

# 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 2, 2024**

### **400 North Greensboro Street Conditional Rezoning to B-1G-CZ**

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 Buckner and seconded by Scales that the Planning Board recommends that the Town Council approve the draft ordinance, with the revised condition four (4) as follows:

- The applicant shall provide a payment equivalent to the cost of one condominium in lieu of providing affordable housing.

#### **VOTE:**

AYES: (5) Buckner, Gaylord-Miles, Kilpatrick, Scales, Sinclair

NOES: (2) Foushee, Poulton

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Peretin

#### **Associated Findings**

Motion was made by Sinclair and seconded by Foushee that the Planning Board of the Town of Carrboro finds the proposed map amendment, with the revised condition as noted above, is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly:

- Affordable Housing Strategies to either increase the number of affordable homes for purchase by way of a payment in-lieu (1.1).
- Transportation & Mobility Strategies to encourage non-automobile use and expand opportunities for transportation options that do not rely on fossil fuel/SOVs under strategies 2.1 & 3.1.
- Green Stormwater Infrastructure, Water & Energy, Energy strategy 1.1, to reduce greenhouse gas emissions from motor vehicle use; and .
- Land Use Strategies – to develop fifteen-minute neighborhoods and make efficient use of land, 4.1.

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: (4) Buckner, Gaylord-Miles, Scales, Sinclair

NOES: (0)

ABSTENTIONS: (3) Kirkpatrick, Poulton, Foushee

ABSENT/EXCUSED: (1) Peretin

*Rachel Gaylord-Miles* 5/9/24  
(Chair) (Date)



## TOWN OF CARRBORO

***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 13, 2024**

### **400 North Greensboro Street Conditional Rezoning to B-1G-CZ**

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 recommends that the Town Council approve the draft ordinance.

**VOTE:**

AYES: (4- Lindsay Griffin, Heather Nash, Muhsin Omar, Betty Curry)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

**Associated Findings**

Motion was made by Lindsay Griffin and seconded by Muhsin Omar that the Affordable Housing Advisory Commission 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 either increase the number of affordable homes for purchase by way of a payment in-lieu (1.1).
- Transportation & Mobility Strategies to encourage non-automobile use and expand opportunities for transportation options that do not rely on fossil fuel/SOVs under strategies 2.1 & 3.1.
- Green Stormwater Infrastructure, Water & Energy, Energy strategy 1.1, to reduce greenhouse gas emissions from motor vehicle use; and .
- Land Use Strategies – to develop fifteen-minute neighborhoods and make efficient use of land, 4.1.

The Affordable Housing Special 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: (4- Lindsay Griffin, Heather Nash, Muhsin Omar, Betty Curry)

NOES: (0)

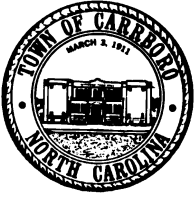
ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

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(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

**MAY 9, 2024**

### **400 North Greensboro Street Conditional Rezoning to B-1G-CZ**

Motion was made by John Cox and seconded by Deanna Hardesty that the SWAC recommends that the Town Council approve the conditional rezoning.

We want to recognize the developer's offer to meet the Land Use Ordinance stormwater management provisions that are applicable to projects with more than 5,000 square feet of impervious surface. This includes designing the Stormwater Control Measures such as the permeable pavement in accordance with the NCDEQ Stormwater Design Manual.

We encourage installing rain gardens (using plants native to NC) where possible on the site.

We want to recognize the developer's offer to landscape with plants native to NC and to place appropriately sized native canopy trees on the site.

#### **VOTE:**

AYES: (Cox, Cristiano, Hardesty, Kurz, O'Connor, Vollins )

NOES: ( )

ABSTENTIONS: ( )

ABSENT/EXCUSED: (Paul)

#### **Associated Findings**

By a unanimous show of hands, the SWAC 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 Deanna Hardesty and seconded by John Cox that the SWAC of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, as noted below:

- Green Stormwater Infrastructure and Climate Action and Environment strategies 1.1 (increase use of native plants) ***Not enough information***; and
- Green Stormwater Infrastructure strategy 2.1 (improve tree canopy downtown) ***Not enough information***; and
- Green Stormwater Infrastructure strategy 2.2 (improve tree canopy along roads, in open spaces, and on private lots) ***Not enough information***; and
- Green Stormwater Infrastructure strategy 3.1 (coordinate transportation and public infrastructure improvements with green stormwater infrastructure) ***Not applicable***; and
- Green Stormwater Infrastructure strategy 4.1 (expand resources for green stormwater infrastructure to private property owners) ***Not applicable***; and
- Climate Action and Environment strategy 1.1 (D) (establish and protect native vegetation in riparian projects) ***Not applicable***; and

- Water strategy 2.1 (F) (limit riparian disturbance while maintaining sewer infrastructure and greenways) *Not applicable*; 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) *Consistent*; and
- Water strategy 2.2 (B) (incentivize Low impact Development practices for any new developments that reduce impervious surfaces and mimic natural hydrology) *Consistent*; and
- Climate Action and Environment strategy 1.2 (C) (implement bioengineering/restoration methods to protect and/or restore riparian and aquatic habitats) *Not applicable*; and
- Water strategy 2.2 (C) (stabilize vegetation in new construction beyond the minimum erosion control requirements) *Not enough information*.

