staff recommendations, along with the following additional comments:

Connectivity – request to pursue easement to allow multi-use path to be extended to the north to connect with Hogan Hills Road and to the southeast to connect with the Lake Hogan Farms neighborhood trail system.

That street connectivity includes the full connection of Blocker Drive, without bollards.

Ensure that the staff recommendation #1 references the correct number of units for the payment in lieu (11.3 v. 11).

Appreciates the project voluntarily providing stormwater control measures in excess of the Town's required controls.

Appreciates that the units are smaller in size and less expensive.

Motion was made by Clinton and seconded by Gaylord-Miles.

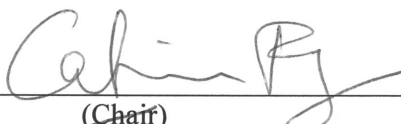
**VOTE:**

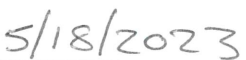
AYES: (Foushee, Gaylord-Miles, Poulton, Clinton, Fray)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (Mangum, Sinclair, Amina)

  
(Chair)  
Vice Chair

  
(Date)



# TOWN OF CARRBORO

NORTH CAROLINA  
WWW.CARRBORONC.GOV

## MEMORANDUM

TO: Tina Moon, Planning Administrator

FROM: Anne-Marie Vanaman, Interim Housing and Community Services Director

DATE: May 18, 2023

SUBJECT: SUP-A for the Jade Creek Architecturally Integrated Subdivision at 8522 Old NC Hwy 86

At its April 19, 2023 meeting, the Affordable Housing Advisory Commission (AHAC) discussed the SUP-A for the Jade Creek subdivision and provided support for approval.

Although, the AHAC would have liked to have seen more affordable units in the subdivision, the AHAC appreciated the developer's receptiveness to striving to add affordable units to Jade Creek and to further support the Town's affordable housing goals through the payment in lieu.

It was noted that the subdivision supported the Town's adopted comprehensive plan, [Carrboro Connects](#), by increasing the number of permanently affordable units for ownership and utilizing the land trust model:

**Goal 1: Increase the number of homeownership units that are permanently affordable with targeted strategies to serve households earning 80% of Area Median Income (AMI) or below with priority to historically disadvantaged households.**

Strategy 1.1: Increase development of for-sale affordable housing units for households earning up to 80% of AMI.

Strategy 1.3: Support and build upon the land trust model and investigate other examples to acquire as well as keep housing permanently affordable, such as cooperative housing.

The AHAC also recognized that the developer's affordable housing proposal (new units plus payment in lieu) meets the Town's affordable housing expectation in the Land Use Ordinance, conditional upon allocating 15% of the total number of units for affordable housing, or upon providing and payment in lieu of affordable units. Additionally, the approach of blending the affordable units within the neighborhood and offering larger units to accommodate larger households is much appreciated.





# TOWN OF CARRBORO

## Stormwater 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 3, 2023**

**Jade Creek SUP**

Motion was made by Jeanette O'Connor and seconded by Michael Paul that the SWAC recommends that the Town Council ask applicant to consider the following comments:

- 1) Consider discharging treated water from stormwater wetland by means of structure (e.g., level spreader) to provide sheetflow through vegetated buffer;
- 2) The SWAC strongly supports the applicant's approach for providing a low impact option for the recreational space that will minimize stormwater runoff, retain canopy trees currently in place, and alleviate concerns from neighbors regarding parking and traffic. Further, the SWAC strongly discourages any impermeable surface, such as a pickleball court, for that space which would generate runoff and which would require additional parking spaces;
- 3) In agreement with statements made at joint review, commit to providing SCM maintenance access, maintenance plan documentation, and installing educational signage on SCM purpose and requirements;
- 4) Appreciate applicant's commitment to avoid paved path through wetland, using stormwater wetlands, use of small lots outside of stream buffer, commitment to managing to 100-year storm (above town stormwater requirements), and use of native plants in canopy and understory layer.

**VOTE:**

AYES: (7)

ABSENT/EXCUSED: (0)

NOES: (0)

ABSTENTIONS: (0)

**Associated Findings**

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

  
(Chair)

5/3/2023

(Date)