



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, OCTOBER 5, 2023

Land Use Ordinance Text Amendment Regarding Residential Density in Planned Unit Developments

Motion was made by Sinclair and seconded by Gaylord-Miles that the Planning Board recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (9) Buckner, Poulton, Foushee, Gaylord-Miles, Sinclair, Mangum, Scales, Kirkpatrick, Peretin

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2) Amina & Fray

Associated Findings

By a unanimous show of hands, the Planning Board membership indicated that no member is reasonably likely to have a direct, substantial or readily identified financial impact from the development regulation that would pose a conflict of interest.

Motion was made by Sinclair and seconded by Gaylord-Miles 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, Land Use Chapter, and, in particular, Goal 5, Strategy 5.1, noted below:

Goal 5

- Strategy 5.1, Project A: Update zoning to allow for greater density of development in the downtown and near key nodes. See Corridor Maps in this chapter for proposed locations. *The commercial elements of the two existing PUDs, at Ballentine (b) and at Homestead Road and Bellamy Lane (J), are included in the areas identified for future land use recommendations along the Rogers, Homestead and Old NC 86 Corridor.*

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, which offers additional flexibility to respond to market conditions is reasonable and in the public interest.

VOTE:

AYES: (9) Buckner, Poulton, Foushee, Gaylord-Miles, Sinclair, Mangum, Scales, Kirkpatrick, Peretin

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2) Amina & Fray

Brayden Lush
(Chair)

10-9-23
(Date)



PLANNING and INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

TRANSMITTAL DELIVERED VIA EMAIL

October 18, 2023

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 on September 25, 2023 and proposed for town public hearing on October 24, 2023:

- *An Ordinance Amending the Land Use Ordinance to Modify Residential Parking Requirements.*
- *An Ordinance Amending the Land Use Ordinance Regarding Residential Density in Planned Unit Developments.*

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 black ink that reads "Perdita Holtz".

Perdita Holtz, AICP
Deputy Director, Long-Range Planning and Administration