

## TOWN OF CARRBORO

### Environmental Advisory Board

***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

**APRIL 16, 2015**

## **LAND USE ORDINANCE TEXT AMENDMENT CREATING A NEW SPECIAL LIGHT MANUFACTURING ZONING DISTRICT M-3-CONDITIONAL USE**

Motion was made by Tim Turner and seconded by Rob Crook that the EAB recommends that the Board of Aldermen approve the draft ordinance.

### **VOTE:**

AYES: (5 )

ABSENT/EXCUSED: (2)

NOES: (0)

ABSTENTIONS: (0)

### **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 Sharon Patrick and seconded by Jeanette O'Connor that the EAB of the Town of Carrboro finds the proposed text amendment to be consistent with Carrboro Vision 2020, particularly the following provisions relating to development and economic development:

### **2.1 Avoidance of Adverse Effects on Public Health and Safety**

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

### **2.5 Balanced and Controlled Growth**

2.53 Careful attention should be paid to the carrying capacity of the existing infrastructure as growth occurs.

### **3.0 ECONOMIC DEVELOPMENT**

With the population of Carrboro expected to increase during the Vision 2020 period, additional commercial development should be anticipated both downtown and in peripheral areas. Carrboro should seek to reduce the tax burden on single-family owners by increasing the percentage of commercial space in town.

### **3.1 Nature of Development**

In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

### **3.20 Downtown Vitality**

3.21 The town should developed a plan to govern the continuing development of downtown. Toward that end, the town should double commercial square footage in the downtown from that existing in the year 2000.

### **3.3 New Commercial Growth**

Opportunities for new commercial growth exist primarily in four areas: downtown, across from the Carrboro Plaza Shopping Center, within the commercial core of a village mixed-use development, and within new office/assembly conditional use developments. The latter two options are most obviously appropriate in the transition areas, but may be approved throughout the town's jurisdiction.

### **3.6 Economic Diversity**

3.63 The town should encourage the development of underutilized property in the downtown area.

### **5.20 Water**

5.23 Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing on waterways.

### **5.50 Energy**

5.51 The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets include passive and active solar, and composted waste co-generated to fuel public vehicles and the heating of town facilities.

The EAB furthermore finds that the above described amendment is reasonable and in the public interest because it will contribute toward the creation a more vibrant and successful community and provide essential public infrastructure.

**VOTE:**

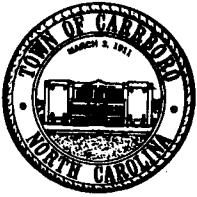
AYES: (5)

ABSENT/EXCUSED: (2)

NOES:

ABSTENTIONS:

for Reil C. D. D. 4/17/15  
(Chair) (Date)



TOWN OF CARRBORO  
**Environmental Advisory Board**  
*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

APRIL 16, 2015

**M-1 TO M-3-CU REZONING FOR 501 SOUTH GREENSBORO STREET**

Motion was made by Rob Crook and seconded by Sharon Patrick that the EAB recommends that the Board of Aldermen approve the rezoning.

**VOTE:**

AYES: (5 )

ABSENT/EXCUSED: (2 )

NOES: (0 )

ABSTENTIONS: (0 )

**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 Jeanette and seconded by Bruce that the EAB of the Town of Carrboro finds the proposed text amendment to be consistent with Carrboro Vision 2020, particularly the following provisions relating to development and economic development:

**2.1 Avoidance of Adverse Effects on Public Health and Safety**

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

**2.5 Balanced and Controlled Growth**

2.53 Careful attention should be paid to the carrying capacity of the existing infrastructure as growth occurs.

**3.0 ECONOMIC DEVELOPMENT**

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**5.20 Water**

5.23 Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing on waterways.

**5.50 Energy**

5.51 The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets include passive and active solar, and composted waste co-generated to fuel public vehicles and the heating of town facilities.

The EAB furthermore finds that the above described amendment is reasonable and in the public interest because it will contribute toward the creation a more vibrant and successful community and provide essential public infrastructure.


