



# Town of Carrboro

Town Hall  
301 W. Main St.  
Carrboro, NC 27510

## Meeting Agenda Board of Aldermen



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Tuesday, October 7, 2014

7:30 PM

Board Chambers - Room 110

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### 7:30-7:35

- A. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR
- B. RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

### 7:35-7:40

#### C. CONSENT AGENDA

- 1. **14-0286** Approval of Previous Meeting Minutes
- 2. [14-0281](#) Request to Make an Appointment to the Environmental Advisory Board

PURPOSE: The purpose of this item is for the Mayor and Board to consider making an appointment to the Environmental Advisory Board.

**Attachments:** [Attachment A - Environmental Advisory Board Appointments](#)  
[Attachment B - Recommendation Form](#)

- 3. [14-0282](#) Request to Make Appointments to the Planning Board

PURPOSE: The purpose of this item is for the Mayor and Board to consider making appointments to the Planning Board.

**Attachments:** [Attachment A - A Resolution Making Appointments to the Planning Board](#)  
[Attachment B - Planning Board Chair Recommendation](#)

- 4. [14-0283](#) Request to Make Appointments to the Arts Committee

PURPOSE: The purpose of this item is for the Mayor and Board to consider making appointments to the Arts Committee.

**Attachments:** [Attachment A - A Resolution Making Appointments to the Arts Committee](#)  
[Attachment B - Arts Committee Chair Recommendation](#)

#### D. OTHER MATTERS

### 7:40-7:55

**1. 14-0284 Bee City USA Participation**

PURPOSE: The purpose of this item is for the Board of Aldermen to consider participating in the Bee City USA program.

**Attachments:** BoA Res\_Bee City USA  
Attachment B - EAB BeeCityResolutionSigned  
BoA Memo - Bee City USA

**7:55-8:20****2. 14-0243 Carr Mill Mall CUP Minor Modification: Weaver Street Market, Vestibule Additions**

PURPOSE: To review a proposed CUP modification to allow construction of two entrance vestibules on the southern elevation of Weaver Street Market.

**Attachments:** Attachment A - Resolution  
Attachment B - Information From Applicant

**8:20-8:45****3. [14-0285](#) Continuation of Discussion on Joint Planning Public Hearing Item - Amendments to Allow for the Possibility of Locating Agricultural Support Enterprises in the Rural Buffer**

PURPOSE: The purpose of this item is to continue the discussion and consider taking action related to proposed amendments to the Joint Planning Area Land Use Plan and Joint Planning Agreement which will make agricultural support enterprises allowable within the Rural Buffer portion of the Joint Planning Area. These changes are necessary in order for Orange County to approve proposed text amendments to its Unified Development Ordinance that will allow the new uses to occur within the Rural Buffer.

**Attachments:** [Attachment A - Resolution - ASE changes to JPA and Related Comments .pdf](#)

**E. MATTERS BY TOWN CLERK****F. MATTERS BY TOWN MANAGER****G. MATTERS BY TOWN ATTORNEY****H. MATTERS BY BOARD MEMBERS**



# Town of Carrboro

Town Hall  
301 W. Main St.  
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## Agenda Item Abstract

**File Number:** 14-0281

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**Agenda Date:** 10/7/2014

**File Type:** Abstract

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Request to Make an Appointment to the Environmental Advisory Board

**PURPOSE:** The purpose of this item is for the Mayor and Board to consider making an appointment to the Environmental Advisory Board.

**DEPARTMENT:** Town Clerk

**CONTACT INFORMATION:** Matthew Arnsberger, EAB Chair

**INFORMATION:** Sharon Patrick and Jeanette O'Connor have submitted applications to the Environmental Advisory Board. The Environmental Advisory Board chair has requested that the Board of Aldermen appoint both applicants.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** It is recommended that the Mayor and Board adopt the attached resolution.

**A RESOLUTION MAKING AN APPOINTMENT TO THE  
ENVIRONMENTAL ADVISORY BOARD**

WHEREAS, Sharon Patrick and Jeanette O'Connor have submitted applications to serve on the Environmental Advisory Board; and,

WHEREAS, there are two vacant seats on the Environmental Advisory Board.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO  
RESOLVES;

Section 1. The Board of Aldermen hereby appoints the following applicants to the Environmental Advisory Board:

| <b>Seat Designation</b> | <b>Appointee</b>  | <b>Term Expiration</b> |
|-------------------------|-------------------|------------------------|
| At-Large                | Sharon Patrick    | 2/2017                 |
| At-Large                | Jeanette O'Connor | 2/2015                 |

Section 2. This resolution shall become effective upon adoption.



## ENVIRONMENTAL ADVISORY BOARD

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

Name: Sharon Petrick

Date of application/last contact: 6/4/2014

**Summary of qualifications:**

Served on many boards as a Wisconsin resident including legal aid and defender associations

**Advisory Board Chair reconfirmed applicant's interest in serving by phone or e-mail.**

☒ Yes ☐ No (Briefly

explain: Sharon has attend each of the last four or five EAB meetings and is quite interested in

**Applicant attended Advisory Board meeting prior to BOA participating review.** Though she does not have a strong background

☒ Yes (Date: \_\_\_\_\_) ☐ No (Briefly

explain: in environmental matters she is quick to learn and will take these responsibilities

**Applicant has demonstrated a clear understanding of the time commitment, roles and responsibilities of serving on the Advisory Board.** seriously and enthusiastically. Sharon has

☐ Yes ☐ No

Briefly explain:

shown an interest and commitment to do more than just attending the requisite meetings.

**In addition to your comments above, please check other qualities that the applicant offers that would help the Advisory Board meet its goals for community representation. Please note that candidates who do not meet any of these qualities are still eligible for appointment. Please communicate any urgent needs and priorities for Advisory Board composition to your Board of Aldermen Liaison.**

☒ Gender diversity

☐ Racial or ethnic diversity

☒ Age range diversity

I strongly recommend accepting Sharon as an EAB appointee.

- Matthew Arnsberger

## ENVIRONMENTAL ADVISORY BOARD

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

*Sharon Patrick for EAB*

*pg 2*

☒ Neighborhood/geographic diversity

☒ Occupation, experience or special skills

☒ Previous public service or community involvement

Other: \_\_\_\_\_

## ENVIRONMENTAL ADVISORY BOARD

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

Name: Jeannette O'Connor  
Date of application/last contact: June 5, 2014

**Summary of qualifications:**

Environmental Planning and Design  
Schoolyard Garden Development  
Graduate level training in above

**Advisory Board Chair reconfirmed applicant's interest in serving by phone or e-mail.**

☒ Yes ☐ No (Briefly explain: invited her to SAB mtg  
which she did so. Conveyed interest and competence)

**Applicant attended Advisory Board meeting prior to BOA review.**

☒ Yes (Date: 6/5/14) ☐ No (Briefly explain: \_\_\_\_\_)

**Applicant has demonstrated a clear understanding of the time commitment, roles and responsibilities of serving on the Advisory Board.**

☒ Yes ☐ No  
Briefly explain: \_\_\_\_\_

**In addition to your comments above, please note that candidates who do not meet all the qualities that the applicant offers that we Board meet its goals for community representation are still eligible for appointment. Please comment on the needs and priorities for Advisory Board and Board of Aldermen Liaison.**

☒ Gender diversity  
☐ Racial or ethnic diversity

*Handwritten signature: Cathy Wilson*

## ENVIRONMENTAL ADVISORY BOARD

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

\_\_\_ Age range diversity

\_\_\_ Neighborhood/geographic diversity

☒ Occupation, experience or special skills

\_\_\_ Previous public service or community involvement

\_\_\_ Other: \_\_\_\_\_

*Jeannette would be a good  
addition to the EAB.*

*- Matthew  
EAB chair*



# Town of Carrboro

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## Agenda Item Abstract

**File Number:** 14-0282

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**Agenda Date:** 10/7/2014

**File Type:** Abstract

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Request to Make Appointments to the Planning Board

**PURPOSE:** The purpose of this item is for the Mayor and Board to consider making appointments to the Planning Board.

**DEPARTMENT:**

**CONTACT INFORMATION:** Braxton Foushee, Planning Board Chair

**INFORMATION:** Andrew Whittemore and Theresa Watson have submitted applications to serve on the Planning Board. The Planning Board chair has requested that the Board of Aldermen consider making these appointments. A recommendation form is included. Where the form reads "See Letter" the chair noted via phone call to the Town Clerk that he intended for this to read "See Application."

**FISCAL & STAFF IMPACT:** N/A

**RECOMMENDATION:** It is recommended that the Mayor and Board adopt the attached resolution.

**A RESOLUTION MAKING APPOINTMENTS TO THE  
PLANNING BOARD**

WHEREAS, Andrew Whittemore and Theresa Watson have submitted applications to the Planning Board; and,

WHEREAS, there are three vacant seats on the Planning Board.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES;

Section 1. The Board of Aldermen hereby appoints the following applicants to the Planning Board:

| <b>Seat Designation</b> | <b>Appointee</b>  | <b>Term Expiration</b> |
|-------------------------|-------------------|------------------------|
| In-Town                 | Andrew Whittemore | 2/2017                 |
| In-Town                 | Theresa Watson    | 2/2016                 |

Section 2. This resolution shall become effective upon adoption.

