



## 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

**FEBRUARY 1, 2024**

### **1307 West Main Street Conditional Rezoning to R-2-CZ**

Motion was made by Gaylord-Miles and seconded by Poulton that the recommends that the Town Council the rezoning draft ordinance.

#### **VOTE:**

AYES: (7) Poulton, Buckner, Gaylord-Miles, Foushee, Barber, Kirkpatrick, Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) 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 Gaylord-Miles and seconded by Barber 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 either increase the number of affordable homes for purchase and/or to provide affordable rental housing stock in high-transit areas (1.1 and 2.3).
- 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, & 4.2.
- 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.

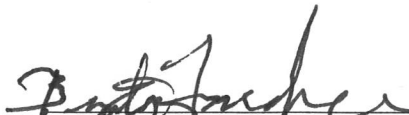
#### **VOTE:**

AYES: (7) Poulton, Buckner, Gaylord-Miles, Foushee, Barber, Kirkpatrick, Sinclair

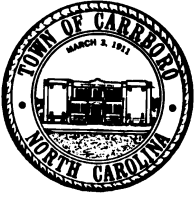
NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Peretin

  
 (Chair)

2-3-24  
 (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

**FEBRUARY 8, 2024**

## **1307 West Main Street Conditional Rezoning to R-2-CZ**

**and**

## **Land Use Ordinance Text Amendment to Increase the Building Height Limit for Multi-family Buildings in the R-2-C-Z District**

Motion was made by John Cox and seconded by Margaret Kurz that the Stormwater Advisory Commission recommends that the Town Council adopts the draft ordinance and text amendment with the recommended changes/conditions provided below.

- Applicant replace current 36" CMP and junction box with RCP.
- That the applicant agrees to match the predevelopment peak flow for the 50 year and 100 year design storms in addition to the design storms in the LUO as a condition.
- Applicant landscape with plants native to the Piedmont (or at least the southeast) and consider mitigating the street trees that need to be removed with native canopy trees other than willow oak to avoid monoculture.

Overall, we appreciate the measures being taken to reduce stormwater impacts on the site, including leaving 40% of the property undeveloped by choosing to build up instead of out.

### **VOTE:**

AYES: (Cox, Paul, Kurz, O'Connor, Hardesty)

NOES: ( )

ABSTENTIONS: ( )

ABSENT/EXCUSED: (Chadwick, Vollins)

### **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.

Motion was made by Mike Paul and seconded by Deanna Hardesty that the Stormwater Advisory Commission of the Town of Carrboro finds the proposed map and text amendments demonstrate consistency as indicated with the following stormwater related provisions of Town of Carrboro 2022-2042 Comprehensive Plan:

- Green Stormwater Infrastructure and Climate Action and Environment strategies 1.1 (increase use of native plants) (*more information needed*); and
- Green Stormwater Infrastructure strategy 2.1 (improve tree canopy downtown) (*n/a*); and
- Green Stormwater Infrastructure strategy 2.2 (improve tree canopy along roads, in open spaces, and on private lots) (*is consistent*); and

- Green Stormwater Infrastructure strategy 3.1 (coordinate transportation and public infrastructure improvements with green stormwater infrastructure) *NA*; and
- Green Stormwater Infrastructure strategy 4.1 (expand resources for green stormwater infrastructure to private property owners) *NA*; and
- Climate Action and Environment strategy 1.1 (D) (establish and protect native vegetation in riparian projects) *more information needed*, and
- Water strategy 2.1 (F) (limit riparian disturbance while maintaining sewer infrastructure and greenways) *is consistent*; 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 *N/A*; and
- Water strategy 2.2 (B) (incentivize Low impact Development practices for any new developments that reduce impervious surfaces and mimic natural hydrology) *more information needed*; and
- Climate Action and Environment strategy 1.2 (C) (implement bioengineering/restoration methods to protect and/or restore riparian and aquatic habitats *is consistent*; and
- Water strategy 2.2 (C) (stabilize vegetation in new construction beyond the minimum erosion control requirements) *more information needed*.

The Stormwater Advisory Commission furthermore finds that the above-described amendments are reasonable and in the public interest because they use a mechanism that allows rezonings and amendments to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

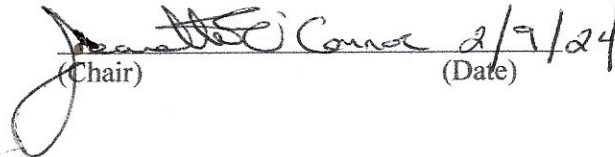
**VOTE:**

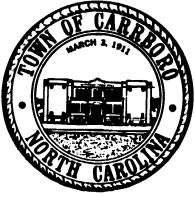
AYES: (Cox, Paul, Kurz, O'Connor, Hardesty)

NOES: ( )

ABSTENTIONS: ( )

ABSENT/EXCUSED: (Chadwick, Vollins)

 (Chair) 2/9/24 (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

**FEBRUARY 1, 2024**

## **1307 West Main Street Conditional Rezoning to R-2-CZ**

Motion was made by Elyse Keefe and seconded by Jordan Dalton that the Transportation Advisory Board recommends that the Town Council approves the draft ordinance.

