

**SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS**  
**SPECIAL USE PERMIT-A FOR**  
*Newbury Architecturally Integrated Subdivision, 904 Homestead Road*

<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 15 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	1. That the required affordable housing payment must be submitted to the town before the final plat for the project is approved. The amount to be paid will be in accordance with the amount identified in the town's fee schedule for an affordable housing payment-in-lieu at the time the payment is submitted.
Staff	2. The Fire Marshall shall review and approve the final design for the traffic calming feature on Lucas Lane before the construction plans are approved.
Staff	3. That Town Council finds the use of roll type curb acceptable within the subdivision. The detail drawing for such must be included in the construction plans, and Public Works shall review and approve the final design prior to approval of the construction plans.
Staff	4. That the applicant must receive a driveway permit from NCDOT prior to construction plan approval.
Staff	5. That the construction plans must include a connection to the existing sidewalk in the Claremont subdivision along Homestead Road.

Staff	6. That all street trees planted in accordance with the requirements of LUO Section 15-316 must be located within the public right of way.
Staff	7. That the applicant shall provide to the Zoning Division, prior to the approval of a 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	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	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	10. That the developer shall follow all established town procedures associated with the installation of SCMs within the development, including but not limited to filing Operation and Maintenance Agreements and submitting and receiving approval of as-built drawings for all SCMs, in accordance with established town procedures in place at the time. The developer must also make clear to both the town staff and the HOA representatives in place at such time exactly when any related responsibilities have transitioned to the HOA.
Staff	11. That the developer must submit the final version of the project's design to the electric utility and must provide another written statement from such electrical utility stating that electric service can still be provided to all locations shown on the construction plans prior to the approval of the construction plans.
Staff	12. Fire flow calculations shall be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
Staff	13. That the construction plans for the project must include modifications to the AIS setback notes on the cover sheet, clearly indicating that any and all portions of structures are subject to zero-foot setback from the right of way line, related to front yard setbacks.
Staff	14. That the applicant shall submit a voluntary annexation request and receive approval from the Town prior to the recording a final plat for the project.
Staff	15. That, prior to final plat approval, the Town Attorney must review and approve the Homeowner's declarations and covenants to ensure that they comply with the Land Use Ordinance.
<b>Recommended by</b>	<b>Recommendations</b>

<p>Affordable Housing Advisory Commission</p>	<p>1. The AHAC affirms that the required affordable housing payment must be submitted to the town before the final plat for the project is approved. The amount to be paid will be in accordance with the amount identified in the town’s fee schedule for an affordable housing payment-in-lieu at the time the payment is submitted.</p>
<p>Affordable Housing Advisory Commission</p>	<p>2. The permit application to subdivide land and build 36 dwelling units (including size-limited units) with associated infrastructure, plus up to ten (10) additional accessory dwelling units, supports one of the Town’s affordable housing strategies in the adopted comprehensive plan, Carrboro Connects:</p> <p><i>Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversify housing stock. (p.44)</i></p>
<p>Affordable Housing Advisory Commission</p>	<p>3. Although, the size-limited units will provide lower-priced homebuying options in Carrboro, they most likely will be unaffordable for households earning 80% of the Area Median Income (Goal 1. Affordable Housing Carrboro Connects). However, the AHAC supports the applicant’s request for Special Use Permit – A, noting Newbury’s increased density, diversity of housing stock, and payment in lieu of providing affordable housing.</p>
<p>Transportaion, Mobility &amp; Greenways Advisory Commission</p>	<p>1. That the Carrboro Town Council should approve the Special Use Permit-A for the project.</p>

Transportation, Mobility & Greenways Advisory Commission	2. That further traffic calming be considered on Lucas Ln, including bulb outs on the side of the road where on-street parking will be allowed, also serving as daylighting, and that a flexible pedestrian crossing sign be installed in the center of the proposed raised crosswalk.
Transportation, Mobility & Greenways Advisory Commission	3. That standard curbs be installed within the subdivision instead of the proposed rolled curbs for pedestrian safety and accessibility.
Stormwater Advisory Commission	1. We continue to recommend that the developer use vegetation native to the Piedmont, particularly along the stream buffer.
Stormwater Advisory Commission	2. Recommend providing access and maintenance easements located outside the stream buffers for access to SCMs.
Stormwater Advisory Commission	3. Install signs for SCMs informing the public of their purpose and requirements to educate the public especially adjacent landowners about the purpose and benefits of the SCMs.
Stormwater Advisory Commission	4. We continue to recommend consideration of permeable surfaces for parking (see individual parking units at Shelton Station).
Stormwater Advisory Commission	5. We continue to recommend that the developer keep disturbed areas including SCMs and all platted lots out of stream buffers.
Stormwater Advisory Commission	6. SWAC appreciates that the applicant has reconsidered plans to remove trees in order to create an open playfield. We appreciate the addition of a naturalized play area with large canopy trees and a walking trail to the concept plan.
Stormwater Advisory Commission	7. We recommend that the developer minimize tree removal to the extent possible.
Stormwater Advisory Commission	8. Please refer to the chart provided in the individual SWAC recommendation statement for additional information relating to their analysis of alignment and compliance with the <i>Carrboro Connects</i> comprehensive plan



# TOWN OF CARRBORO

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## MEMORANDUM

TO: Tina Moon, Planning Administrator

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

DATE: November 11, 2024

SUBJECT: Affordable Housing Advisory Commission comments - Special Use Permit-A application for Newbury AIS

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In reviewing the materials and presentation provided by the developer in the Joint Advisory Board Review on November 7, 2024, the Affordable Housing Advisory Commission had the following comments on the Special Use Permit - A for Newbury AIS.