## Planning Board

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

Name: THERESA WATSON  
Date of application/last contact: 9/3/14

**Summary of qualifications:**

SEE LETTER

**Advisory Board Chair reconfirmed applicant's interest in serving by phone or e-mail.**

☒ Yes ☐ No (Briefly explain: \_\_\_\_\_)

**Applicant attended Advisory Board meeting prior to BOA review.**

☒ Yes (Date: \_\_\_\_\_) ☐ No (Briefly explain: \_\_\_\_\_)

**Applicant has demonstrated a clear understanding of the time commitment, roles and responsibilities of serving on the Advisory Board.**

☒ Yes ☐ No  
Briefly explain:

**In addition to your comments above, please check other qualities that the applicant offers that would help the Advisory Board meet its goals for community representation. *Please note that candidates who do not meet any of these qualities are still eligible for appointment.* Please communicate any urgent needs and priorities for Advisory Board composition to your Board of Aldermen Liaison.**

☐ Gender diversity

☒ Racial or ethnic diversity

## Planning Board

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

|  |
|--|
| <input checked="" type="checkbox"/> Age range diversity                              |
| <input checked="" type="checkbox"/> Neighborhood/geographic diversity                |
| <input checked="" type="checkbox"/> Occupation, experience or special skills         |
| <input checked="" type="checkbox"/> Previous public service or community involvement |
| Other: _____   |

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## Planning Board

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

Name: ANDREW WHITEMORE  
Date of application/last contact: 9/3/14  
Summary of qualifications:  
SEE LETTER

**Advisory Board Chair reconfirmed applicant's interest in serving by phone or e-mail.**

☒ Yes    ☐ No (Briefly explain: \_\_\_\_\_)

**Applicant attended Advisory Board meeting prior to BOA review.**

☒ Yes (Date: \_\_\_\_\_)    ☐ No (Briefly explain: \_\_\_\_\_)

**Applicant has demonstrated a clear understanding of the time commitment, roles and responsibilities of serving on the Advisory Board.**

☒ Yes    ☐ No  
Briefly explain: \_\_\_\_\_

**In addition to your comments above, please check other qualities that the applicant offers that would help the Advisory Board meet its goals for community representation. *Please note that candidates who do not meet any of these qualities are still eligible for appointment.* Please communicate any urgent needs and priorities for Advisory Board composition to your Board of Aldermen Liaison.**

☐ Gender diversity

☐ Racial or ethnic diversity

☒ Age range diversity

## Planning Board

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

\_\_\_\_ Neighborhood/geographic diversity

☒ Occupation, experience or special skills

\_\_\_\_ Previous public service or community involvement

\_\_\_\_ Other: M.D. as city planner



# Town of Carrboro

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## Agenda Item Abstract

**File Number:** 14-0283

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**Agenda Date:** 10/7/2014

**File Type:** Abstract

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Request to Make Appointments to the Arts Committee

**PURPOSE:** The purpose of this item is for the Mayor and Board to consider making appointments to the Arts Committee.

**DEPARTMENT:**

**CONTACT INFORMATION:** Will McInerney, Arts Committee Chair

**INFORMATION:** Art Menius and Jacqueline Marx have submitted applications to serve on the Arts Committee. The Arts Committee chair has requested that the Board of Aldermen consider making these appointments. A summary of the applications is included.

**FISCAL & STAFF IMPACT:** N/A

**RECOMMENDATION:** It is recommended that the Mayor and Board adopt the attached resolution.

**A RESOLUTION MAKING APPOINTMENTS TO THE  
ARTS COMMITTEE**

WHEREAS, Art Menius and Jacqueline Marx have submitted applications to the Arts Committee; and,

WHEREAS, there are four vacant, at-large seats on the Arts Committee.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO  
RESOLVES;

Section 1. The Board of Aldermen hereby appoints the following applicants to the Arts Committee:

| <b>Seat Designation</b> | <b>Appointee</b> | <b>Term Expiration</b> |
|-------------------------|------------------|------------------------|
| At-Large                | Art Menius       | 2/2017                 |
| At-Large                | Jacqueline Marx  | 2/2016                 |

Section 2. This resolution shall become effective upon adoption.

## **ARTS COMMITTEE**

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

**Name:** Art Menius

**Date of application/last contact:** 8/9/14

**Summary of qualifications:**

Very strong arts and community background.

This applicant has been approved by the committee.

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**Advisory Board Chair reconfirmed applicant's interest in serving by phone or e-mail.**

☒ **X** **Yes**      ☐ **No**

(Briefly explain: I have spoken with Art in person and by email confirming his interest in joining the board.)

**Applicant attended Advisory Board meeting prior to BOA review.**

☐ **Yes** (Date: \_\_\_\_\_)      ☒ **X** **No**

(Briefly explain: While Art was not present at the past meeting, he has formerly served on the committee for several years in his position as the former ED of the ArtsCenter. Art is very familiar with the Arts Committee, our business, and our practices.

**Applicant has demonstrated a clear understanding of the time commitment, roles and responsibilities of serving on the Advisory Board.**

☒ **X** **Yes**      ☐ **No**

Briefly explain: Art's passion and dedication to art and community service is clear, tangible, and apparent in his long history of commitment to Carrboro.

**In addition to your comments above, please check other qualities that the applicant offers that would help the Advisory**

## **ARTS COMMITTEE**

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

**Board meet its goals for community representation. *Please note that candidates who do not meet any of these qualities are still eligible for appointment.* Please communicate any urgent needs and priorities for Advisory Board composition to your Board of Aldermen Liaison.**

☐ Gender diversity

☐ Racial or ethnic diversity

☐ Age range diversity

☐ Neighborhood/geographic diversity

☒ Occupation, experience or special skills

☒ Previous public service or community involvement

☐ Other: \_\_\_\_\_

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

Briefly explain: Based on her application it appears so, but the committee would still like to meet her in person before making a final determination.

## **ARTS COMMITTEE**

To Board Chairs: Please summarize applications as received; contact each applicant for any update one year after last contact; when positions are open, invite each applicant to attend a board meeting prior to making a recommendation.

**In addition to your comments above, please check other qualities that the applicant offers that would help the Advisory Board meet its goals for community representation. *Please note that candidates who do not meet any of these qualities are still eligible for appointment.* Please communicate any urgent needs and priorities for Advisory Board composition to your Board of Aldermen Liaison.**

☒ Gender diversity

☐ Racial or ethnic diversity

☐ Age range diversity

☐ Neighborhood/geographic diversity

☒ Occupation, experience or special skills

☐ Previous public service or community involvement

☐ Other: \_\_\_\_\_





## Agenda Item Abstract

**File Number:** 14-0284

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**Agenda Date:** 10/7/2014

**File Type:** Abstract

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Bee City USA Participation

**PURPOSE:** The purpose of this item is for the Board of Aldermen to consider participating in the Bee City USA program.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Randy Dodd (919) 918-7326

**INFORMATION:** At their September meeting, the Environmental Advisory Board referred a resolution to the Board of Aldermen to consider participating in Bee City USA, a program that seeks to build a movement in support of pollinator species and habitats across America. Asheville became the inaugural Bee City USA community in June 2012, and Talent, Oregon, was designated the second community in August 2014. An affiliate of Bee City USA: extends the municipality's credibility to local grassroots pollinator conservation efforts, opens doors to widespread collaboration for establishing and maintaining healthy pollinator habitat within the municipality's boundaries, can support the local economy, and institutionalizes the commitment beyond any one elected official's or staff member's term of service. The intent of the program is to:

- Help ensure the survival of vital animal species crucial to a complex food web.
- Raise community awareness of how our food is grown and improve local food production through expanded pollination. More than 150 food crops in the United States depend on pollinators.
- Improve local plant nursery markets by increasing demand for native, pollinator friendly plants.
- Raise community awareness of the dangers of non-native invasive plants to the local ecosystem.
- Raise community awareness of more natural ways to deal with home and garden pest problems than toxic chemical pesticides.
- Raise community awareness of the local environment's seasonality as understanding grows about the pollinators' reliance on blooming plants and trees.
- Through raised awareness, increase micro and small business opportunities. Newly discovered pride in local food products, such as artisanal honey and other honey bee products, creates new business opportunities. Honey is absolutely unique to the nearby flowers from which the bees gather nectar. Its taste and color vary dramatically as a result. Furthermore, as the community of beekeepers grows, the market for beekeeping supplies grows.

The Environmental Advisory Board and Marty Hanks from Just Bees Apiary have agreed to support designation.

The resolution referred by the EAB and a draft resolution for the Board's consideration are included. The draft for the Board's consideration includes the text from the EAB resolution with some additional language included that further articulates activities in Carrboro that are congruent with designation as a Bee City.

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**Agenda Date:** 10/7/2014

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**FISCAL & STAFF IMPACT:** The Town's estimated cost for a sign is \$150-\$200, and the Town's cost for an event to recognize affiliation will depend on the details of the event. There will be a small staff impact with submitting the application and posting information on the Town website.

**RECOMMENDATION:** It is recommended that the Board consider the attached resolution, and if in support, provide any desired direction including the scope and details of a recognition event in June 2015.

