



Town of Carrboro

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

Meeting Agenda Board of Aldermen



Tuesday, April 23, 2019

7:00 PM

Board Chambers - Room 110

7:00-7:10

A. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

1. [19-152](#) Proclamation - National Bike Month, Bike to School Day, and Bike to Work Day/Week

7:10-7:15

B. ANNOUNCEMENT OF UPCOMING MEETINGS

7:15-7:20

C. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

7:20-7:25

D. CONSENT AGENDA

1. [19-151](#) Approval of April 9, 2019 Meeting Minutes
2. [19-149](#) A Request to Issue Permits for the Annual Four on the Fourth Road Race, Carrboro 10K Road Race, and the Gallop and Gorge 8K Road Race.
PURPOSE: The purpose of this item is to consider Street Closing Permit Applications submitted by Cardinal Track Club for the following three annual road races: Four on the Fourth Road Race, Carrboro 10 K Road Race, and Gallop and Gorge 8 K Road Race.

Attachments: [Attachment A - Resolution](#)
[Attachment B - Street Closing Application Permit](#)
[Attachment C - Cardinal Track Community Event Pre-Application Four on the 4th](#)
[Attachment D - Cardinal Track Community Event Pre-Application Carrboro 10k](#)
[Attachment E - Cardinal Track Community Event Pre-Application Gallop and Gorge](#)

E. PUBLIC HEARING**7:25-7:45**

1. [19-145](#) Public Hearing on Land Use Ordinance Amendments Relating to the Historic Rogers Road Neighborhood
PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive public comment on land use ordinance text amendments defining two new zoning districts and associated development requirements for the Historic Rogers Road neighborhood.
Attachments: [Attachment A - Consistency Resolution-Historic Rogers Road 4-23-2019](#)
[Attachment B - Draft Ordinance - LUO Amend Relating to Historic Rogers Road 4-17-2019](#)
[Attachment C - LUTABLE 4-18-2019 pdf](#)
[Attachment D - Advisory Board & OC Comments](#)
[Attachment E - Citizen Comments](#)
[Attachment F - Staff Observations](#)

F. OTHER MATTERS**7:45-8:15**

1. [19-154](#) Status Report for Several Properties Experiencing Flooding
PURPOSE: The purpose of this item is to provide a report related to flooding concerns associated with several properties, pursuant to the Board's request at the 4/16 meeting.

8:15-8:35

2. [19-147](#) Update on Pedestrian Safety Improvement Projects
PURPOSE: The purpose of this item is to provide the Board of Aldermen an update on the status and timeline of various pedestrian safety improvement projects as they are implemented throughout town.

8:35-8:50

3. [19-153](#) Update on Current Transportation Projects
PURPOSE: The purpose of this agenda item is to provide the Board with an update on the current activities related to transportation projects around the Town.

G. MATTERS BY BOARD MEMBERS**H. CLOSED SESSION - NCGS 143.318.11 (A)(3)(5) - Attorney-Client Privilege and Discussion of Real Property Negotiation/Purchase**



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Agenda Item Abstract

File Number:19-152

Agenda Date: 4/23/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Proclamation - National Bike Month, Bike to School Day, and Bike to Work Day/Week



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Approval of April 9, 2019 Meeting Minutes



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TITLE:

A Request to Issue Permits for the Annual Four on the Fourth Road Race, Carrboro 10K Road Race, and the Gallop and Gorge 8K Road Race.

PURPOSE: The purpose of this item is to consider Street Closing Permit Applications submitted by Cardinal Track Club for the following three annual road races: Four on the Fourth Road Race, Carrboro 10 K Road Race, and Gallop and Gorge 8 K Road Race.

DEPARTMENT: Public Works

CONTACT INFORMATION: Joe Guckavan, 919-918-7427, jguckavan@townofcarrboro.org

INFORMATION: In an effort to be more efficient, Cardinal Track Club has submitted three Street Closing Permit Applications at one time for the temporary closing and usage for the following races (see attached maps for race routes):

Four on the Fourth Road Race: Thursday, July 4, 2019 and Saturday, July 4, 2020 from 7:45 AM to 10:00AM

Carrboro 10K Road Race: Saturday, October 5, 2019 and Saturday, October 3, 2020 from 7:45 AM to 11:00 AM

Gallop and Gorge 8K Road Race: Thursday, November 28, 2019 and Thursday, November 26, 2020 from 7:45 AM to 11:00 AM

The Four on the Fourth and Carrboro 10K follow the same routes as the last races. The Gallop and Gorge 8k follow the same route as last year, but has a modified street plan in order to to increase safety for participants. See the attached maps for route details of each race.

This is the 19th year the Cardinal Track Club has put on these races. Pursuant to Section 7-19 of the Town Code, a Public Hearing to receive public input prior to issuing a Street Closing Permit is not required for these particular events.

