



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

SEPTEMBER 6, 2018

700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ

Motion was made by Adamson and seconded by Whittemor that the Planning Board recommends that the Board of Aldermen approve the draft ordinance with the following recommendations:

1. The Planning Board recommends that the town explore the opportunity to construct a sidewalk along Carol Street.
2. The Planning Board recommends that an additional condition, that the applicant work with the Post Office to find ways to discourage traffic from cutting through the Post Office parking lot to access the proposed development, be added to the draft conditions of 9-04-2018 and be adopted.
3. The Planning Board recommends that all of the draft conditions of 9-04-2018 be adopted.

VOTE:

AYES: (9) Adamson, Whittemore, Rosser, Meyer, Gaylord-Miles, Foushee, Petrin, Vance, Tiemann

ABSENT/EXCUSED: (2) Clinton, Poulton

NOES: (0)

ABSTENTIONS: (0)

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 Rosser and seconded by Gaylord-Miles that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions:

2.0 DEVELOPMENT

Carrboro's development should take place in a manner consistent with a set of adopted values. Growth should occur in a balanced fashion, and at a rate that does not jeopardized the values set forth by Vision 2020. The interests of all members of the

community, including property owners, neighbors, and other interested citizens should be ~~considered when making development decisions.~~

2.5 **Balanced and Controlled Growth**

2.52 The town should continue to require the construction of a diverse housing stock.

~~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.

3.3 **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 area, but may be approved throughout the town's jurisdiction.~~

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

4.5 **New Development**

~~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 pedestrians and bicycles, given the added load to the infrastructure and ~~anticipated use of facilities.~~

6.1 **Housing for a Diverse Population**

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow ~~for more non-detached housing, mixed-use development, and communal living~~ options.

6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with ~~the larger community. Senior access to public transit will become an~~ increasingly important concern.



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

SEPTEMBER 6, 2018

700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ

Motion was made by **Kurt** and seconded by **John** that the **TAB** recommends that the Board of Aldermen **accept** the draft ordinance.

VOTE:

AYES: Rob, John, Colleen, Diana, Kurt, David (6)

ABSENT/EXCUSED: Linda (1)

NOES: (0)

ABSTENTIONS: (0)

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** and seconded by **John** that the **TAB** of the Town of Carrboro finds the proposed map amendment **is** consistent with *Carrboro Vision 2020*, particularly the following provisions:

2.0 DEVELOPMENT

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6.1 Housing for a Diverse Population

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The TAB's recommendation of acceptance is contingent on the following modifications be made to the conditions indicated in the rezoning:

- Condition #7 be modified to include:
 - The traffic calming study be performed proactively (prior to development) to determine present need based on current resident comments AND

- The cost installation of a traffic calming device on Carol Street be covered by the developer (or otherwise included in the project)
- Condition #14 be modified to include:
 - Construction of a sidepath adjacent to the property be performed by the developer as such an improvement is indicated in the Town's Bike Plan; AND
 - Careful consideration of street design to include bike lanes on Old Fayetteville (North of NC 54) on approach to the intersection as it can be a difficult location for cyclists to navigate; AND
 - Developer should construct a new sidewalk along Old Fayetteville Road (adjacent to the property) from NC 54 to the northern property line.
- Condition #19 be modified to include:
 - If developer coordination with Chapel Hill Transit indicates there is no feasible location internal to the development for a bus stop, then access to the existing bus stop on Old Fayetteville Road (or other relevant stop which may be in a different location due to proposed system changes developed in the Short Range Transit Plan) be improved by adding a crosswalk and pedestrian refuge island

The TAB also provides the additional comments:

- Avoid making winding/curvilinear sidewalks as people would prefer to walk in a straight line.
- Ensure bike parking for the commercial uses is proximate to business entrances, as indicated in the Town's Bike Parking design guidelines

The **TAB** 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: Rob, John, Colleen, Diana, Kurt, David

ABSENT/EXCUSED: Linda

NOES:

ABSTENTIONS:



(On behalf of Chair)

9/7/2018

(Date)



TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

SEPTEMBER 6, 2018

700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ

Motion was made by Sinclair and seconded by Perera that the EAB recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (3) Sinclair, Perera, Turner

ABSENT/EXCUSED: (2) O'Connor, Skelton

NOES: ()

ABSTENTIONS: ()

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 Perera and seconded by Sinclair that the EAB of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions:

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The EAB 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.



TOWN OF CARRBORO

Economic Sustainability Commission

301 West Main Street, Carrboro, North Carolina 27510

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

SEPTEMBER 20, 2018

700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ

Motion was made by Robert Hash and seconded by Bill Thompson that the ESC recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (7)

ABSENT/EXCUSED: (1)

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the ESC 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 Robert Hash and seconded by Bill Thompson that the ESC of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions:

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The ESC 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. Condition on the following recommendations;

- 1) The developer consider a buffer whether it is a fence or landscaping between the public corner of Old Fayetteville and Hwy 54 for safety and protection of people, especially young children who might be using the space.
- 2) Construction design standards should include requirements for sustainable practices, such as sustainable materials, energy efficiency, renewable water sources etc., and implementing to the greatest extent possible green building standards and recommendations of the Climate Action Plan.

VOTE:

AYES: 7

ABSENT/EXCUSED: 1

NOES: 7

ABSTENTIONS: 1



(Chair) 9/20/2018

(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

SEPTEMBER 20, 2018

700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ

Motion was made by Dickson and seconded by Cox that the SWAC recommends that it be affirmed that Condition 15 regarding the 50 and 100 year storm events considers the stormwater runoff from the entire site.

VOTE:

AYES: (Cox, Dickson, Hay, O'Connor)

ABSENT/EXCUSED: (Hoban, Paul)

NOES: ()

ABSTENTIONS: ()

Associated Findings

By a unanimous show of hands, the SWAC 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 Cox and seconded by Dickson that the SWAC of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions:

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The SWAC 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: (Cox, Dickson, Hay, O’Connor)

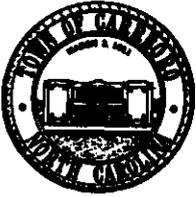
ABSENT/EXCUSED: (Hoban, Paul)

NOES:

ABSTENTIONS:



For _____ 9/21/2018
(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

SEPTEMBER 19, 2018

700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ

Motion was made by Terri Buckner and seconded by Vijay Sivaraman that the AHAC recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (6)

ABSENT/EXCUSED: (1)

NOES: ()

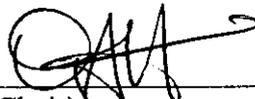
ABSTENTIONS: ()

Associated Findings:

Refer to Section I, #4 (A-C) of the draft ordinance:

- A. All members were in favor of accepting the payment in lieu
- B. All members were in favor of creating affordable apartments for those who are over-55, or accepting an additional payment in lieu.
- C. The AHAC recommended that the BOA request two to four more affordable “cottages,” bringing the total to six to eight, instead of the proposed four.

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


(Chair)

09/21/18
(Date)