**RESOLUTION SUPPORTING DESIGNATION OF CARRBORO  
AS A “BEE CITY USA” TOWN**

WHEREAS, the goal of *BEE CITY USA* is to promote healthy, sustainable habitats and communities for bees and other pollinators; and

WHEREAS, thanks to the tremendous diversity of wild native bees, along with the honey bees that were brought here from Europe in the 1600s, we have very diverse dietary choices rich in fruits, nuts and vegetables: As reported by the Xerces Society for Invertebrate Conservation “One in every three bites of food we eat is courtesy of insect pollination. Even our meat and milk trace back to insects that pollinate the alfalfa and other feed for beef cattle and cows”; and

WHEREAS, bees and other pollinators around the globe have experienced dramatic declines due to a combination of habitat loss, use of pesticides, and the spread of pests and diseases, with grave implications for the future health of flora and fauna; and

WHEREAS, cities and their residents have the opportunity to support bees and other pollinators on both public and private land; and

WHEREAS, supporting pollinators fosters environmental awareness and sustainability, and increases interactions among community stewards such as commercial and backyard beekeepers, farmers, children, educators, Master Naturalists, Master Gardeners, plant nurseries, municipalities, neighborhoods, and garden suppliers and clubs; and

WHEREAS, ideal pollinator-friendly habitat:

- Provides diverse and abundant nectar and pollen from plants blooming in succession.
- Provides clean water for drinking, nest-building, cooling, diluting stored honey, and butterfly puddling.
- Is pesticide-free or has pesticide use carried out with least ill effects on pollinators.
- Is comprised of mostly, if not all, native species of annual and perennial wildflowers, shrubs, trees, and grasses because many native pollinators prefer or depend on the native plants with which they co-evolved.
- Includes, where possible, designated pollinator zones in public spaces with signage to educate the public and build awareness.
- Provides for safe and humane removal of bees when required.
- Provides undisturbed spaces (leaf and brush piles, un-mowed fields or field margins, fallen trees and other dead wood) for nesting and overwintering for native pollinators; and

WHEREAS, the economic benefits of (native and honey) bee-friendliness are:

- Healthy ecosystems. Insect pollinators are required for pollination and reproduction of about 85% of flowering plants globally that: 1) are vital for clean air and water;

2) provide food, fiber and shelter for people and wildlife; and 3) support the very insects that pollinate our crops and form the basis of food webs.

- Increased vegetable and fruit crop yields due to bee pollination.
- Increased habitat for natural enemies of crop pests and therefore reduced need for and costs associated with pesticides.
- Increased demand for pollinator-friendly plant materials from local nurseries and growers.
- Income earned by beekeepers and others through the sale of bee products, beekeeping equipment and supplies, and hive rentals for pollination; and, heightened prestige and premium asking prices for place-based honey, which enhances the visibility and reputation of its community of origin; and

WHEREAS, Carrboro should be a *BEE CITY USA* affiliate because:

- The goals of Bee City are consistent with Town adopted policies and goals such as “Respect for and protection of the natural environment should be integrated into the Town’s policies as a high priority in enriching the quality of life” (from Carrboro Vision 2020).
- Becoming a *BEE CITY USA* affiliate publicly announces Carrboro’s intention to support bees and other pollinators on both public and private land and provides a platform for outreach to the community.
- The Environmental Advisory Board supports designation and is willing to serve as the citizen’s group required by *BEE CITY USA*
- The Town has staff available to support designation.
- The Town is already pursuing the following actions that are consistent with *BEE CITY USA*:
  1. Planting pollinator species on Town maintained landscapes
  2. Supporting one of the premier Farmers Markets in the country that includes growers and apiarists committed to *BEE CITY USA* principles and is a natural location to hold an annual event during National Pollinator Week (the third week of June).
  3. Supporting the “Adopt-A-Spot” program which can be used to create new pollinator gardens

THEREFORE, in order to enhance understanding among municipal staff and the public about the vital role that pollinators play and what each of us can do to sustain them, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO HEREBY RESOLVES that the Town agrees to meet the following standards required of all *BEE CITY USA* affiliates:

- 1) Staff will complete the application to Bee City USA, provide to the Mayor for review and signature, and submit the application to Bee City USA.
- 2) The Environmental Advisory Board and Town staff will work together to disseminate information on topics of pollinator-friendly habitat and policies to municipal departments, residents, businesses, and developers.

- 3) The Town will publicly acknowledge the community's commitment by agreeing to
  - a) install/maintain at least one authorized *BEE CITY USA* street sign in a prominent location, and
  - b) create/maintain links on appropriate pages of the Town's website which will include the Town's *BEE CITY USA* liaison(s), links to a PDF of this signed Resolution and the *BEE CITY USA* website, and summaries of the pollinator-friendly activities the community has undertaken or accomplished during the previous year(s).
- 4) The Town will commit to annually celebrate National Pollinator Week (third full week of June) or some other appropriate occasion through events, proclamations, and promotions that showcase the Town's commitment to being a *BEE CITY USA* affiliate.
- 5) The Town will commit to annually apply for renewal of the community's designation and submit a report of *BEE CITY USA* activities following the format provided by *BEE CITY USA*.



## TOWN OF CARRBORO

### Environmental Advisory 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

**THURSDAY, SEPTEMBER 4, 2014**

Motion was made by Sinclair and seconded by Holder that the Environmental Advisory Board of the Town of Carrboro offers this

### **RESOLUTION SUPPORTING DESIGNATION OF CARRBORO AS A "*BEE CITY USA*" TOWN**

WHEREAS, the goal of *BEE CITY USA* is to promote healthy, sustainable habitats and communities for bees and other pollinators; and

WHEREAS, thanks to the tremendous diversity of wild native bees, along with the honey bees that were brought here from Europe in the 1600s, we have very diverse dietary choices rich in fruits, nuts and vegetables: As reported by the Xerces Society for Invertebrate Conservation "One in every three bites of food we eat is courtesy of insect pollination. Even our meat and milk trace back to insects that pollinate the alfalfa and other feed for beef cattle and cows"; and

WHEREAS, bees and other pollinators around the globe have experienced dramatic declines due to a combination of habitat loss, use of pesticides, and the spread of pests and diseases, with grave implications for the future health of flora and fauna; and

WHEREAS, cities and their residents have the opportunity to support bees and other pollinators on both public and private land; and

WHEREAS, supporting pollinators fosters environmental awareness and sustainability, and increases interactions among community stewards such as commercial and backyard beekeepers, farmers, children, educators, Master Naturalists, Master Gardeners, plant nurseries, municipalities, neighborhoods, and garden suppliers and clubs; and

WHEREAS, the economic benefits of (native and honey) bee-friendliness are:

- Healthy ecosystems--insect pollinators are required for pollination and reproduction of about 85% of flowering plants globally, plants that: 1) are vital for clean air and water;

2) provide food, fiber and shelter for people and wildlife; and 3) support the very insects that pollinate our crops and form the basis of food webs.

- Increased vegetable and fruit crop yields due to bee pollination.
- Increased habitat for natural enemies of crop pests and therefore reduced need for and costs associated with pesticides.
- Increased demand for pollinator-friendly plant materials from local nurseries and growers.
- Income earned by beekeepers and others through the sale of bee products, beekeeping equipment and supplies, and hive rentals for pollination; and, heightened prestige and premium asking prices for place-based honey, which enhances the visibility and reputation of its community of origin; and

WHEREAS, Carrboro should be a *BEE CITY USA* affiliate because:

- The goals of Bee City are consistent with Town adopted policies and goals such as “Respect for and protection of the natural environment should be integrated into the Town’s policies as a high priority in enriching the quality of life” (from Carrboro Vision 2020).
- Becoming a Bee City USA affiliate publicly announces Carrboro’s intention to support bees and other pollinators on both public and private land and provides a platform for outreach to the community;

WHEREAS, ideal pollinator-friendly habitat:

- Provides diverse and abundant nectar and pollen from plants blooming in succession.
- Provides clean water for drinking, nest-building, cooling, diluting stored honey, and butterfly puddling.
- Is pesticide-free or has pesticide use carried out with least ill effects on pollinators.
- Is comprised of mostly, if not all, native species of annual and perennial wildflowers, shrubs, trees, and grasses because many native pollinators prefer or depend on the native plants with which they co-evolved.
- Includes, where possible, designated pollinator zones in public spaces with signage to educate the public and build awareness.
- Provides for safe and humane removal of bees when required.
- Provides undisturbed spaces (leaf and brush piles, un-mowed fields or field margins, fallen trees and other dead wood) for nesting and overwintering for native pollinators; and

THEREFORE, in order to enhance understanding among municipal staff and the public about the vital role that pollinators play and what each of us can do to sustain them, the EAB recommends to the Board of Aldermen that the Town agrees to meet the following standards required of all *BEE CITY USA* affiliates:

- 1) The Environmental Advisory Board and Town staff will work together to disseminate information on topics of pollinator-friendly habitat and policies to municipal departments, residents, businesses, and developers.

- 2) The Town will publicly acknowledge the community's commitment by agreeing to a) install/ maintain at least one authorized *BEE CITY USA* street sign in a prominent location, and b) create/ maintain links on appropriate pages of the Town's website which will include the Town's *BEE CITY USA* liaison(s), links to a PDF of this signed Resolution and the *BEE CITY USA* website, and summaries of the pollinator-friendly activities the community has undertaken or accomplished during the previous year(s).
- 3) The Town will commit to annually celebrate National Pollinator Week (third full week of June) or some other appropriate occasion through events, proclamations, and promotions that showcase the Town's commitment to being a *BEE CITY USA* affiliate.
- 4) The Town will commit to annually apply for renewal of the community's designation and submit a report of *BEE CITY USA* activities following the format provided by *BEE CITY USA*.