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.

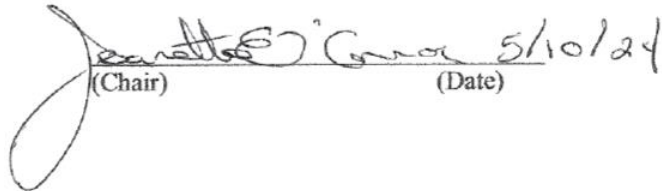
**VOTE:**

AYES: (Cox, Cristiano, Hardesty, Kurz, O'Connor, Vollins )

NOES: ( )

ABSTENTIONS: ( )

ABSENT/EXCUSED: (Paul)

  
(Chair) 5/10/24  
(Date)



## TOWN OF CARRBORO

### Economic Sustainability Commission

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

# RECOMMENDATION

**MAY 2, 2024**

### **400 North Greensboro Street Conditional Rezoning to B-1G-CZ**

By a unanimous show of hands, the Economic Sustainability 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 David Jessee and seconded by Sheila Dalton that the Economic Sustainability Commission recommends that the Town Council deny the draft ordinance. The recommendation comes with the comments that, while the Commission liked the increase in residential density and the general rezoning to B-1G-CZ, the recommendation to deny came down to there being no planned, active commercial component on the 1st floor of the building.

#### **VOTE:**

AYES: (5)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (4)

#### **Associated Findings**

Motion was made by Sheila Dalton and seconded by Keagan James that the Economic Sustainability Commission of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan in all of the following except land use strategies:

- Affordable Housing Strategies to either increase the number of affordable homes for purchase by way of a payment in-lieu (1.1).
- Transportation & Mobility Strategies to encourage non-automobile use and expand opportunities for transportation options that do not rely on fossil fuel/SOVs under strategies 2.1 & 3.1.
- Green Stormwater Infrastructure, Water & Energy, Energy strategy 1.1, to reduce greenhouse gas emissions from motor vehicle use; and .
- Land Use Strategies – to develop fifteen-minute neighborhoods and make efficient use of land, 4.1.

The Economic Sustainability 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: (5)


NOES: (0)

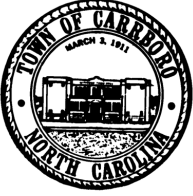
ABSTENTIONS: (0)

ABSENT/EXCUSED: (4)

(Chair)

(Date)

 5/16/2024



# 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

**MAY 2, 2024**

## **400 North Greensboro Street Conditional Rezoning to B-1G-CZ**

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 a rezoning petition that would pose a conflict of interest.

Motion was made by Salvesen and seconded by Dalton that the Transportation Advisory Board recommends that the Town Council approve the draft ordinance.

### **VOTE:**

AYES: (5) Dalton, Doll, Keefe, Jones-Peretto, Salveson

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

### **Associated Findings**

Motion was made by Dalton 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 affordable homes for purchase by way of a payment in-lieu (1.1).
- Transportation & Mobility Strategies to encourage non-automobile use and expand opportunities for transportation options that do not rely on fossil fuel/SOVs under strategies (2.1 & 3.1).
- Green Stormwater Infrastructure, Water & Energy, Energy strategy (1.1), to reduce greenhouse gas emissions from motor vehicle use.
- Land Use Strategies – to develop fifteen-minute neighborhoods and make efficient use of land (4.1).

The Transportation Advisory 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: (5) Dalton, Doll, Keefe, Jones-Peretto, Salveson

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

(Chair)

May 15, 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

**MAY 2, 2024**

### **400 North Greensboro Street Conditional Rezoning to B-1G-CZ**

By a unanimous show of hands, the Appearance 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 Reilly and seconded by Markiewicz that the Appearance Commission recommends that the Town Council approve the draft ordinance.

**VOTE:**

AYES: ( 2 )

NOES: ( 1 )

ABSTENTIONS: ( 1 )

ABSENT/EXCUSED: ( )

**Associated Findings**

Appearance Commission response to building and overall project: Sad to see tear down of another old building in town, regret the loss of old trees, we like the brick, like the windows, looks too much like Town Hall, could the building be softened more in front by adding trees and leaving as many existing trees as possible like the trees near the Breakaway Café?

Motion was made by

Markiewicz and seconded by Reilly that the Appearance Commission of the Town of Carrboro finds the proposed map amendment consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly :

- ~~Affordable Housing Strategies to either increase the number of affordable homes for purchase by way of a payment in-lieu (1.1).~~
- ~~Transportation & Mobility Strategies to encourage non-automobile use and expand opportunities for transportation options that do not rely on fossil fuel/SOVs under strategies 2.1 & 3.1.~~
- ~~Green Stormwater Infrastructure, Water & Energy, Energy strategy 1.1, to reduce greenhouse gas emissions from motor vehicle use; and .~~
- Land Use Strategies – to develop fifteen-minute neighborhoods and make efficient use of land, 4.1.

The Appearance 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: ( 4 )

NOES: ( 0 )

ABSTENTIONS: ( 0 )

ABSENT/EXCUSED: ( 0 )

We feel that it meets the Land Use Strategies **only** (4<sup>th</sup> criteria). The vote is only for what is in the box.

(Chair)

(Date)

5-17-24