



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

MAY 4, 2023

802 and 904 Homestead Road, and 310 Lucas Lane Conditional Rezoning to R-3-CZ

Motion was made by Fray and seconded by Kirkpatrick that the Planning Board recommends that the Town Council approve the draft ordinance, subject to the following additional or replacement conditions

Project should provide traffic calming to slow traffic

Project should provide full vehicular connectivity at Lucas Lane connection to Claremont for access, public safety, and service delivery

Correct typos in condition #4 in draft rezoning ordinance)

Planning Board recommends that the project include greater density, a larger proportion of multi-family residences, and/or accessory dwelling units shall be allowed on any lots that back up on open space.

Rear setbacks for lots should be zero to accommodate accessory dwelling units.

VOTE:

AYES: (8) Poulton, Foushee, Gaylord-Miles, Clinton, Fray, Scales, Sinclair, Mangum)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2) Amina, 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 Fray and seconded by Sinclair that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly:

- Affordable Housing Strategies to increase the number of size limited homes for purchase or rent, under 1.1, 2.3, 3.1 and 4.4.;
- Transportation & Mobility Strategies to identify sidewalks along development and design/construct, such as project 2.2;
- Land Use Strategies – to continue to increase residential density in Transition Area 1 and along key transportation corridors in a way that is compatible and interconnects with existing neighborhoods.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.


VOTE:

AYES: (8) Poulton, Foushee, Gaylord-Miles, Clinton, Fray, Scales, Sinclair, Mangum)

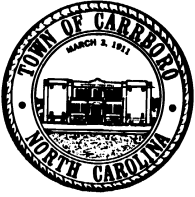
NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2) Amina, Peretin



(Chair) (Date)
Vice
chair



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, JUNE 1, 2023

802 and 904 Homestead Road, and 310 Lucas Lane Conditional Rezoning to R-3-CZ

Motion was made by Swan and seconded by Keefe that the Transportation Advisory Board recommends that the Town Council adopt the draft ordinance with the following recommendations:

1. Consider narrower street widths to prompt slower vehicle speeds in the neighborhood.
2. The TAB is concerned with the language in Condition 6 that the term “cost prohibitive” is too vague and should be further defined.
3. The TAB is concerned with sightlines for westbound traffic on Homestead Road approaching the proposed new intersection. Specific concerns relate to vehicles turning left both into, and out of, the proposed development. The TAB ask that the applicant address those concerns.
4. All infrastructure intended for bicyclists and pedestrians, including the boardwalk, should also be constructed to meet mobility needs of those in wheelchairs or using mobility aides.
5. In agreeance with Condition 5 the TAB recommends adhering to the Town’s connector roads policy.

VOTE:

AYES: (Keefe, Jones-Peretto, Swan, Salvesen)

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: ()

Associated Findings

By a unanimous show of hands, the Transportation Advisory 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 the rezoning petition that would pose a conflict of interest.

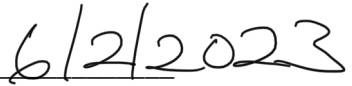
Motion was made by Swan and seconded by Keefe that the Transportation Advisory Board of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly:

- Affordable Housing Strategies to increase the number of size limited homes for purchase or rent, under 1.1, 2.3, 3.1 and 4.4.;
- Transportation & Mobility Strategies to identify sidewalks along development and design/construct, such as project 2.2;
- Land Use Strategies – to continue to increase residential density in Transition Area 1 and along key transportation corridors in a way that is compatible and interconnects with existing neighborhoods.

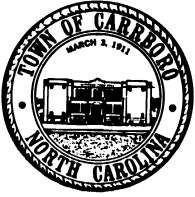
NOES: ()
ABSTENTIONS: ()
ABSENT/EXCUSED: ()



(Chair)



(Date)



TOWN OF CARRBORO

Affordable Housing Advisory Commission

301 West Main Street, Carrboro, North Carolina 27510

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

MAY 17, 2023

802 and 904 Homestead Road, and 310 Lucas Lane Conditional Rezoning to R-3-CZ

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

VOTE:

AYES: (3 – Lindsay Griffin, Heather Nash, Betty Curry)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2 – Bobby Funk, Amy Singleton)

Associated Findings

By a unanimous show of hands, the Affordable Housing 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 Lindsay Griffin and seconded by Heather Nash that the Affordable Housing Advisory Commission of the Town of Carrboro finds the proposed map amendment is not consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly:

- Affordable Housing Strategies to increase the number of size limited homes for purchase or rent, under 1.1, 2.3, 3.1 and 4.4.;
- Transportation & Mobility Strategies to identify sidewalks along development and design/construct, such as project 2.2;
- Land Use Strategies – to continue to increase residential density in Transition Area 1 and along key transportation corridors in a way that is compatible and interconnects with existing neighborhoods.

The Affordable Housing Advisory Commission furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE:

AYES: (3- Lindsay Griffin, Heather Nash, Betty Curry)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2- Amy Singleton, Bobby Funk)

Comments:

Noting the density reduction from earlier plans – Since the project does not include the affordable housing expectation in the Land Use Ordinance of allocating 15% of the total number of units that remain affordable to households whose annual gross income equals 80% of the median gross annual income, does this rezoning commit the developer to higher density as outlined, or can they further reduce the density?

(Chair)

(Date)