NOW, THEREFORE, BE IT RESOLVED THAT THE EAB RECOMMENDS THAT THE BOARD OF ALDERMEN ADOPT THIS RESOLUTION.

Associated Findings

The Environmental Advisory Board of the Town of Carrboro finds the proposed resolution is consistent with adopted plans and policies, such as the following provisions in Carrboro Vision 2020:

2.0 Respect for and protection of the natural environment should be integrated into the Town's policies as a high priority in enriching the quality of life

2.21 The Town should continued to require the preservation and maintenance of open space when land is developed, to enforce restraints on clear-cutting, and to require adequate buffers.

2.23 The Town encourages the planting of native plant species, as well as non-native species that are not invasive. Removal of invasive species is encouraged. The Town supports education on this topic and encourages the public to become aware of the list of invasive plant species found in Appendix E-17 of the Town of Carrboro Land Use Ordinance.

5.61 The Town should adopt incentives to help limit the conversion of farmland to developed uses that bridge the transition areas. These incentives should be designed to preserve small farms, farm co-ops, and organic farming within new conservation subdivisions and elsewhere.


VOTE:

AYES: Arnsberger, Sinclair, Holder

ABSENT/EXCUSED: Reddy, Rivins

NOES: None

ABSTENTIONS: None

For  (Chair) 9/4/2014 (Date)





## TOWN OF CARRBORO

NORTH CAROLINA

## MEMORANDUM

DELIVERED VIA: ☐ HAND ☐ MAIL ☐ FAX ☒ EMAIL

DATE: September 28, 2014

TO: Board of Aldermen

Cc: David Andrews, Town Manager  
Patricia McGuire, Planning Director  
Christina Moon, Planning Administrator

FROM: Randy Dodd, Environmental Planner

RE: Bee City USA

**Summary**

This memo summarizes an opportunity for the Town to consider participation in Bee City USA, a program sponsored by a 501(c)3, the Center for Honeybee Research that is seeking to build a movement in support of pollinator species and habitat across America. The opportunity has been considered in collaboration with local beekeeper Marty Hanks (Just Bees Apiary) and the Environmental Advisory Board.

**Discussion**

For a new Town to become designated, Bee City USA would like to know that there is a commitment to assemble and disseminate information on topics of pollinator-friendly habitat by pursuing the following (with italicized indication of Town's ability to satisfy requirement).

- 1) Establish a Bee City USA committee or subcommittee devoted to pollinator conservation.  
*The EAB has volunteered to fulfill this role.*
- 2) Develop a Bee City USA Resolution.  
*A draft is included in the agenda item.*
- 3) Submit an Initial Application for Bee City USA designation.  
*Staff can do so upon adoption of the resolution.*
- 4) Once designated annually celebrate being a Bee City USA designee with a Proclamation and public awareness activities.  
*Marty Hanks has offered to help with this, with a possibility of considering an event at the Farmers Market in June, 2015.*
- 5) Publicly acknowledge your commitment through signage and web links.

*Bee City provides the graphics and the Town is responsible for installing a sign. Staff are available to provide web information/links.*

- 6) Annually report your activities to Bee City USA to renew your designation.

*Staff can work with the EAB and others to fulfill this requirement.*

Asheville became the inaugural Bee City USA community in June 2012, and Talent, Oregon, was designated the second community in August 2014. The White House issued a [Presidential Memorandum](#) “Creating a Federal Strategy to Promote the Health of Honey Bees and Other Pollinators” in July, 2014. Seattle, WA and Portland, OR are examples of other cities that have their own similar programs/designations.

Staff have contacted Bee City USA to confirm requirements and details of the program, and they are supportive of receiving an application. More information about Bee City USA is available at <http://www.beecityusa.org/>.

The Town Code and Land Use Ordinance currently do not have provisions specific to beekeeping or encouraging pollinator gardens/habitats. The staff opinion is that noncommercial beekeeping is acceptable as an accessory use. In response to the Bee City USA consideration, the EAB and Planning staff have had recent conversations about the potential to amend planting requirements in Appendix E of the Land Use Ordinance to include a provision encouraging native pollinator plant species. A list of appropriate plants could be obtained through work of the Xerces Society for Insect Conservation, the North American Pollinator Protection Campaign, and/or the Cooperative Extension Service. Chatham County Cooperative Extension in particular has been actively promoting pollinator gardens and plants.

A resolution referred to the Board of Aldermen by the EAB and a draft resolution for the Board’s consideration are included. The draft for the Board’s consideration is identical to the EAB resolution with some additional language included that further articulates activities in Carrboro that are congruent with designation as a Bee City, such as an Integrated Pest Management policy and pollinator habitats as part of landscaping.

### **Recommendation**

It is recommended that the Board of Aldermen consider the draft resolution and if in support, provide any desired direction including scope and details of a recognition event in June 2015.



# Town of Carrboro

Town Hall  
301 W. Main St.  
Carrboro, NC 27510

## Agenda Item Abstract

**File Number:** 14-0243

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**Agenda Date:** 10/7/2014

**File Type:** Abstract

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Carr Mill Mall CUP Minor Modification: Weaver Street Market, Vestibule Additions

**PURPOSE:** To review a proposed CUP modification to allow construction of two entrance vestibules on the southern elevation of Weaver Street Market.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Jeff Kleaveland, 919-918-7332

**INFORMATION:** Keith Anderson, Facilities Manager for Weaver Street Market, has submitted an application for a CUP modification to authorize the construction of two vestibules for the entrances on the southern elevation of Weaver Street Market. Please see the letter which explains the purpose behind the modifications (see attachments).

One of the vestibules has already been constructed pursuant to a building permit issued by the Inspections. Zoning staff, upon being made aware that a permit had been issued, determined that the whole vestibule package should be reviewed by the Board of Aldermen prior to a building permit being issued for the remainder of the vestibule. Please see the attachments for plans, photos of the vestibule already installed and a photo of where the remaining vestibule is planned.

Carr Mill has had multiple permit modifications that have, since 1976, combined to create the current assemblage building spaces and uses. The vestibule additions are designed to work more effectively with recent interior renovations while functioning as an airlock to improve energy efficiency. They alter the physical appearance of the building and decrease the amount of exterior sidewalk space in front of Weaver Street Market, but they do not substantially change the building itself or the existing roof lines.

Per Section 15-64 (b) of the Land Use Ordinance (LUO), minor design modifications or changes in permits are permissible with the approval of the permit-issuing authority, and unless requested by the permit-issuing authority, a public hearing is not required. Minor design modifications are defined as changes that do not have a substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development.

The plans are being reviewed concurrently as CUP Minor Modification and Construction plans. As a result, when and if the modification plans are approved, construction of the second vestibule can begin. If the Board of Aldermen recommends approval with conditions, the plans will need to be amended prior to construction to

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**Agenda Date:** 10/7/2014

**File Type:**Abstract

**In Control:** Board of Aldermen

**Version:** 1

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incorporate the requested conditions.

The installation of the vestibules will not have any impact to the site with regards to grading, landscaping, impervious surfaces, utilities, or parking.

**FISCAL & STAFF IMPACT:** No known fiscal impacts are associated with this application beyond staff time and the typical fees collected from the applicant for processing the application.

**RECOMMENDATION:** Town Staff recommends that the Board of Aldermen review, deliberate and make a decision regarding the applicant's request. A resolution approving the application has been included should the Board choose to approve the request.

The following resolution was introduced by Board of Aldermen member \_\_\_\_\_ and duly seconded by Board of Aldermen member \_\_\_\_\_.

**A RESOLUTION APPROVING THE MINOR MODIFICATION TO THE CARR MILL MALL CUP ALLOWING TWO VESTIBULES TO BE ADDED TO THE SOUTHERN ELEVATION OF WEAVER STREET MARKET.**

**WHEREAS**, the Carrboro Board of Aldermen approved the original Carr Mill Conditional Use Permit in 1976;

**WHEREAS**, the Town of Carrboro Land Use Ordinance requires that any modification of an existing Conditional Use Permit that does not substantially impact neighboring properties, the general public, or the intended occupants of the project, constitutes a minor modification to the original Conditional Use Permit; and

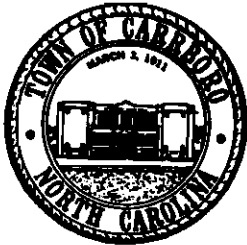
**WHEREAS**, the Board of Aldermen finds that the applicant has satisfied the requirements related to minor modifications contained in the Land Use Ordinance.

**NOW, THEREFORE BE IT RESOLVED** by the Carrboro Board of Aldermen that the Board hereby approves the minor modification to the Carr Mill Mall Conditional Use Permit for Weaver Street Market to install two entrance vestibules on the southern elevation.

