

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT
Craig N. Benedict, AICP, Director

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Hillsborough,
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TRANSMITTAL DELIVERED VIA EMAIL

May 23, 2017

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 revisions to the following Land Use Ordinance amendments received by us May 17, 2017 and proposed for town public hearing on June 13, 2017:

- *An Ordinance Amending Provisions Relating to the WM-3 Zoning District.*

We have reviewed the amendments and, presuming the anticipated ETJ expansion on Highway 54 West is approved, we find no inconsistency with the adopted *Joint Planning Area Land Use Plan*. If the ETJ expansion is not approved, further analysis would be necessary to determine any inconsistencies with the adopted plan; therefore, we recommend that action on this item be contingent upon approval of the anticipated ETJ expansion.

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
Planning Systems Coordinator



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

JUNE 1, 2017

Land Use Ordinance Text Amendment Relating to the WM-3 Zoning District

Motion was made by Foushee and seconded by Gaylord Miles that the Planning Board recommends that the Board of Aldermen accept the draft ordinance.

VOTE:

AYES: (7) Adamsen, Hunt, Poulton, Foushee, Rosser, Gaylord-Niles, Rivera

ABSENT/EXCUSED: ()

NOES: ()

ABSTENTIONS: ()

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 Gaylord-Miles that the Planning Bd of the Town of Carrboro finds the proposed text amendment is consistent with the description and intent of the watershed industrial zoning district put forth in the 1982 Carrboro Water Quality Task Force Report and Recommendations, which formulated the basis for the WM-3 District, and Carrboro Vision2020 provisions relating to balanced and controlled growth in the watershed and peripheral areas..

The Planning Bd. furthermore finds that the above described amendment is reasonable and in the public interest because it clarifies the language in the LUO relating to the WM-3 District and allows for the reasonable development of property zoned WM-3 in accordance with the Town's zoning requirements.

VOTE:

~~102~~
AYES: 7 Adanson, Hunt, Poulton, Foushee, Rosser, Gaylord-Miles, Rivera
ABSENT/EXCUSED:

NOES:

NOES:

ABSTENTIONS.

Cathie A. An 6/1/17
(Chair) (Date)

VM3

, and upon the advice of the
town attorney



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

JUNE 1, 2017

**LAND USE MAP AMENDMENT – REZONING PORTIONS OF SIX PARCELS
CONSISTING OF APPROXIMATELY 2.9 ACRES OF PROPERTY TO WATERSHED
MANUFACTURING (WM-3)**

Motion was made by Foushee and seconded by Poulton that the Planning Board recommends that the Board of Aldermen, contingent upon the Orange County Board of Commissioners extension of the Town's ETJ, approve/reject the draft ordinance amending the zoning classification for approximately 2.9 acres of property located along the north side of NC Hwy 54 West. The six parcels are more specifically known as: 600 NC 54 West (PIN 9769-31-7655), 610 NC 54 West (PIN 9769-31-5687), 620 NC 54 West, (PIN 9769-32-3307), 626 NC 54 West (PIN 9769-21-9629), 630 NC 54 West (PIN 9769-21-7639) and 1306 Hatch Road (PIN 9769-31-9894).

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and upon the advice of
the Town Attorney,

VOTE:

AYES: Adamson, Hunt, Poulton, Foushee, Rosser, Gaylord-Miles, Rivera

ABSENT/EXCUSED:

NOES:

ABSTENTIONS:

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 Hunt that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with the original intent of assigning these parcels to the WM-3 Zoning District category in 1983, as put forth by the 1982 Carrboro Water Quality Task Force Report and Recommendations.

The Planning Bd furthermore finds that the above described amendment is reasonable and in the public interest because it allows for the reasonable development of property in accordance with the Town's zoning requirements.

VOTE:

AYES: 7 Adamson, Hunt, Poulton, Foushee, Rosser, Gaylord-Miles, Rivera

ABSENT/EXCUSED: 0

NOES: 0

ABSTENTIONS: 0

Cathie Aden 6/1/17
(Chair) (Date)