

## 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 develop 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 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**

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

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 on the condition an additional performance standard be added to encourage support locally owned and operated businesses consistent with the Local Living Economy Task Force Recommendations.

### **VOTE:**

AYES: (6 )

ABSENT/EXCUSED: (1 )

NOES: ( )

ABSTENTIONS: (1 )

### **Associated Findings**

By a unanimous show of hands, the Economic Sustainability Commission 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 Paul Daughtery and seconded by Betsey Bertram that the Economic Sustainability Commission 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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## 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

**APRIL 16, 2015**

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

Motion was made by Adamson and seconded by Clinton that the Planning Board recommends that the Board of Aldermen accept the draft ordinance.

### **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 Adamson and seconded by Clinton that the Planning Board 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:

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

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The **Planning Board** 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.

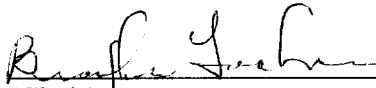
**VOTE:**

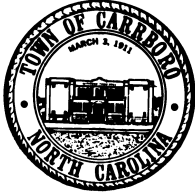
AYES: (10) Braxton, Adamson, Clinton, Cohen, Davis, Haggerty, Hunt, Poulton, Tiemann, Whittemore

ABSENT/EXCUSED: (1) Watson

NOES:

ABSTENTIONS:

 4/21/15  
(Chair) (Date)



TOWN OF CARRBORO  
Transportation 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 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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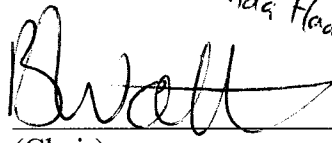
**VOTE:**

AYES: (7)

ABSENT/EXCUSED:

NOES:

ABSTENTIONS:

For Linda Heac  
  
\_\_\_\_\_  
(Chair) 4/12/15 (Date)

## ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Administration  
(919) 245-2575  
(919) 644-3002 (FAX)  
www.orangecountync.gov



131 W. Margaret Lane  
P O Box 8181  
Hillsborough,  
North Carolina, 27278



### TRANSMITTAL DELIVERED VIA EMAIL

April 10, 2015

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 March 27, 2015 and proposed for town public hearing on April 28, 2015:

- *An Ordinance Creating a Special Manufacturing Conditional Use Zoning District and Making Corresponding Changes to Section 141.3 (Conditional Use Zoning Districts).*

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 cursive script that reads "Perdita Holtz".

Perdita Holtz, AICP  
Planning Systems Coordinator