**This the 7<sup>th</sup> day of October, 2014**

TOWN OF CARRBORO

LAND USE PERMIT APPLICATION



DATE: 09/04/2014 FEE: \$300.00

|  |   |   |  |
|--|---|---|--|
| APPLICANT: WEAVER STREET MARKET  |   | OWNER: CARR MILL MALL LIMITED PARTNERSHIP                   |  |
| ADDRESS 101 EAST WEAVER STREET   |   | ADDRESS: P.O. BOX 673                                       |  |
| CITY/STATE/ZIP CARRBORO, NC 27510                                      |   | CITY/STATE/ZIP CARRBORO, NC 27510                           |  |
| TELEPHONE/EMAIL: 919-241-1766 keith.a@weaverstreetmarket.coop          |   | TELEPHONE/EMAIL: 919-942-8669 nrmilian@aol.com              |  |
| PHONE: EMAIL:  |   | PHONE: EMAIL:   |  |
| LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: TENANT              |   | PIN: 9778868789   |  |
| PROPERTY ADDRESS: 101 EAST WEAVER STREET                               |   | PROPOSED LAND USE & USE CLASSIFICATION: RETAIL/OFFICE SPACE |  |
| PRESENT LAND USE & USE CLASSIFICATION: RETAIL/OFFICE SPACE             |   | LOT AREA: Acres Square Feet                                 |  |
| ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): |   |   |  |
| # OF BUILDINGS TO REMAIN 1   |   | # OF BUILDINGS PROPOSED NA                                  |  |
| EXISTING GROSS FLOOR AREA OF BUILDING(S) 14000 square feet             | GROSS FLOOR AREA (of proposed BUILDING / proposed ADDITION) 100 square feet | AMOUNT OF IMPERVIOUS SURFACE / proposed NA square feet      |  |

NAME OF PROJECT/DEVELOPMENT: WEAVER STREET MARKET MINOR ALTERATIONS/VESTIBULE

| TYPE OF REQUEST   | **INFORMATION REQUESTED (Refer to Attached Key)  |
|---|--|
| SUBDIV. FINAL PLAT / EXEMPT PLAT                        | 1, 18, 19, 21, 23, 31, 33, 34, 38  |
| CONDITIONAL USE PERMIT (CUP)                            | 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27 28, 29, 30, 32, 34, 35, 36, 37, 38 |
| CUP MODIFICATION  | SAME AS CONDITIONAL USE PERMIT (CUP)   |
| SPECIAL USE PERMIT (SUP)                                | 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27 28, 29, 30, 32, 34, 35, 36, 37, 38 |
| SUP MODIFICATION  | SAME AS SPECIAL USE PERMIT (SUP)   |
| ZONING PERMIT (Project)                                 | 1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36, 37, 38             |
| ZONING PERMIT (Building) Residential Infill & Additions | 9, 10, 22, 24, 34, 37 (also see "Building Permit Review – Residences Only" checklist)                                      |
| SIGN PERMIT   | 1, 10, 13, 14, 17, 20, 38  |
| VARIANCE  | 4, 5, 10, 20, 29, 34, 38, Attachment A   |
| APPEAL  | 4, 5, 38, Attachment B   |
| SPECIAL EXCEPTION                                       | 1, 4, 5, 8, 10, 20, 35, Attachment C   |

APPLICANT: Keith Anderson, Weaver Street Market DATE: 09/04/14

OWNER: DATE: 9/4/14



September 4, 2014

Town of Carrboro Planning Department  
301 West Main Street  
Carrboro, NC 27510

To whom it may concern:

I am writing on behalf of Weaver Street Market in regards to the renovation/addition of a vestibule for Weaver Street Market located at 101 East Weaver Street in Carrboro, NC. The proposed improvements are necessary to replace the current aged door system and to facilitate the ingress and egress of market customers, whose number is expected to increase after the recent renovations. The changes will also allow for the installation of an additional checkout lane to better serve our patrons. Further, the new vestibule will create an airlock which will greatly improve the energy efficiency of the retail space.

Thank you for your time and consideration of this project. Feel free to contact me with any questions or if additional information is required.

Sincerely,

Keith Anderson  
Facilities Manager  
Weaver Street Market  
919-241-1766  
Keith.a@weaverstreetmarket.coop



**ADMINISTRATIVE OFFICES**

Hillsborough Business Center  
437 Dimmocks Mill Road, Suite 10  
Hillsborough, NC 27278  
919 241-1760  
FAX: 919 241-1799



**CARRBORO**

101 East Weaver Street  
Carrboro, NC 27510  
919 929-0010  
FAX: 919 942-4889



**SOUTHERN VILLAGE**

716 Market Street  
Chapel Hill, NC 27516  
919 929-2009  
FAX: 919 932-1477



**HILLSBOROUGH**

228 S. Churton Street, Suite 100  
Hillsborough, NC 27278  
919 245-5050  
FAX: 919 245-5069



**panzanella**

200 North Greensboro Street  
Carrboro, NC 27510  
919 929-6626  
FAX: 919 942-4889



ALL CONTRACTORS ARE REQUIRED TO VISIT THE PROJECT SITE IN ORDER TO BECOME FAMILIAR WITH DEMOLITION & JOB REQUIREMENTS. ITEMS IDENTIFIED DURING JOB SITE VISIT WILL BE INCORPORATED INTO THE CONTRACT DOCUMENTS BY ADDENDUM.

THE AREA(S) AFFECTED BY DEMOLITION & NEW CONSTRUCTION SHALL BE FREE OF ANY AND ALL OBSTACLES TO ENSURE A SAFE WORKING ENVIRONMENT. PRIOR TO THE BEGINNING OF WORK, THE OWNER SHALL EITHER REMOVE THESE OBSTACLES OR DIRECT THE CONTRACTOR TO MOVE AND STAGE IN OTHER LOCATION.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF ALL EXISTING CONSTRUCTION NECESSARY TO PERMIT THE INSTALLATION OF NEW CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL DEMOLITION, UNLESS NOTED OTHERWISE & WHETHER OR NOT SUCH DEMOLITION IS SPECIFICALLY NOTED ON THIS PLAN. CATALOG ITS EXTENT & COMPOSITION IN WRITING & REPORT TO ARCHITECT PRIOR TO REMOVAL.

THE CONTRACTOR SHALL FIRST OFFER ALL REMOVED ITEMS SUCH AS, BUT NOT LIMITED TO DOORS, CASEWORK, EQUIPMENT, ETC. TO THE OWNER. IF THE OWNER DOES NOT ACCEPT THE DEMOLISHED ITEMS, THEN THEY SHALL BECOME THE PROPERTY OF CONTRACTOR & SHALL BE COMPLETELY REMOVED FROM THE SITE.

FINISHES IN ANY RENOVATED AREAS, WHICH ARE DAMAGED IN THE COURSE OF DEMOLITION AND/OR CONSTRUCTION SHALL BE PATCHED, REPAIRED AND RETURNED TO ORIGINAL STATE ( INCLUDING MATERIALS REQUIRED TO OBTAIN FIRE RATING), IN ORDER TO PROVIDE A COMPLETE INSTALLATION.

THE GENERAL CONTRACTOR SHALL TAKE CARE TO MAINTAIN THE STRUCTURAL INTEGRITY, APPEARANCE, & WEATHER-TIGHTNESS, OF EXISTING CONSTRUCTION TO BE RETAINED, PRIOR TO THE INSTALLATION OF NEW CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS WHERE DEMOLITION & NEW CONSTRUCTION ARE TO OCCUR & NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.

ALL EXISTING DEVICES, CONTROLS & WIRING RELATED TO THE WORK SHALL BE MARKED BOTH IN PLAN & IN THE FIELD FOR RECONNECTION, RECONFIGURATION AND/OR ABANDONMENT IF DISTURBED DURING DEMOLITION. IF NOT REQUIRED FOR FUTURE OPERATIONS, ABANDONED UTILITIES SHALL BE SEPARATED & CAPPED AS REQUIRED BY CODE OR AS NECESSARY FOR SAFETY. THE ARCHITECT SHALL BE NOTIFIED OF ALL INSTANCES WHERE EXISTING CONSTRUCTION IS ABANDONED.

THE INTERIOR CONSTRUCTION ZONE AREA IS TO BE PROTECTED & CLOSED OFF TO THE PUBLIC BY MEANS SUITABLE BY THE OWNER & GENERAL CONTRACTOR AGREEMENT. ONE EXISTING BATHROOM TO BE DESIGNATED AS FIELD USE DURING CONSTRUCTION. HOWEVER, MUST BE MAINTAINED TO THE OWNER'S STANDARDS.

