



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

THURSDAY, FEBRUARY 4, 2021

Land Use Ordinance Text Amendment Relating to Dimensional Requirements in the B-1(C) and B-1(G) Districts, Permit Requirements for Town-Owned and Operated Facilities and Canopy Coverage Standards

Motion was made by Foushee and seconded by Posada that the Planning Board of the Town of Carrboro recommends that the Town Council approve the draft ordinance with the following modifications.

With regard to the proposed section 1 of the draft ordinance, we feel the current language has the potential to force applicants to choose between taking full advantage of the allowable height permitted by the underlying zoning and using roof top solar for shade. Please update the language to ensure that solar and shading features are not disadvantaged even if doing so requires increasing the maximum height.

With regard to the proposed section 3 of the draft ordinance, the updated standards may be appropriate for certain downtown zones but not residential areas or parks. We are not sure that the idea of the payment in lieu is realistic as described. Additional alternatives to canopy might include: green walls, solar devices that shade, high albedo roofing and ground cover.

VOTE:

AYES: (8) Clinton, Foushee, Fray, Gaylord-Miles, Mangum, Posada, Poulton and Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Toolooee

Associated Findings

By a unanimous show of hands, the Planning Board membership 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 Gaylord-Miles and seconded by Poulton that the Planning Board of the Town of Carrboro finds the proposed amendment is consistent with the policies in Carrboro Vision2020, particularly the support of a centrally located and conveniently accessible library as described in provision 1.22, the development and placement of architecturally significant civic buildings in the downtown to support downtown vitality as expressed in provision 2.22, and the improvement of downtown infrastructure as noted in provision 3.21.

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment is reasonable and in the public interest by furthering the Town's efforts toward providing improved access to new public facilities.

VOTE:

AYES: (8) Clinton, Foushee, Fray, Gaylord-Miles, Mangum, Posada, Poulton and Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Toolooee

Catherine Fray

02 / 12 / 2021

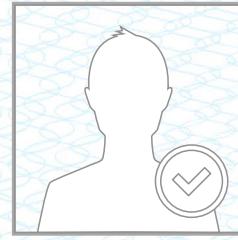
(Chair)

(Date)

Signature Certificate

Document Ref.: 8YPYA-F3KVQ-I7RYG-MYGTR

Document signed by:



Catherine Fray

Verified E-mail:
cadamson@alumni.unc.edu

IP: 98.26.109.4

Date: 12 Feb 2021 14:41:55 UTC



Document completed by all parties on:

12 Feb 2021 14:41:55 UTC

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TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

THURSDAY, FEBRUARY 11, 2021

Land Use Ordinance Text Amendment Relating to Dimensional Requirements in the B-1(C) and B-1(G) Districts, Permit Requirements for Town-Owned and Operated Facilities and Canopy Coverage Standards

Motion was made by Kaufman and seconded by Blanco that the Environmental Advisory Board of the Town of Carrboro recommends that the Town Council adopts the draft ordinance, with the following revisions:

Section 1. Subsection 15-185(a): From an environmental perspective, the height limitation does not serve any environmental purpose, therefore, we are in favor of as loose a standard as required or needed.

We recommend rewriting **Section 3. Subsection 15-319(b)** to say, "Enables a Net Zero GHG Emissions building per the Town's adopted Net Zero Buildings definition"

The Town should develop a program which would define how payments in lieu are allocated and dedicated.

VOTE:

AYES: (4) Turner, Blanco, Brandon, Kaufman

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: (2) Echart, Schalkoff

Associated Findings

By a unanimous show of hands, the Environmental Advisory Board membership 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 Brandon and seconded by Kaufman that the Environmental Advisory Board of the Town of Carrboro finds the proposed amendment is consistent with the policies in Carrboro Vision2020, particularly the support of a centrally located and conveniently accessible library as described in provision 1.22, the development and placement of architecturally significant civic buildings in the downtown to support downtown vitality as expressed in provision 2.22, and the improvement of downtown infrastructure as noted in provision 3.21.

Furthermore, the Environmental Advisory Board of the Town of Carrboro finds the proposed text amendment is reasonable and in the public interest by furthering the Town's efforts toward providing improved access to new public facilities.

VOTE:

AYES: (4) Turner, Blanco, Brandon, Kaufman

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: (2) Echart, Schalkoff

Saura Janway
For Tim Turner (Chair)

2-11-21
(Date)

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

January 22, 2021

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 January 16, 2021 and proposed for town public hearing on February 16, 2021:

- *An Ordinance Amending the Carrboro Land Use Ordinance Relating to Dimensional Requirements in the B-1(C) and B-1(G) Districts, Permit Requirements for Town-Owned and Operated Facilities, and Canopy Coverage Standards.*

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,

A handwritten signature in black ink that reads "Perdita Holtz".

Perdita Holtz, AICP
Planning Systems Coordinator