



PLANNING and INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

TRANSMITTAL DELIVERED VIA EMAIL

March 26, 2024

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 March 25, 2024 and proposed for town public hearing on April 23, 2024:

- *An Ordinance Amending the Carrboro Land Use Ordinance Relating to Cafes and Residential Density in Certain Zoning Districts.*

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 cursive script that reads "Perdita Holtz".

Perdita Holtz, AICP
Deputy Director, Long-Range Planning and Administration



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

THURSDAY, APRIL 4, 2024

Land Use Ordinance Text Amendment Relating to Cafes and Residential Density in Certain Zoning Districts

Motion was made by Scales and seconded by Poulton that the Planning Board recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (6) Buckner, Foushee, Kirkpatrick, Poulton, Scales, Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2) Gaylord-Miles, Peretin

Associated Findings

By a unanimous show of hands, the Planning Board membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Buckner and seconded by Scales that the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, Affordable Housing, Economic Sustainability and Land Use strategies noted below:

- Affordable Housing Strategy 1.1: Increase development of for-sale affordable housing units for households earning up to 80% of AML.
- Affordable Housing Strategy 2.3 Ease the pressure on rental prices by increasing affordable rental housing stock, particularly in high-transit areas.
- Economic Sustainability Strategy 2.2: Strengthen other business districts and commercial areas in Carrboro's neighborhoods.
- Economic Sustainability Strategy 3.4: Support business opportunities and unique ownership models.
- Land Use Strategy 2.5: Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversify housing stock.

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the specific criteria required: public hearings for restaurant uses in less intensive commercial districts and, mixed use and affordable housing associated with increased residential density.

VOTE:

AYES: (6) Buckner, Foushee, Kirkpatrick, Poulton, Scales, Sinclair

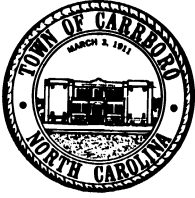
NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2) Gaylord-Miles, Peretin


(Chair)


(Date)



TOWN OF CARRBORO

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, APRIL 4, 2024

Land Use Ordinance Text Amendment Relating to Cafes and Residential Density in Certain Zoning Districts

Motion was made by Salvesen and seconded by Keefe that the Transportation Advisory Board recommends that the Town Council approve the draft ordinance with the following conditions:

- That Land Use Strategy 2.5 in the statement of consistency with The Town of Carrboro 2022-2042 Comprehensive Plan be amended to read, “Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversify housing stock.”
- That Transportation Strategy 2.1—“Encourage non-automobile use in the community and reduce vehicle miles travelled through land use decisions of developments that lends itself to public transit use (such as denser mixed-use nodes) and enhancement of public transit itself,” be included in the statement of consistency with The Town of Carrboro 2022-2042 Comprehensive Plan, due to the inextricable link between land use and transportation.

VOTE:

AYES: (5)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

Associated Findings

By a unanimous show of hands, the Transportation Advisory Board membership indicated that no member is reasonably likely to have a direct, substantial or readily identified financial impact from the development regulation that would pose a conflict of interest.

Subject to the additions above, a motion was made by Dalton and seconded by Doll that the Transportation Advisory Board of the Town of Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, Affordable Housing, Economic Sustainability, Transportation and Mobility and Land Use chapters as noted below:

- Affordable Housing Strategy 1.1: Increase development of for-sale affordable housing units for households earning up to 80% of AMI.
- Affordable Housing Strategy 2.3 Ease the pressure on rental prices by increasing affordable rental housing stock, particularly in high-transit areas.
- Economic Sustainability Strategy 2.2: Strengthen other business districts and commercial areas in Carrboro’s neighborhoods.
- Economic Sustainability Strategy 3.4: Support business opportunities and unique ownership models.
- Land Use Strategy 2.5: Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversity housing stock.

The Transportation Advisory Board, furthermore, finds the above described text amendment, which is intended to reduce housing costs and protect natural resources is reasonable and in the public interest.

VOTE:

AYES: (5)

ABSENT/EXCUSED: (0)

NOES: (0)

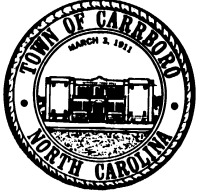
ABSTENTIONS: (0)


(Chair)

April 18, 2024

(Date)

TOWN OF CARRBORO



301 West Main Street, Carrboro, North Carolina 27510

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

WEDNESDAY, APRIL 17, 2024

Land Use Ordinance Text Amendment Relating to Cafes and Residential Density in Certain Zoning Districts

Motion was made by Muhsin Omar and seconded by Heather Nash that the Affordable Housing Advisory Commission (AHAC) recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (Heather Nash, Lindsay Griffin, Muhsin Omar)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (Betty Curry)

Comments:

Additionally, AHAC recommends that the developer target households earning 60% AMI and below as their affordability goal.

Associated Findings

By a unanimous show of hands, the AHAC membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Heather Nash and seconded by Muhsin Omar that the AHAC of the Town of Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, Affordable Housing, Economic Sustainability and Land Use strategies noted below:

- Affordable Housing Strategy 1.1: Increase development of for-sale affordable housing units for households earning up to 80% of AML.
- Affordable Housing Strategy 2.3 Ease the pressure on rental prices by increasing affordable rental housing stock, particularly in high-transit areas.
- Economic Sustainability Strategy 2.2: Strengthen other business districts and commercial areas in Carrboro's neighborhoods.
- Economic Sustainability Strategy 3.4: Support business opportunities and unique ownership models.
- Land Use Strategy 2.5: Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversity housing stock.

Furthermore, the AHAC of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the specific criteria required: public hearings for restaurant uses in less intensive commercial districts and, mixed use and affordable housing associated with increased residential density.

VOTE:

AYES: (Heather Nash, Lindsay Griffin, Muhsin Omar)

ABSENT/EXCUSED: (Betty Curry)

NOES: (0)

ABSTENTIONS: (0)

(Chair)

4-17-24

(Date)