



# 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

**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:**

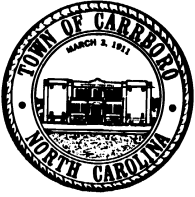
AYES: (8) Poulton, Foushee, Gaylord-Miles, Clinton, Fray, Scales, Sinclair, Mangum)

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.

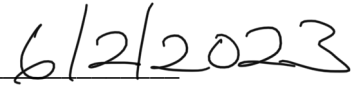
Motion was made by Swan and seconded by Keefe that the Transportation Advisory Board of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly:

- 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.

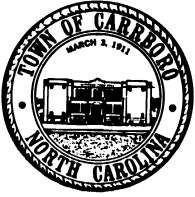
NOES: ( )  
ABSTENTIONS: ( )  
ABSENT/EXCUSED: ( )



(Chair)



(Date)



## TOWN OF CARRBORO

### Affordable Housing Advisory Commission

***301 West Main Street, Carrboro, North Carolina 27510***

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# 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?

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(Chair)

(Date)



## **TOWN OF CARRBORO**

### **Stormwater Advisory Commission**

***301 West Main Street, Carrboro, North Carolina 27510***

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## **RECOMMENDATION**

**MAY 17, 2023**

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

Motion was made by Deanna Hardesty and seconded by Mike Paul that the Stormwater Advisory Commission recommends that the Town Council disapprove the rezoning until the developer addresses the following recommendations.

Given the burden that adjacent properties may suffer from additional stormwater runoff and the existing site conditions, attention to stormwater concerns is extremely important. However, the developer's responses are inadequate. The developer did not fully or deeply address the recommendations made by the SWAC on April 17, 2022.

Any future consideration of the conditional rezoning should consider the following:

- 1) We recommend requesting additional justification beyond cost why permeable surfaces cannot be used for parking (see recent proposed use of permeable pavement in conceptual plans for South Green).
- 2) The developer did not address the SWAC's request to incorporate green stormwater infrastructure and hydrograph matching in stormwater design.
- 3) Recommend that the developer keep the disturbed area and all platted lots out of stream buffers.
- 4) Recommend providing a recreation opportunity that maintains the forested nature of the land. We support the developer's proposal to explore a wooded path for exploration and movement.
- 5) Install signs for SCMs informing the public of their purpose and requirements. Given the number of SCMs constructed by this developer, there is an opportunity to educate the public about stormwater.
- 6) We continue to recommend that the developer use vegetation native to the Piedmont, particularly along the stream buffer.
- 7) We recommend that the board assure that any development project by any developer is done after the developers other projects are meeting stormwater performance milestones.
- 8) Recommend that any bond required by the town for stormwater infrastructure include stormwater infrastructure constructed onsite and any stormwater infrastructure downstream that receives runoff from the development is included in the bond.

- 9) Recommend that SCMs be designed for the 50 year event given the unique hydrologic conditions of the site and the density of existing stormwater controls downstream.
- 10) Recommend that the developer minimize tree removal to the extent possible.

**VOTE:**

AYES: (5) (Deanna Hardesty, Mike Paul, John Cox, Margaret Kurz, Gordon Chadwick)

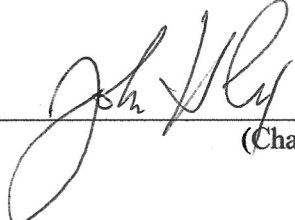
NOES: ( )

ABSTENTIONS: ( )

ABSENT/EXCUSED: (2) (Beth Vollins, Jeanette O'Connor)

**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.

  
\_\_\_\_\_  
(Chair)

May 17, 2023