



PLANNING *and* INSPECTIONS

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TRANSMITTAL DELIVERED VIA EMAIL

January 29, 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 January 26, 2024 and proposed for town public hearing on February 1, 2024:

- *An Ordinance Amending the Carrboro Land Use Ordinance to Increase the Building Height Limit for Multi-family Buildings in the R-2-CZ District.*

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". The signature is written in a cursive, flowing style.

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



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

THURSDAY, FEBRUARY 1, 2024

Land Use Ordinance Text Amendment to Increase the Building Height Limit for Multi-family Buildings in the R-2-C-Z District

Motion was made by Buckner and seconded by Gaylord-Miles that the Planning Board recommends that the Town Council approve the draft ordinance.

VOTE:

- AYES: (7) Poulton, Buckner, Gaylord-Miles, Foushee, Barber, Kirkpatrick, Sinclair
- NOES: (0)
- ABSTENTIONS: (0)
- ABSENT/EXCUSED: (1) Peretin

Associated Findings

By a unanimous show of hands, the Planning Board membership indicated that no members have any direct, substantial and/or readily identifiable financial impact relating to the development regulation under consideration that would pose a conflict of interest.

Motion was made by Gaylord-Miles and seconded by Buckner 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, particularly strategies relating to:

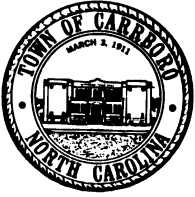
- Affordable Housing – adding multifamily residential to either increase the number of affordable homes for purchase and/or to provide affordable rental housing stock in high-transit areas (1.1 and 2.3).
- Climate Action – increasing the use of renewable energy, energy efficiency (1.1 and 4.2)
- Transportation & Mobility – expanding opportunities for transportation options (3.1)

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the relationship between the additional building height and the site and building elements deemed to satisfy the standard.

VOTE:

- AYES: (7) Poulton, Buckner, Gaylord-Miles, Foushee, Barber, Kirkpatrick, Sinclair
- ABSENT/EXCUSED: (0)
- NOES: (0)
- ABSTENTIONS: (1) Peretin

Brent Lancher 2-3-24
 (Chair) (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

FEBRUARY 8, 2024

1307 West Main Street Conditional Rezoning to R-2-CZ

and

Land Use Ordinance Text Amendment to Increase the Building Height Limit for Multi-family Buildings in the R-2-C-Z District

Motion was made by John Cox and seconded by Margaret Kurz that the Stormwater Advisory Commission recommends that the Town Council adopts the draft ordinance and text amendment with the recommended changes/conditions provided below.

- Applicant replace current 36" CMP and junction box with RCP.
- That the applicant agrees to match the predevelopment peak flow for the 50 year and 100 year design storms in addition to the design storms in the LUO as a condition.
- Applicant landscape with plants native to the Piedmont (or at least the southeast) and consider mitigating the street trees that need to be removed with native canopy trees other than willow oak to avoid monoculture.

Overall, we appreciate the measures being taken to reduce stormwater impacts on the site, including leaving 40% of the property undeveloped by choosing to build up instead of out.

VOTE:

AYES: (Cox, Paul, Kurz, O'Connor, Hardesty)

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: (Chadwick, Vollins)

Associated Findings

By a unanimous show of hands, the Stormwater Advisory Commission 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 Mike Paul and seconded by Deanna Hardesty that the Stormwater Advisory Commission of the Town of Carrboro finds the proposed map and text amendments demonstrate consistency as indicated with the following stormwater related provisions of Town of Carrboro 2022-2042 Comprehensive Plan:

- Green Stormwater Infrastructure and Climate Action and Environment strategies 1.1 (increase use of native plants) (*more information needed*); and
- Green Stormwater Infrastructure strategy 2.1 (improve tree canopy downtown) (*n/a*); and
- Green Stormwater Infrastructure strategy 2.2 (improve tree canopy along roads, in open spaces, and on private lots) *is consistent*; and

- Green Stormwater Infrastructure strategy 3.1 (coordinate transportation and public infrastructure improvements with green stormwater infrastructure) *NA*; and
- Green Stormwater Infrastructure strategy 4.1 (expand resources for green stormwater infrastructure to private property owners) *NA*; and
- Climate Action and Environment strategy 1.1 (D) (establish and protect native vegetation in riparian projects) *more information needed*, and
- Water strategy 2.1 (F) (limit riparian disturbance while maintaining sewer infrastructure and greenways) *is consistent*; and
- Climate Action and Environment strategy 1.1 (E) and Water strategy 2.2 (A) (implement structural and non-structural management measures for redevelopment and infill and add retrofits in dense locations to increase stormwater volume control *N/A*; and
- Water strategy 2.2 (B) (incentivize Low impact Development practices for any new developments that reduce impervious surfaces and mimic natural hydrology) *more information needed*; and
- Climate Action and Environment strategy 1.2 (C) (implement bioengineering/restoration methods to protect and/or restore riparian and aquatic habitats *is consistent*; and
- Water strategy 2.2 (C) (stabilize vegetation in new construction beyond the minimum erosion control requirements) *more information needed*.

