

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

THURSDAY, MAY 16, 2024

Land Use Ordinance Text Amendment Relating to Water Quality Buffers, Road Buffers, Fences, and Setback Exceptions

Motion was made by Foushee and seconded by Poulton that the Planning Board recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (6) Gaylord-Miles, Foushee, Poulton, Kirkpatrick, Sinclair, Barber

NOES: (1) Buckner

ABSTENTIONS: ()

ABSENT/EXCUSED: (1) Peretin

Associated Findings

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

Motion was made by Foushee and seconded by Barber that the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, Climate Action & Environment, Transportation & Mobility, Green Stormwater Infrastructure, Water, & Energy, and Land Use strategies noted below:

- Climate Action & Environment Strategy 1.2a: Review and revise the provisions in the Land Use Ordinance related to stormwater and development to provide better protection to streams and riparian areas and to align in accordance with state enabling legislation.
- Transportation & Mobility Strategy 2.2 Continue to create safe streets and trail networks for pedestrians, bike riders, and transit riders due to the clarifications allowing sight triangles and bike and pedestrian facilities in protective road buffers.
- Green Stormwater Infrastructure, Water, & Energy: Water Strategy 2.1: Continue to implement watershed management and restoration projects ensuring alignment with state watershed protections.
- Land Use Strategy 3.1: Pursue development provisions that preserve and maintain natural areas by incorporating environmentally sensitive development and building practices.
- Land Use Strategy 5.2: Improve the development approval process to be more predictable and efficient while continuing to offer vibrant community participation.

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the specific criteria required: public hearings for Land Use Ordinance changes that ensure alignment to state watershed regulations and enabling legislation, and that clarify existing provisions.

VOTE:

AYES: (5) Poulton, Foushee, Gaylord-Miles, Barber, Kirkpatrick

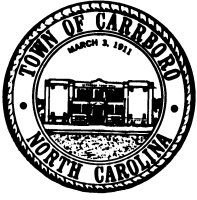
NOES: (1) Buckner

ABSTENTIONS: (1) Sinclair

ABSENT/EXCUSED: (1) Peretin

Rachel Gaylord-Miles
(Chair)

5/30/24
(Date)



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

THURSDAY, MAY 2, 2024

Land Use Ordinance Text Amendment Relating to Water Quality Buffers, Road Buffers, Fences, and Setback Exceptions

Motion was made by Dalton and seconded by Salvesen that the Transportation Advisory Board recommends that the Town Council approve the draft ordinance, using the modified wording for Section 8. shown below:

Section 8. Section 15-184(a)(3)(b) is amended with the addition of a definition of “substantially opaque” so that the subdivision now reads as follows:

(b). Fences, walls or berms running along right-of-way or lot boundaries adjacent to public street rights of way if such fences, walls or berms exceed three feet in height and are substantially opaque except that fences, walls or berms shall not be regarded as “buildings” within the meaning of this subdivision if they are located along the rear lot line of lots that have street frontage along both the front and rear of such lots. For the purpose of this section, where a fence is located along a right-of-way, or perpendicular to a right-of-way, and does not meet the applicable setback requirement, all parts of such fence that are above three feet must be least 50 percent open/revealed to 50 percent closed/opaque. A zoning permit for use 35.00 (Fences) is only required when fences are located in the right-of-way setback.

VOTE:

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

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

Associated Findings

By a unanimous show of hands, the Transportation Advisory Board membership 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 Salvesen and seconded by Dalton that the Transportation Advisory Board of the Town of Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, Climate Action & Environment, Transportation & Mobility, Green Stormwater Infrastructure, Water, & Energy, and Land Use strategies noted below:

- Climate Action & Environment Strategy 1.2a: Review and revise the provisions in the Land Use Ordinance related to stormwater and development to provide better protection to streams and riparian areas and to align in accordance with state enabling legislation.
- Transportation & Mobility Strategy 2.2 Continue to create safe streets and trail networks for pedestrians, bike riders, and transit riders due to the clarifications allowing sight triangles and bike and pedestrian facilities in protective road buffers.
- Green Stormwater Infrastructure, Water, & Energy: Water Strategy 2.1: Continue to implement watershed management and restoration projects ensuring alignment with state watershed protections.
- Land Use Strategy 3.1: Pursue development provisions that preserve and maintain natural areas by incorporating environmentally sensitive development and building practices.
- Land Use Strategy 5.2: Improve the development approval process to be more predictable and efficient while continuing to offer vibrant community participation.

Furthermore, the Transportation Advisory Board of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the specific criteria required: public hearings for Land Use Ordinance changes that ensure alignment to state watershed regulations and enabling legislation, and that clarify existing provisions.

VOTE:

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

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

A handwritten signature in black ink, appearing to read "Susan A. Jones-Peretto", written over a horizontal line.

(Chair)

May 29, 2024

(Date)