**VOTE:**

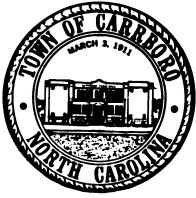
AYES: (5)

ABSENT/EXCUSED: (2)

NOES: (0)

ABSTENTIONS: (0)

  
for (Chair) 4/16/15  
(Date)



## TOWN OF CARRBORO

Economic Sustainability 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

**APRIL 2, 2015**

### 501 South Greensboro Street – Conditional Use Rezoning

Motion was made by Paul Daughtery and seconded by Betsey Bertram that the Economic Sustainability Commission recommends that the Board of Aldermen approve the proposed ordinance with the condition that the development include a performance standard that seeks to implement number 6 of the Local Living Economy Task Force Recommendations and support seek to recruit locally owned based tenants.

**VOTE:**

AYES: (6 )

ABSENT/EXCUSED: (1 )

NOES: ( )

ABSTENTIONS: (1 )

**Associated Findings**

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

Motion was made by Matt Neal and seconded by Paul Daughtery that the Economic Sustainability Commission of the Town of Carrboro finds the proposed map amendment is consistent with Carrboro Vision 2020, particularly the following provisions relating to development and economic development.

The noted sections of Carrboro Vision2020:

**2.1 Avoidance of Adverse Effects on Public Health and Safety**

Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse

impacts of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

#### **2.42 Carrboro's Character**

Development throughout Carrboro should be consistent with its distinctive town character. The town should adhere to policies that limit the widening of roads, encourage plantings alongside roads, preserve historic areas, buildings and older neighborhoods, and retain unspoiled green spaces and other natural areas.

#### **2.43 Carrboro should plan and encourage the growth of tree canopies over roads to mitigate the heat and smog effect caused by superheated pavement. Carrboro should strongly encourage electric utilities to put their lines underground to allow for full canopy coverage.**

#### **2.53 Balance and Controlled Growth**

Careful attention should be paid to the carrying capacity of the existing infrastructure as growth occurs.

### **3.0 ECONOMIC DEVELOPMENT**

With the population of Carrboro expected to increase during the Vision2020 period, additional commercial development should be anticipated both downtown and in peripheral areas. Carrboro should seek to reduce the tax burden on single-family owners by increasing the percentage of commercial space in town.

#### **3.1 Nature of Development**

In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

#### **3.21 Downtown Vitality**

The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

- To double commercial square footage in the downtown from that existing in the year 2000.
- To accommodate additional square footage by building up, not out.
- To increase the density of commercial property in the downtown area.
- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.
- To develop transit and traffic initiatives which enhance the viability of downtown.

#### **3.3 New Commercial Growth**

Opportunities for new commercial growth exist primarily in four areas: downtown, across from the Carrboro Plaza Shopping Center, within the commercial core of a village

mixed-use development, and within new office/assembly conditional use developments. The latter two options are most obviously appropriate in the transition areas, but may be approved throughout the town's jurisdiction.

### **3.311 Shopping Centers**

Before creating new shopping centers, the town should encourage those that exist to maximize their potential by adding stories when and where practical.

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

**3.61** While our citizens may not be able to meet all of their consumer needs in Carrboro, it is important that the town encourage the widest possible diversity of locally operated businesses. The objective is a balanced portrait of convenience: a movie theater, overnight accommodations, home businesses, technology, retail, a variety or department stores, restaurants and entertainment.

### **3.63 Economic Diversity**

The town should encourage the development of underutilized property in the downtown area.

## **4.0 TRANSPORTATION**

The safe and adequate flow of bus, auto, bicycle and pedestrian traffic within and around Carrboro is essential. The public transit system serves to encourage non-auto travel and reduce congestion on existing roads. The town's Land Use Ordinance and economic development policies both address traffic flow in this expanding municipality.

**4.12** The Town should continue to implement its connector roads policy.

**4.31** The town should fully implement its bicycle and pedestrian network plan. This plan should identify links needed now as well as links that will be needed by 2020.

### **4.41 Established Roads**

As a general policy, established roads should be widened to accommodate bike lanes and sidewalks, but not to provide additional lanes for automobiles.