**VOTE:**

AYES: (6) (Jones-Peretto, Keefe, Swan, Salvesen, Dalton, Doll)

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, 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 Jordan Dalton and seconded by David Salvesen 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 either increase the number of affordable homes for purchase and/or to provide affordable rental housing stock in high-transit areas (1.1 and 2.3).
- 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, & 4.2.
- 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 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: (6) (Jones-Peretto, Keefe, Swan, Salvesen, Dalton, Doll)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

  
 (Chair)

Feb 13, 2024  
(Date)



## TOWN OF CARRBORO

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

# RECOMMENDATION

**FEBRUARY 21, 2024**

### **1307 West Main Street Conditional Rezoning to R-2-CZ**

Motion was made by Lindsay Griffin and seconded by Muhsin Omar that the Affordable Housing Advisory Commission recommends that the Town Council approve the draft ordinance.

**VOTE:**

AYES: (Betty Curry, Lindsay Griffin, Muhsin Omar)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (Heather Nash)

**Associated Findings**

By a unanimous show of hands, the AHAC 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 Muhsin Omar that the AHAC 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 and/or to provide affordable rental housing stock in high-transit areas (1.1 and 2.3).
- 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, & 4.2.
- 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 AHAC 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: (Betty Curry, Lindsay Griffin, Muhsin Omar)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (Heather Nash)

*Betty Curry* 2/21/24  
(Chair) (Date)

## **APPEARANCE COMMISSION MINUTES**

**February 1<sup>st</sup>, 2024 (REMOTE MEETING)**

**6:30pm**

**Members Present:**

David Markiewicz (Chair)

James Scott

Samantha Carney

**Members Absent:**

Sharon Reilly (Vice Chair)

Whitney Fry

Nathan Jorgensen

Eliazar Posada (Council Member)

**Staff Present:** Ann Stroobant- Planner/Zoning Development Specialist

David called the meeting to order.

**I. Approval of Minutes from December 7, 2023 Meeting**

Motion made by James and seconded by Samantha to approve the minutes from the December 7, 2023 meeting.

AYES: 3 (David Markiewicz, James Scott, Samantha Carney)

NOES: 0

Motion approved.

**II. Approval of Minutes from January 11, 2024 Meeting**

Motion made by Samantha and seconded by James to approve the minutes from the January 11, 2024 meeting.

AYES: 3 (David Markiewicz, James Scott, Samantha Carney)

NOES: 0

Motion approved.

**III. Approval of signage-no signage submitted for approval at this time**

**IV. Review and discussion of items for February 1<sup>st</sup>, 2024 Joint Review**

1. Item A-1307 West Main Street, Proposed Conditional Rezoning to R-2-CZ & Associated Text Amendments (text amendment relates to maximum building height)

- Member feedback on the 1307 West Main Street proposal was as follows:
  - There was a hesitancy to change anything because Carrboro will lose its feel. Don't want to have what has happened on Franklin Street in Chapel Hill.
  - The location is a great one, given the housing needs of Carrboro.
  - The location will cause the least amount of disruption.
  - The new development could possibly help revitalize Carrboro Plaza.
  - The designers will need to work around and sensitively accommodate the steam buffer.
  - The five-story building is well designed and members generally liked **this particular project in this particular place**. However, they did not want the text amendment.
- Member feedback on the text amendment relating to the five-story maximum building height was as follows:
  - The text amendment would open up a Pandora's Box.
  - Is this text amendment creating the possibility of more five story developments in Carrboro?
  - The text amendment could help meet affordable housing and transportation needs in the future.
  - The text amendment will change the look of the town.
  - Members did not want to approve the text amendment if it opens up the possibility of more five story developments throughout town.
- Members were invited to attend the full Joint Review session at 7:30pm.

## V. Other Business

### 1. Update on Hillsborough process for their Downtown Mural Review

David said that this item will be discussed in a future meeting as we were nearing the time for Joint Review.

Motion made by Samantha and seconded by David to adjourn the meeting.

AYES: 3 (David Markiewicz, James Scott, Samantha Carney)

NOES: 0

**ADJOURN**