The Stormwater Advisory Commission furthermore finds that the above-described amendments are reasonable and in the public interest because they use a mechanism that allows rezonings and amendments to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

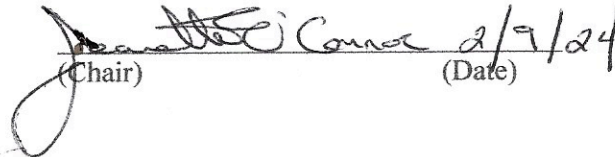
VOTE:

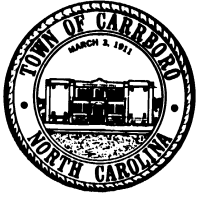
AYES: (Cox, Paul, Kurz, O'Connor, Hardesty)

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: (Chadwick, Vollins)


(Chair) _____ (Date) 2/9/24



TOWN OF CARRBORO
Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, FEBRUARY 1, 2024

Land Use Ordinance Text Amendment to Increase the Building Height Limit for Multi-family Buildings in the R-2-C-Z District

Motion was made by Jordan Dalton and seconded by David Salvesen that the Transportation Advisory Board recommends that the Town Council approve the draft ordinance with the following consideration:

- That the Town Council clarify whether it intends for the permission granted to convert the first floor to non-residential uses includes a waiver of any resulting parking ordinance noncompliance.

VOTE:

AYES: (5) (Jones-Peretto, Keefe, Salvesen, Dalton, Doll)
NOES: (1) (Swan)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (0)

Associated Findings

By a unanimous show of hands, the Transportation Advisory Board membership indicated that no members have any direct, substantial and/or readily identifiable financial impact relating to the development regulation under consideration that would pose a conflict of interest.

Motion was made by David Salvesen and seconded by Elyse Keefe 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, particularly strategies relating to:

- Affordable Housing – adding multifamily residential to either increase the number of affordable homes for purchase and/or to provide affordable rental housing stock in high-transit areas (1.1 and 2.3).
- Climate Action – increasing the use of renewable energy, energy efficiency (1.1 and 4.2).
- Transportation & Mobility – expanding opportunities for transportation options (3.1).

Furthermore, the Transportation Advisory Board of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the relationship between the additional building height and the site and building elements deemed to satisfy the standard.

VOTE:

AYES: (5) (Jones-Peretto, Keefe, Salvesen, Dalton, Doll)
NOES: (1) (Swan)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (0)

(Chair)

Feb 13, 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

FEBRUARY 21, 2024

Land Use Ordinance Text Amendment to Increase the Building Height Limit for Multi-family Buildings in the R-2-C-Z District

Motion was made by Muhsin Omar and seconded by Lindsay Griffin that the Affordable Housing Advisory Commission recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (Betty Curry, Lindsay Griffin, Muhsin Omar)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (Heather Nash)

Associated Findings

By a unanimous show of hands, the AHAC membership indicated that no members have any direct, substantial and/or readily identifiable financial impact relating to the development regulation under consideration that would pose a conflict of interest.

Motion was made by Muhsin Omar and seconded by Lindsay Griffin that the AHAC of the Town of Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly strategies relating to:

- Affordable Housing – adding multifamily residential to either increase the number of affordable homes for purchase and/or to provide affordable rental housing stock in high-transit areas (1.1 and 2.3).
- Climate Action – increasing the use of renewable energy, energy efficiency (1.1 and 4.2)
- Transportation & Mobility – expanding opportunities for transportation options (3.1)

Furthermore, the AHAC of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the relationship between the additional building height and the site and building elements deemed to satisfy the standard.

VOTE:

AYES: (Betty Curry, Lindsay Griffin, Muhsin Omar)

ABSENT/EXCUSED: (Heather Nash)

NOES: (0)

ABSTENTIONS: (0)

Betty Curry 2/21/24
 (Chair) (Date)

APPEARANCE COMMISSION MINUTES

February 1st, 2024 (REMOTE MEETING)

6:30pm

Members Present:

David Markiewicz (Chair)

James Scott

Samantha Carney

Members Absent:

Sharon Reilly (Vice Chair)

Whitney Fry

Nathan Jorgensen

Eliazar Posada (Council Member)

Staff Present: Ann Stroobant- Planner/Zoning Development Specialist

David called the meeting to order.

I. Approval of Minutes from December 7, 2023 Meeting

Motion made by James and seconded by Samantha to approve the minutes from the December 7, 2023 meeting.

AYES: 3 (David Markiewicz, James Scott, Samantha Carney)

NOES: 0

Motion approved.

II. Approval of Minutes from January 11, 2024 Meeting

Motion made by Samantha and seconded by James to approve the minutes from the January 11, 2024 meeting.

AYES: 3 (David Markiewicz, James Scott, Samantha Carney)

NOES: 0

Motion approved.

III. Approval of signage-no signage submitted for approval at this time

IV. Review and discussion of items for February 1st, 2024 Joint Review

1. Item A-1307 West Main Street, Proposed Conditional Rezoning to R-2-CZ & Associated Text Amendments (text amendment relates to maximum building height)

- Member feedback on the 1307 West Main Street proposal was as follows:
 - There was a hesitancy to change anything because Carrboro will lose its feel. Don't want to have what has happened on Franklin Street in Chapel Hill.
 - The location is a great one, given the housing needs of Carrboro.
 - The location will cause the least amount of disruption.
 - The new development could possibly help revitalize Carrboro Plaza.
 - The designers will need to work around and sensitively accommodate the steam buffer.
 - The five-story building is well designed and members generally liked **this particular project in this particular place**. However, they did not want the text amendment.

- Member feedback on the text amendment relating to the five-story maximum building height was as follows:
 - The text amendment would open up a Pandora's Box.
 - Is this text amendment creating the possibility of more five story developments in Carrboro?
 - The text amendment could help meet affordable housing and transportation needs in the future.
 - The text amendment will change the look of the town.
 - Members did not want to approve the text amendment if it opens up the possibility of more five story developments throughout town.

- Members were invited to attend the full Joint Review session at 7:30pm.

V. Other Business

1. Update on Hillsborough process for their Downtown Mural Review

David said that this item will be discussed in a future meeting as we were nearing the time for Joint Review.

Motion made by Samantha and seconded by David to adjourn the meeting.

AYES: 3 (David Markiewicz, James Scott, Samantha Carney)

NOES: 0

ADJOURN