**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 pedestrian and bicycles, given the added load to the infrastructure and anticipated use of facilities.



### 5.23 Water

Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing on waterways.

## 5.51 Energy

The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets include passive and active solar, and composted waste co-generated to fuel public vehicles and the heating of town facilities.

**VOTE:**

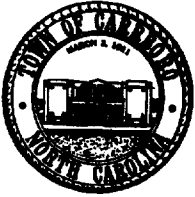
**AYES: 6**

ABSENT/EXCUSED: 1

NOES:

ABSTENTIONS: 1

Bever Ramsey April 14, 2015  
Chair Date



## TOWN OF CARRBORO

### Planning Board

***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

**APRIL 16, 2015**

## 501 South Greensboro Street – Conditional Use Rezoning & Conditional Use Permit Application

Motion was made by **Hunt** and seconded by **Poulton** that the **Planning Board** recommends that the Board of Aldermen **accept** the request to change the zoning classification of the property located at 501 South Greensboro Street to M-4-CU.

### **VOTE:**

AYES: (10) Braxton, Adamson, Clinton, Cohen, Davis, Haggerty, Hunt, Poulton, Tiemann, Whittemore

ABSENT/EXCUSED: (1) Watson

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 **Hunt** and seconded by **Adamson** that the **Planning Board** of the Town of Carrboro finds that the requested change in zoning **is** consistent with the community's vision for development in downtown Carrboro.

- A. Carrboro Vision 2020 policy 2.11 encourages infill development that "fulfills the town's goals and enhances neighboring areas." Rezoning would bring new life and use to a neglected site and would be an improvement to the area.
- B. Zoning reclassification would bring commercial activity to an area that has none now in furtherance of Carrboro Vision 2020 policy 3.0.

- C. Carrboro Vision 2020 policy 3.61 encourages diversity of locally operated businesses, including restaurants. Rezoning the property to M-3-CU would encourage restaurants in an area that does not now permit them.
- D. Rezoning would foster the development of underutilized property, as urged by Vision 2020 policy 3.63.
- E. The rezoning would also be consistent with Carrboro Vision 2020 policy 5.23, which states that Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing on waterways.

The **Planning Board** furthermore finds that the above described map amendment is reasonable and in the public interest because it will create a more vibrant and successful community and will provide essential public infrastructure which will improve a long-term stormwater drainage problem associated with an existing light manufacturing site.

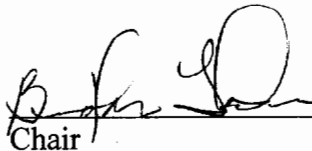
**VOTE:**

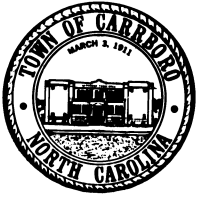
AYES: (10) Braxton, Adamson, Clinton, Cohen, Davis, Haggerty, Hunt, Poulton, Tiemann, Whittemore

ABSENT/EXCUSED: (1) Watson

NOES:

ABSTENTIONS:

 \_\_\_\_\_  
Chair Date 4/21/15



## TOWN OF CARRBORO

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*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

**APRIL 16, 2015**

### 501 South Greensboro Street – Conditional Use Rezoning & Conditional Use Permit Application

Motion was made by Kurt Štolka and seconded by Diana McDuffee that the TAB recommends that the Board of Aldermen approve the draft ordinance.

**VOTE:**

AYES: ( 7 )

ABSENT/EXCUSED: ( )

NOES: ( )

ABSTENTIONS: ( )

**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.

Motion was made by Kurt Štolka and seconded by Diana McDuffee that the TAB of the Town of Carrboro finds the proposed text amendment is consistent with Carrboro Vision 2020, particularly the following provisions relating to development and economic development.

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The TAB furthermore finds that the above described map amendment is reasonable and in the public interest because it will create a more vibrant and successful community and will provide essential public infrastructure which will improve a long-term stormwater drainage problem associated with an existing light manufacturing site.

**VOTE:**

AYES: (7)

ABSENT/EXCUSED:

NOES:

ABSTENTIONS:

For Linda Haac

B. Walt

Chair

4/17/15

Date