- 1 REMOVE EXISTING AUTOMATIC ENTRY GLAZED STOREFRONT DOOR SYSTEM WITH ALL IT'S COMPONENTS IN ENTIRETY.
- 2 REMOVE EXISTING NON-LOAD BEARING STOREFRONT SYSTEM TO THE EXTENT AS INDICATED ON THESE PLANS FROM TOP OF FINISH FLOOR TO UNDERSIDE OF FLOOR FRAMING SYSTEM. PREPARE AFFECTED AREA FOR NEW CONSTRUCTION.
- 3 REMOVE EXISTING ENTRY GLAZED AUTOMATIC STOREFRONT DOOR SYSTEM WITH ALL IT'S COMPONENTS IN ENTIRETY & PREPARE AREA FOR NEW CONSTRUCTION.
- 4 REMOVE & DISCARD EXISTING INTERIOR NON-LOAD BEARING PARTITIONS FROM TOP OF FINISH FLOOR TO UNDERSIDE OF 2nd FLOOR STRUCTURAL DECK TO EXTENT AS INDICATED ON THESE PLANS WITH ALL COMPONENTS.
- 5 REMOVE ALL MOVEABLE EQUIPMENT, FURNITURE, & ITEMS LOCATED ON FLOOR AREA OF EMPLOYEE/STORAGE ROOMS. REMOVE CEILING SYSTEM & LIGHTING FIXTURES.
- 6 REMOVE ALL MOVEABLE DISHWASH ROOM EQUIPMENT, FIXTURES & SINKS IN THEIR ENTIRETY INCLUDING ASSOCIATED PLUMBING, ELECTRICAL, & VENTED HOODS. REMOVE CEILING SYSTEM & LIGHT FIXTURES. REMOVE FLOOR TILE & ADHESIVE SYSTEM TO EXISTING CONCRETE SLAB. PREPARE & REPAIR FLOOR TO MATCH EXISTING SALES FLOOR AREA.
- 7 REMOVE ALL MOVEABLE FIXTURES, EQUIPMENT, & FURNISHINGS OF KITCHEN AREA IN THEIR ENTIRETY, INCLUDING ASSOCIATED PLUMBING, ELECTRICAL, & VENTED HOODS. REMOVE CEILING SYSTEM, BULKHEAD, SOFFITS, & LIGHT FIXTURES. REMOVE FLOOR TILE & ASSOCIATED ADHESIVES TO EXISTING CONCRETE SLAB. PREPARE & REPAIR SLAB TO MATCH EXISTING SALES FLOOR AREA.
- 8 COFFEE BAR & BAKERY COUNTER AREA - REMOVE ALL FIXTURES, EQUIPMENT, FURNISHINGS, & MILLWORK IN THEIR ENTIRETY, INCLUDING ASSOCIATED PLUMBING & ELECTRICAL COMPONENTS. REMOVE CEILING BULKHEAD & SOFFIT WITH ALL ASSOCIATED LIGHTING. PREPARE & REPAIR SLAB TO MATCH EXISTING SALES FLOOR AREA.
- 9 REMOVE COLD/HOT BAR FIXTURE INCLUDING OVERHEAD FLOATING CEILING COMPONENT WITH ALL ASSOCIATED ELECTRICAL & PLUMBING. REPAIR SLAB TO MATCH EXISTING SALES FLOOR AREA.
- 10 REMOVE COOLER UNITS IN THEIR ENTIRETY. REPAIR FLOOR TO MATCH EXISTING SALES FLOOR AREA OR AS DIRECTED BY OWNER.
- 11 REMOVE ALL EQUIPMENT, FURNITURE, & SINKS OF FOOD PREP KITCHEN IN THEIR ENTIRETY INCLUDING ASSOCIATED PLUMBING & ELECTRICAL COMPONENTS. REMOVE CEILING SYSTEM & LIGHT FIXTURES. EXTENT OF FLOOR SYSTEM TO BE REMOVED PER OWNER DIRECTION.
- 12 REMOVE ENTIRE CEILING SYSTEMS & ALL IT'S COMPONENTS & LIGHT FIXTURES OF EXISTING KITCHEN(S), FOOD PREP, WASHROOM, & STORAGE/EMPLOYEE ROOM AREAS. PREPARE FOR NEW CEILING & LIGHTING SYSTEM.
- 13 PLUMBING TRENCH - SEE PLUMBING DWG'S FOR EXTENT OF WORK AND DIRECTION.
- 14 TRENCH DRAIN - SEE PLUMBING DWG'S FOR EXTENT OF WORK AND DIRECTION.
- 15 JANITOR CLOSET/CAN WASH - TO BE REMOVED IN IT'S ENTIRETY, INCLUDING WALL PARTITIONING, FLOORING, FIXTURES, & ASSOCIATED PLUMBING & ELECTRICAL COMPONENTS.
- 16 RELOCATE EXISTING ELECTRICAL PANEL AND ALL ASSOCIATED ELECTRICAL DEVICES & FEEDS TO NEW LOCATION GRAPHICALLY REPRESENTED ON A-1.3 & E-1.
- 17 RELOCATE EXISTING ELECTRICAL PANEL AND ALL ASSOCIATED ELECTRICAL DEVICES & FEEDS TO NEW LOCATION GRAPHICALLY



|   |                 |           |     |
|---|-----------------|-----------|-----|
| 7 |                 |           |     |
| 6 |                 |           |     |
| 5 |                 |           |     |
| 4 |                 |           |     |
| 3 |                 |           |     |
| 2 | PERMIT SET      | 3/20/2014 | BTS |
| 1 | INCREASED SCOPE | 3/1/2014  | BTS |
|   | REVISIONS       | DATE      | BY  |

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|  |                        |                               |
|--|------------------------|-------------------------------|
| PROJECT ENGINEER/ARCHITECT<br>BRIAN SHEPARD, AIA, NCARB, LEED GA   | SCALE<br>3/16" = 1'-0" | FIRST ISSUE DATE<br>3/21/2014 |
| PROJECT ARCHITECT / DESIGNER<br>BRIAN SHEPARD, AIA, NCARB, LEED GA |                        |                               |
| DRAWN BY<br>JCC  |                        |                               |

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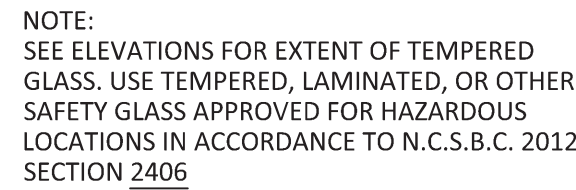
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**WEAVER STREET MARKET  
MINOR ALTERATIONS**  
101 EAST WEAVER STREET  
CARRBORO, NC 27510

**DEMOLITION PLAN**

PROJECT NO.  
14-0010.020  
DRAWING NAME:  
SHEET NO.  
A-1.2





| FINISH SCHEDULE                                |  |               |       |       |         |
|--|--|---------------|-------|-------|---------|
|  |  | ROOM          | FLOOR | WALLS | CEILING |
| F-1  | FLOOR- TO MATCH EXISTING SALES FLOOR- EXPOSED CONCRETE   | DISHWASH ROOM | F-1   | W-2   | C-2     |
| F-2  | EPOXY FLOOR: MANUFACTURER-STYLE- ; COLOR-  |               |       |       |         |
| F-3  | EXTERIOR CARPET - TO MATCH EXISTING VESTIBULE  | COLD KITCHEN  | F-1   | W-2   | C-2     |
| W-1  | GYPSUM BOARD WITH PAINT FINISH TO MATCH EXISTING   | HOT KITCHEN   | F-1   | W-2   | C-2     |
| W-2  | FRP - FIBER-REINFORCED WALL PANELS ON WALLS (KITCHEN & WET SIDES) - STYLE: ICE TEXTURED FINISH | BREAD SERVICE | F-1   | W-2   | C-2     |
|  |  | SALES FLOOR   | F-1   | W-1   | NONE    |
| C-1  | SUSPENDED WEATHERPROOF CEILING TILES   | VESTIBULE     | F-3   | W-1   | C-1     |
| C-2  | GASKET SUSPENDED CEILING TILES (SEE NOTE #1)   | CAFE SEATING  | F-1   | W-1   | NONE    |
| *BASE MATERIAL & COLOR STYLE TO MATCH EXISTING |  |               |       |       |         |

NOTE #1:  
2"x2" LAY-IN ACOUSTICAL TILE  
MANF: ARMSTRONG  
STYLE: SMOOTH  
COLOR: WHITE  
NOTES: ANTI-MICROBIAL, WITH HIGH SAG  
RESISTANCE, WATER -REPELLENT,  
WASHABLE TO MEET USDA/FSIS GUIDELINES  
FOR FOOD PROCESSING AREAS



**SUMMIT**  
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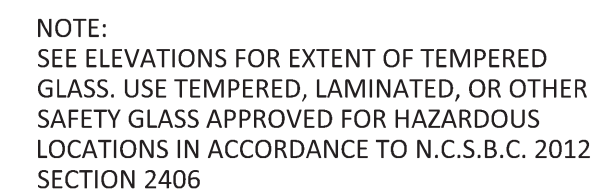
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504 Meadowland Drive  
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**WEAVER STREET MARKET  
MINOR ALTERATIONS**  
101 EAST WEAVER STREET  
CARBORO, NC 27510

**NEW WORK FLOOR PLAN**

PROJECT NO.  
14-0010.020  
DRAWING NAME:  
SHEET NO.  
A-1.3





| WALL LEGEND |   |   |
|-------------|---|---|
| WALL NO.    | PLAN  | NOTES   |
| 1           | <p>1/2" GYPSUM WALL BD.</p> <p>1/2" PLYWOOD SHEATHING</p> <p>ACOUSTICAL BATT INSULATION, FULL EXTENT OF STUD CAVITY</p> <p>6" COLD FORM METAL STUDS @ 16"OC</p> | <p>1 6" COLD FORM METAL STUD @ 16"O.C.<br/>NON-RATED<br/>NON-LOAD BEARING<br/>INTERIOR WALL<br/>ASSEMBLY</p> <p>1A 6" COLD FORM METAL STUD @ 16"O.C.<br/>INSTALL FRP PANEL ON BOTH SIDES WHEN PARTITION SURFACE IS IN KITCHEN OR WET AREA</p> |
| 2           | <p>ACOUSTICAL BATT INSULATION FULL EXTENT OF STUD CAVITY</p> <p>6" COLD FORM METAL STUDS @ 16"OC</p> <p>1/2" GYPSUM WALL BOARD</p>                              | <p>2 NON-RATED<br/>NON-LOAD BEARING<br/>INTERIOR WALL<br/>ASSEMBLY</p> <p>*WALL ASSEMBLY TO BE TIGHT TO UNDERSIDE OF BOTTOM ROOF TRUSS SYSTEM TO TOP OF CONCRETE FLOOR.</p> <p>*USE GREEN-BOARD IN WET LOCATIONS</p>                          |
| 3           | <p>KYNAN ALUMINUM COATED FRAME TO MATCH EXISTING</p>  | <p>3 NON-RATED<br/>NON-LOAD BEARING<br/>EXTERIOR WALL<br/>ASSEMBLY</p>  |















