

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

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Hillsborough,
North Carolina, 27278



TRANSMITTAL DELIVERED VIA EMAIL

September 7, 2018

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 August 24, 2018 and proposed for town public hearing on September 25, 2018:

- *An Ordinance Relating to Street Design Standards and Multi-family Uses in in the B-4-CU and B-4-CZ Districts, and High Volume Retail, Medical Offices, and Bicycle Parking Requirements.*

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

SEPTEMBER 6, 2018

Land Use Ordinance Text Amendment Relating to Street Design Standards, and Multi-family Uses in the B-4-CU and B-4-CZ Districts, and High Volume Retail, Medical Offices, and Bicycle Parking Requirements

Motion was made byWhittemore and seconded by Vance that the Planning Board recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (9) Adamson, Whittemore, Rosser, Gaylord-Miles, Meyer, Foushee, Petrin, Vance, Tiemann

ABSENT/EXCUSED: (2) Poulson, Clinton

NOES: (0)

ABSTENTIONS: (0)

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.

Motion was made by Foushee and seconded by Rosser that the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions:

2.5 Balanced and Controlled Growth

2.52 The town should continue to require the construction of a diverse housing stock.

3.3 New Commercial Growth

3.312 All shopping centers should be connected to residential areas with increased pedestrian access.

4.5 New Development

4.51 The town should continue to require developers to install sidewalks and bicycle paths in new developments.

4.52 New developments should bear the costs of upgrading connector and arterial facilities in the areas adjacent to their properties to the extent appropriate, including upgrades to serve pedestrians and bicycles, given the added load to the infrastructure and anticipated use of facilities.

6.1 Housing for a Diverse Population

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it links the potential for mixed-use development and more diverse housing options as part of conditional use or conditional zoning, a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

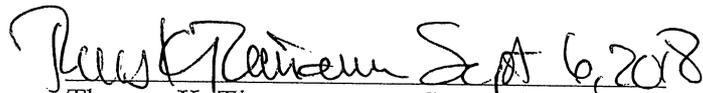
VOTE:

AYES: (9) Adamson, Whittemore, Rosser, Gaylord-Miles, Meyer, Foushee, Petrin, Vance, Tiemann

ABSENT/EXCUSED: (2) Poulson, Clinton

NOES: (0)

ABSTENTIONS: (0)


Thomas K. Tiemann September 6, 2018
(Chair) (Date)



TOWN OF CARRBORO

Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

SEPTEMBER 6, 2018

Land Use Ordinance Text Amendment Relating to Street Design Standards, and Multi-family Uses in the B-4-CU and B-4-CZ Districts, and High Volume Retail, Medical Offices, and Bicycle Parking Requirements

Motion was made by **John** and seconded by **Colleen** that the **TAB** recommends that the Board of Aldermen **reject** the draft ordinance.

VOTE:

AYES: Rob, John, Colleen, Diana, Kurt, David (6)

ABSENT/EXCUSED: Linda (1)

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

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.

The **TAB** finds that the described amendment is **unreasonable** and **not** in the public interest because it would be a wide change to the ordinance in order to accommodate a single development. In short, the proposed wording which would allow the Board to provide modifications to bicycle parking requirements on a case by case basis is too broad. For the purpose intended here, changing the wording to indicate that allowing bike parking requirements be flexible for developments which are geared towards persons which are less able-bodied would both allow this development to have flexibility for the argument the developer put forth while preventing future attempts at widespread circumvention of the Town's bicycle parking requirements.

VOTE:

AYES: Rob, John, Colleen, Diana, Kurt, David

ABSENT/EXCUSED: Linda

NOES:

ABSTENTIONS:

A handwritten signature in blue ink, appearing to read "Zachary Hill", is written over a light blue rectangular background.

(On behalf of Chair)

9/7/2018

(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

SEPTEMBER 6, 2018

Land Use Ordinance Text Amendment Relating to Street Design Standards, and Multi-family Uses in the B-4-CU and B-4-CZ Districts, and High Volume Retail, Medical Offices, and Bicycle Parking Requirements

Motion was made by Perera and seconded by Sinclair that the EAB recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (3) Perera, Sinclair, Turner

ABSENT/EXCUSED: (2) O'Connor, Skelton

NOES: ()

ABSTENTIONS: ()

Associated Findings

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

Motion was made by Sinclair and seconded by Perera that the EAB of the Town of Carrboro finds the proposed text amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions:

2.5 Balanced and Controlled Growth

2.52 The town should continue to require the construction of a diverse housing stock.

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6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.

The EAB furthermore finds that the above described amendment is reasonable and in the public interest because it links the potential for mixed-use development and more diverse housing options as part of conditional use or conditional zoning, a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

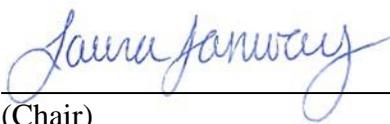
VOTE:

AYES: Perera, Sinclair, Turner

ABSENT/EXCUSED: O'Connor, Skelton

NOES:

ABSTENTIONS:

For  9-11-2018
(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

SEPTEMBER 20, 2018

Land Use Ordinance Text Amendment Relating to Street Design Standards, and Multi-family Uses in the B-4-CU and B-4-CZ Districts, and High Volume Retail, Medical Offices, and Bicycle Parking Requirements

Motion was made by Robert Hash and seconded by Bill Thompson that the Economic Sustainability Commission recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (7)

ABSENT/EXCUSED: (1)

NOES: (0)

ABSTENTIONS: (0)

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.

Motion was made by David Darr and seconded by Bill Thompson that the ESC of the Town of Carrboro finds the proposed text amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions:

2.5 Balanced and Controlled Growth

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6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.

The ESC furthermore finds that the above described amendment is reasonable and in the public interest because it links the potential for mixed-use development and more diverse housing options as part of conditional use or conditional zoning, a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE:

AYES: 7

ABSENT/EXCUSED: 1

NOES: 0

ABSTENTIONS: 0



(Chair) 9/20/2018

(Date)