- The AHAC affirms that the required affordable housing payment must be submitted to the town before the final plat for the project is approved. The amount to be paid will be in accordance with the amount identified in the town's fee schedule for an affordable housing payment-in-lieu at the time the payment is submitted.
- The permit application to subdivide land and build 36 dwelling units (including size-limited units) with associated infrastructure, plus up to ten (10) additional accessory dwelling units, supports one of the Town's affordable housing strategies in the adopted comprehensive plan, Carrboro Connects:

*Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversify housing stock. (p.44)*

- Although, the size-limited units will provide lower-priced homebuying options in Carrboro, they most likely will be unaffordable for households earning 80% of the Area Median Income (Goal 1. Affordable Housing Carrboro Connects). However, the AHAC supports the applicant's request for Special Use Permit – A, noting Newbury's increased density, diversity of housing stock, and payment in lieu of providing affordable housing.



# TOWN OF CARRBORO

## Transportation, Mobility & Greenways Advisory Commission

**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

**NOVEMBER 7, 2024**

### **Final Review of Newberry AIS Subdivision SUP-A, 904 Homestead Rd**

Motion was made by Bradley Doll and seconded by Elyse Keefe that the Transportation, Mobility & Greenways Advisory Commission of the Town of Carrboro recommends to the Town Council the following regarding final review of Newberry AIS Subdivision SUP-A, 904 Homestead Rd:

1. That the Carrboro Town Council should approve the Special Use Permit-A for the project.
2. That further traffic calming be considered on Lucas Ln, including bulb outs on the side of the road where on-street parking will be allowed, also serving as daylighting, and that a flexible pedestrian crossing sign be installed in the center of the proposed raised crosswalk.
3. That standard curbs be installed within the subdivision instead of the proposed rolled curbs for pedestrian safety and accessibility.

**VOTE:**

AYES: (4) Dalton, Doll, Keefe, Peretto-Jones

NOES: (0)

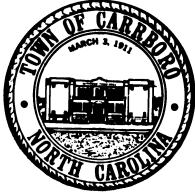
ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Salvesen

(Chair)

November 14, 2024

(Date)



# 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

**NOVEMBER 14, 2023**

**Newbury AIS SUP, 904 Homestead Road**

**Final Review**

Motion was made by Deanna Hardesty and seconded by Jeanette O'Connor that the SWAC recommends that the Town Council consider the following comments:

Based on the available information, the SWAC finds that the proposed plan for the Newbury AIS SUP **is not** consistent with the Carrboro Comprehensive Plan. We recommend the following:

- 1) We continue to recommend that the developer use vegetation native to the Piedmont, particularly along the stream buffer.
- 2) Recommend providing access and maintenance easements located outside the stream buffers for access to SCMs.
- 3) Install signs for SCMs informing the public of their purpose and requirements to educate the public especially adjacent landowners about the purpose and benefits of the SCMs.
- 4) We continue to recommend consideration of permeable surfaces for parking (see individual parking units at Shelton Station).
- 5) We continue to recommend that the developer keep disturbed areas including SCMs and all platted lots out of stream buffers.
- 6) SWAC appreciates that the applicant has reconsidered plans to remove trees in order to create an open playfield. We appreciate the addition of a naturalized play area with large canopy trees and a walking trail to the concept plan.
- 7) We recommend that the developer minimize tree removal to the extent possible.

<b>Carrboro Connects Plan Provision</b>	<b>Is Consistent</b>	<b>Is Not Consistent</b>	<b>Need More Information</b>	<b>Not Applicable</b>
GSI/Climate Action/Environment strategy 1.1: Increase use of native plants			X	
GSI/Climate Action/Environment strategy 2.2: Improve tree canopy downtown				X
GSI/Climate Action/Environment strategy 2.2: Improve tree canopy elsewhere		X		
GSI/Climate Action/Environment strategy 3.1: Coordinate transportation/public infrastructure improvements with GSI				X
GSI/Climate Action/Environment strategy 4.1: Expand resources for GSI to private property owners				X
Climate Action and Environment strategy 1.1(D) Establish and protect native vegetation in riparian		X		



projects				
Climate Action and Environment strategy 1.1(E), Water Action Strategy 2.2(A): Implement structural & non-structural management measures for redevelopment/infill; add retrofits in dense locations to increase stormwater volume control				X
Climate Action and Environment strategy 1.2 (C): Implement bioengineering/restoration methods to protect and/or restore riparian and aquatic habitats		X		
Water Action Strategy 2.1 (F): Limit riparian disturbance while maintaining sewer infrastructure and greenways		X		
Water Action Strategy 2.2 (B): Incentivize Low impact Development practices that reduce impervious surfaces and mimic natural hydrology		X		
Water Action Strategy 2.2 (C): Stabilize vegetation in new construction beyond the minimum erosion control requirements		X		

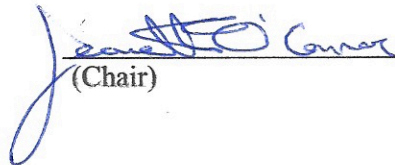
**VOTE:**

AYES: (5)

ABSENT/EXCUSED: (2)

NOES: ( )

ABSTENTIONS: ( )

 Jeannette O'Connor 11/14/2024  
(Chair) (Date)