# Town of Carrboro

Town Hall  
301 W. Main St.  
Carrboro, NC 27510

## Agenda Item Abstract

**File Number:** 14-0285

**Agenda Date:** 10/7/2014

**File Type:** Abstract

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Continuation of Discussion on Joint Planning Public Hearing Item - Amendments to Allow for the Possibility of Locating Agricultural Support Enterprises in the Rural Buffer

**PURPOSE:** The purpose of this item is to continue the discussion and consider taking action related to proposed amendments to the Joint Planning Area Land Use Plan and Joint Planning Agreement which will make agricultural support enterprises allowable within the Rural Buffer portion of the Joint Planning Area. These changes are necessary in order for Orange County to approve proposed text amendments to its Unified Development Ordinance that will allow the new uses to occur within the Rural Buffer.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Patricia McGuire - 919-918-7327; [pmcguire@townofcarrboro.org](mailto:pmcguire@townofcarrboro.org); <mailto:pmcguire@townofcarrboro.org>; Christina Moon - 919-918-7325 - [cmoon@townofcarrboro.org](mailto:cmoon@townofcarrboro.org); <mailto:cmoon@townofcarrboro.org>; Perdita Holtz - 919-245-2578 - [pholtz@orangecountync.gov](mailto:pholtz@orangecountync.gov)

**INFORMATION:** At the September 9, 2014 meeting, the Board of Aldermen continued its review of a proposal from Orange County to adopt text amendments to the Joint Planning Area Land Use Plan and Joint Planning Agreement, and subsequently to the County's Unified Development Ordinance (UDO), to allow agricultural support enterprises in the Rural Buffer. County staff presented the amendments to all three parties of the joint planning agreement-Orange County, Chapel Hill and Carrboro--at a joint public hearing on March 27, 2014. Previous Board of Aldermen and advisory board recommendations and comments, considered at meetings on June 3<sup>rd</sup> and September 9<sup>th</sup> are available for review at <https://carrboro.legistar.com/Calendar.aspx>

| Board Comment  | Response  |
|--|---|
| 1. Add "low-intensity" before "agricultural support" in the JPA and JPA Land Use Plan amendments | Included in the amendment language attached to resolution (Attachment A).     |
| 2. Feed mills and agricultural services should be added to list of possible uses                 | Uses continued to be included in the County's UDO amendments.                 |
| 3. Recommend all uses except numbers 1, 19, 24, and 30   | This recommendation has been included in the draft resolution (Attachment A). |

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| 4. Look into the sunset provision as discussed in the staff memo                  | Town Attorney Mike Brough has evaluated and is consulting with Orange County Attorney John Roberts.  |
| 5. Find out if measurement of 100ft is enough space                               | A 100-foot property line setback is included as a minimum. Some flexibility in administration and evaluation of project- and site-specific circumstances can be expected as part of the conditional zoning process for uses in the Rural Buffer. |
| 6. Agricultural Preservation Board should be involved in review of all permits    | This recommendation has been included in the draft resolution (Attachment A).  |
| 7. Older exempt farm buildings could/should be exempt from setback requirements   | This recommendation has been included in the draft resolution (Attachment A).  |
| 8. Adoption of the JPA changes should be tied to the current version of the UDO   | Included in an additional amendment to Section 2.6 of the Joint Planning Agreement attached to resolution (Attachment A).  |
| 9. Look into annual review/update at the joint public meetings                    | This recommendation has been included in the draft resolution (Attachment A).  |
| 10. Revise the language in the JPA to extend the review period from 30 to 45 days | Carrboro staff will work with other Joint Planning staff to schedule this for a Joint Public hearing, likely in the spring of 2015.  |
| 11. Bring back to the Board at the October 7th meeting.                           | Scheduled as requested.  |

The draft resolution which includes proposed amendments to the Joint Planning Land Use Plan and Joint Planning Agreement, and other comments, is included as Attachment A.

The Board of County Commissioners has continued its consideration of the UDO text amendments to November. The Chapel Hill Town Council is scheduled to continue consideration of the JPA amendments on October 15<sup>th</sup>.

**FISCAL & STAFF IMPACT:** None identified in association with approval of the changes to the Plan and Agreement. Staff and attorney time will be required for future amendment to change JPA review time frame. .

**RECOMMENDATION:** Staff recommends that the Board of Aldermen consider the adoption of the resolution that approves amendments to the Joint Planning documents and recommends other action related to the establishment of agricultural support enterprises in the Rural Buffer.



**A RESOLUTION AMENDING  
THE JOINT PLANNING LAND USE PLAN AND JOINT PLANNING AGREEMENT TO  
ALLOW FOR THE POSSIBILITY OF LOCATING APPROPRIATE LOW INTENSITY  
AGRICULTURAL SUPPORT ENTERPRISES IN THE  
RURAL BUFFER LAND USE CLASSIFICATION**

WHEREAS, Orange County, the Town of Chapel Hill, and the Town of Carrboro entered into a Joint Planning Agreement originally dated September 22, 1987 and amended from time to time, and

WHEREAS, pursuant to the Joint Planning Agreement, a Joint Planning Land Use Plan was adopted on October 13, 1986 by all parties to the Joint Planning Agreement, and has since been amended on several occasions, and

WHEREAS, Orange County initiated amendments to the Orange County Comprehensive Plan and Unified Development Ordinance in order to adopt a regulatory program referred to as "Agricultural Support Enterprises Within the Rural Buffer Land Use Classification," a program the County has been working on since 2001, and

WHEREAS, amendments to the Joint Planning Land Use Plan and Agreement are necessary prior to Orange County adopting the aforementioned Comprehensive Plan and Unified Development Ordinance amendments, and

WHEREAS, a joint public hearing regarding the proposed Joint Planning Land Use Plan and Agreement amendments was held on March 27, 2014, in accordance with the requirements of the Joint Planning Agreement.

NOW THEREFORE, the Carrboro Board of Aldermen hereby resolves that the Joint Planning Land Use Plan and Agreement be amended as shown on the attached pages.

BE IT FURTHER RESOLVED that the Carrboro Board of Aldermen recommends approval of all but four (i.e. Agricultural Processing Facility, Microbrewery w/Major Events, Winery w/Major Events, and Assembly Facility Greater than 300 Occupants) of the proposed agricultural support uses contained in the draft ordinance modifying the Orange County Unified Development Ordinance that may only be enacted after the amendments to the Joint Planning Land Use Plan and Joint Planning Agreement have been approved.

BE IT FURTHER RESOLVED that the Carrboro Board of Aldermen recommends that the Agricultural Preservation Board, the County's appointed agricultural advisory board be given the opportunity to comment on rezoning and land use permits related to ASE in the Rural Buffer.

BE IT FURTHER RESOLVED that the Carrboro Board of Aldermen recommends that reuse of existing farm buildings, especially those 50 years or older, into new agricultural support enterprises be encouraged by including in the draft ordinance provisions a mechanism for reducing or waiving the 100-foot property line setback requirements that would otherwise apply to such new enterprises.

BE IT FURTHER RESOLVED that the Carrboro Board of Aldermen requests that an update on Agricultural Support Enterprises be provided annually at a joint public meeting of the parties to the Joint Planning Agreement.

BE IT FURTHER RESOLVED THAT the amendments to the Joint Planning Land Use Plan and Agreement shall become effective upon adoption by the governing bodies of Orange County, Chapel Hill, and Carrboro.

**PAGE 60-a – JPA LAND USE PLAN**

– The Rural Buffer is defined as being a low-density area consisting of single-family homes situated on large lots having a minimum size of two (2) acres. The Rural Buffer is further defined as land which, although adjacent to an Urban or Transition Area, is rural in character and which will remain rural and not require urban services (public utilities and other Town services). The Rural Buffer is expected to contain low density residential uses, agricultural uses, and low-intensity agricultural support uses<sup>1</sup> and consists of the following Joint Planning Area Land Use Plan categories: Rural Residential and Agricultural; Public-Private Open Space; Resource Conservation; New Hope Creek Corridor Open Space; Extractive Use; and the overlay category designated University Lake Watershed Area.

**Rural Residential and Agricultural Areas** are low-density areas consisting of single-family homes situated on large lots with a minimum lot size of two acres, except when part of a cluster subdivision and then adhering to a density limit of 1 unit for every 2 acres of property. Cluster subdivisions, reducing parcels to at least 1 acre in area, are allowed so long as density limits for the entire subdivision are maintained. In that respect, Rural Residential Areas are identical to the definition of the Rural Buffer. The area includes property supporting farming operations, including forestry activities, established in accordance with the provisions of the North Carolina General Statutes.

**Public-Private Open Space Areas** include major land areas owned or controlled by public and private interests in the Rural Buffer. Such holdings as Duke Forest, Camp New Hope, U.S. Government lands associated with Jordan Lake, the 100-foot buffer along I-40, and Orange Water and Sewer Authority lands adjacent to University Lake and the quarry site on N.C. Highway 54 provide open space through research, educational, forest management, and recreational functions.

**Resource Conservation Areas** in the Rural Buffer are identical to those in the Transition Areas; i.e., floodplains, wetlands along drainage tributaries, and steep slope areas (15% or greater). The areas form the basis for a parks and open space system (see Strategy Map) which provided the framework within which other land uses are situated.

**New Hope Creek Corridor Open Space Areas** include some of the Resource Protection Areas and a portion of the Public/Private Open Space Areas which were designated as significant and worthy of protection according to the New Hope Corridor Open Space Master Plan completed in April of 1991. (See Master Plan Map following Strategy Maps). The areas are part of a system of open space in Durham and Orange Counties along New Hope Creek and its tributaries between Eno River State Park and U.S. Army Corps of Engineers land north and south of Jordan Lake. This category is made up of critical environmental areas such as stream beds, floodplains, steep slopes, and larger tracts of historic, educational, or recreational value.

**Extractive Use Areas** encompass mining and quarry operations. Only one such site exists in the Rural Buffer, the American Stone Company quarry on N.C. Highway 54 west of Carrboro.

**Retail Trade Areas** in the Rural Buffer include low intensity neighborhood centers which serve the immediate area and generate low traffic volumes. Only one such area is designated in the Rural Buffer – Blackwood station on N.C. Highway 86.

<sup>1</sup> The amendments necessary for Agricultural Support uses are shown in *italic and underlined text*.

**PAGE 83 – JPA LAND USE PLAN**

Text above the section proposed for amendment has been removed.

**\*Rural Residential and Agricultural<sup>1</sup>**

\*Amended  
4/2/90

The Rural Residential category is a low-density area consisting of single-family homes situated on large lots with a minimum lot size of two acres, except when part of a cluster subdivision and then adhering to a density limit of 1 unit for every 2 acres of property.

<sup>1</sup> The amendments necessary for Agricultural Support uses are shown in *italic and underlined text*.

**PAGE 84 – JPA LAND USE PLAN**

Cluster subdivisions, reducing parcels to at least 1 acre in area, are allowed to as long as density limits for the entire subdivision are maintained. The Rural Residential designation is identical to the Rural Buffer category contained in the current Orange County Land Use Plan. The Rural Buffer category is described in the Plan as land adjacent to an Urban or Transition area which is rural in character and which should remain rural; contain very low- density residential uses, agricultural uses, and low-intensity agricultural support uses; and not require urban services (water and sewer) during the Plan period.

Agricultural areas existing within Transition Areas are expected to change from rural to urban uses as Chapel Hill and Carrboro continue to grow and as public water and sewer services are expanded. Agricultural areas are located principally in University Lake Watershed but are also prominent along the northern perimeter of the Planning Area boundary. As development occurs in these areas, it will be of very low-density in nature and will generally consist of farm dwelling and outbuildings in support of agricultural operations.

To the north of Chapel Hill and Carrboro in the New Hope Creek drainage basin, low-density residential development has taken place along Whitfield Road, Sunrise Road and Erwin Road. Residential developments similar to Sedgefield, Stoneridge, Oak Hills, Birchwood Lake Estates and Falls of the New Hope are expected to continue, relying on wells and septic tanks for water supply and sewer disposal.

To the west of Carrboro, Rural Residential development is also expected in University Lake Watershed. However, only low-density residential and agricultural uses are anticipated. Development will continue to rely on wells and septic tanks for water supply and sewage disposal.

The remaining area designated for Rural Residential and Agricultural development is the Southern Triangle area in the extreme southeastern portion of the County. The area drains to the southeast toward Jordan Lake and is beyond the ridge line of the Morgan Creek basin, an area which can be served by gravity sewer lines. The Southern Triangle is also characterized by environmental constraints such as steep slopes, flood plains and soils with poor stability, so low-density development is projected.

There are approximately 9,260 acres of land designated for Rural Residential and Agricultural purposes in the Land Use Plan. If developed at an average density of one dwelling unit per two acres with 15% of the area subtracted out for streets and roads, the holding capacity of the area in terms of dwellings is 3,935. If multiplied by the 1980 Census figure for population per household (2.6), the estimated population would be 10,231.

Text below the section proposed for amendment has been removed.

### Page 3 of Joint Planning Agreement

agreement. However, it will only be changed as the Joint Planning Area Land Use Map is amended if the Map amendments change the location of either the CJDA or the CHJDA.

F. Joint Courtesy Review Area. A portion of the northern Rural Buffer Area bounded on the east by I-40 and shown as such on Exhibit A.

G. Rural Buffer. That portion of the Joint Planning Area designated on the Joint Planning Area Land Use Map as such and designated in the Joint Planning Area Land Use Plan as Rural Residential and Agricultural, Public/Private Open Space, Resource Conservation, Extractive/Disposal Use and the overlay district designated University Lake Watershed Area. This area is further defined as being a low-density area consisting of single-family homes situated on large lots having a minimum size of two (2) acres, unless the cluster subdivision option is used and density limits are maintained. The Rural Buffer is further defined as land which, although adjacent to an Urban or Transition area, is rural in character and which will remain rural, contain low-density residential uses, agricultural uses exempt from zoning regulations, and low-intensity agricultural support uses and not require urban services (public utilities and other town services). Agricultural support uses are those designated in the County's Unified Development ordinance as allowable in the RB (Rural Buffer) general use zoning district or those permitted through the ASE-CZ conditional zoning district.

The amendment necessary for Agricultural Support uses are shown in italic and underline d text.

H. Transition Area. That portion of the Joint Planning Area designated on the Joint Planning Area Land Use Map as such. This area is further defined as being in

## Page 12 of the Joint Planning Agreement

- C. Orange County shall notify the respective towns and the towns shall notify Orange County as soon as practicable thereafter of any such claim, action or proceeding.

## Section 2.6 Text and Map Amendments

- A. Proposed amendments to the Joint Planning Area Land Use Plan and/or the Joint Planning Area Land Use Map may be initiated by (i) Orange County or (ii) the Towns or any other party by filing a request for such an amendment with Orange County. Any petition or request to amend the Joint Planning Area Land Use Plan received by the County shall be referred to the respective Towns. No such amendment may become effective until after it has been adopted by Orange County, Chapel Hill and Carrboro following a joint public hearing by all three governing bodies.
- B. Except as provided herein, proposed amendments to the text of the Orange County ~~Zoning and Subdivision Ordinances~~ *Unified Development Ordinance*<sup>3</sup> that are applicable within the Rural Buffer as well as proposed changes in zoning district classifications (i.e., zoning map changes) that affect property within the Rural Buffer shall be initiated and adopted in accordance with the procedures set forth in those County ordinances. All such proposals that affect the CHJDA shall be referred to Chapel Hill for review and recommendation, and all such proposed amendments that affect the CJDA shall be referred to Carrboro for review and recommendation. Orange County may not adopt such proposed amendments until the respective Towns have made their recommendations, or until the expiration of thirty (30) days following such referral, whichever occurs first.

*In the case of agricultural support uses, both the ASE-CZ conditional zoning districts and the agricultural support uses added to the RB (Rural Buffer) general use zoning district in*

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<sup>3</sup> Since the County now uses a Unified Development Ordinance, the language in this section should be changed to reflect the current name of the County's land use regulations.

## Page 13 of the Joint Planning Agreement

2014, Orange County shall not materially change the text of its Unified Development Ordinance, as it pertains to the Rural Buffer, unless the amendment is heard at a joint public hearing and adopted by Orange County, Chapel Hill, and Carrboro. Examples of material changes, in this case, are adding or deleting uses to/from the Table of Permitted Uses and/or adding, deleting, or changing the use-specific standards in Article 5 of the Unified Development Ordinance.<sup>4</sup>

- C. Whenever Chapel Hill proposes to amend the text of its Land Development Ordinance, and whenever Carrboro proposes to amend the text of its Land Use Ordinance, the respective towns shall deliver a copy of the full text of the proposed amendment to Orange County not later than thirty (30) days before the date of the public hearing on any such amendment. However, with the written consent of the Orange County Manager or his designate, this thirty (30) day period may be reduced to not less than ten (10) days. Unless Orange County files with the respective towns a written objection on or before the date of the public hearing on the proposed ordinance amendment, then adoption of the amendment by the respective town shall automatically effect a corresponding amendment to the applicable ordinance adopted by reference by Orange County as provided in Section 2.1C. Any such objection shall be based on a determination by Orange County that the proposed amendment is inconsistent with the adopted Joint Planning Area Land Use Plan. If a town adopts an amendment despite Orange County's objection, then it shall refer such amendment to Orange County with a request that the County make corresponding changes as expeditiously as reasonably possible so that the town may continue to enforce within its

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<sup>4</sup> This text is proposed to be added to address concerns that Orange County could significantly change its Unified Development Ordinance after the Towns of Carrboro and Chapel Hill approve amendments to the Joint Planning documents and those changes would be subject only to a staff-level review by Town staff.