Proceeds for the three races benefit the Cardinal Track Club's Community Partners, all of which are non-profit organizations based in Orange County, as required by Section 7-23 of the Town Code.

FISCAL & STAFF IMPACT: Applicant will be responsible for all costs incurred by Police and

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Public Works to facilitate the events. Applicant will be sent an itemized bill for the final costs incurred by Police and Public Works per event. The applicant has paid the application fees.

RECOMMENDATION: It is recommended that the Board approve the attached resolution with the following stipulations:

1. Applicant shall post signs at roadway intersections along race courses, 5-7 days before the event, to notify the public about the running race.
2. Applicant will be responsible for all costs incurred by Police, Fire and Public Works to facilitate these events. Applicant will be sent an itemized bill for the final costs incurred by Police, Fire, and Public Works.

**A RESOLUTION AUTHORIZING THE TEMPORARY CLOSING OF THE
FOLLOWING STREETS TO ACCOMMODATE THE *FOUR ON THE FOURTH ROAD
RACE, CARRBORO 10K ROAD RACE, AND GALLOP AND GORGE 8K ROAD RACE.***

Section 1. The following streets shall be temporarily closed on Thursday July 4, 2019 and Saturday, July 4, 2020 from 7:45 AM to 10:00AM to accommodate the *Four on the Fourth Road Race*. This event is to be held in accordance with the permit issued by the Board of Aldermen pursuant to Article III of Chapter 7 of the Town Code.

1. Old Fayetteville Rd. to Carol St.
2. Carol St. to Lorraine St.
3. Lorraine St. to Hillsborough Rd.
4. Hillsborough Rd. to West Main St.
5. West Main St. to James St.
6. James St. to Carol St.
7. Carol St. to Old. Fayetteville Rd.
8. Finish at McDougle Middle School

The following streets shall be temporarily closed on Saturday, October 5, 2019 and Saturday, October 3, 2020 from 8:00 AM to 11:00 AM to accommodate the *Carrboro 10 K Road Race*. This event is to be held in accordance with the permit issued by the Board of Aldermen pursuant to Article III of Chapter 7 of the Town Code.

1. Old Fayetteville Rd. to Carol St.
2. Carol St. to James St.
3. James St. to Lorraine St.
4. Lorraine St to Hillsborough Rd.
5. Hillsborough Rd. to Simpson St.
6. Simpson St. to West Main St.
7. West Main St. to Hillsborough Rd.
8. Hillsborough Rd. to Oak St.
9. Oak St. to North Greensboro St.
10. North Greensboro St. to Morningside Dr.
11. Morningside Dr. to Blueridge Rd.
12. Blueridge Rd. to Spring Valley Rd.
13. Spring Valley Rd to Pathway Dr.
14. Pathway Dr. to Parkview Ave.
15. Parkview Ave. to Hillsborough Rd.
16. Hillsborough Rd. to James St.
17. James St. to Rainbow Dr.
18. Rainbow Dr. to Lisa Dr.
19. Lisa Dr. to Carol St.
20. Carol St. to Old Fayetteville Rd.
21. Finish at McDougle Middle School

The following streets shall be temporarily closed on Thursday, November 28, 2019 and Thursday, November 26, 2020 from 8:00 AM to 11:00 AM to accommodate the *Gallop and Gorge 8K Road Race*. This event is to be held in accordance with the permit issued by the Board of Aldermen pursuant to Article III of Chapter 7 of the Town Code.

1. West Weaver St. to Elm St.
2. Elm St to East Poplar St.
3. East Poplar St. to West Main St.
4. West Main St. to Hillsborough Rd.
5. Hillsborough Rd to High St.
4. High St. to West Main St.
5. West Main St. to Simpson St.
6. Simpson St. to Mary St.
7. Mary St. to Lorraine St.
8. Lorraine St. to James St.
9. James St. to Carol St.
10. Carol St. to Lisa St.
11. Lisa St. to Quail Roost Dr.
12. Quail Roost Dr. to Hillsborough Rd.
13. Hillsborough Rd. to Cheek St.
14. Cheek St. to Milton Dr.
15. Milton Dr. to North Greensboro St.
16. North Greensboro St. to Shelton St.
17. Shelton St. to Oak Ave.
18. Oak Ave to West Weaver St.
19. Finish at West Weaver St.

Section 2. The Town shall supply the appropriate traffic control devices to give notice of the temporary traffic controls.

Section 3. No person may operate any vehicle contrary to the traffic control devices installed in accordance with Section 2 of this resolution.

Section 4. The Event Coordinator will be responsible for notifying Central Communications when the street is closed and when it is reopened to vehicular traffic.

Section 5. Applicant shall post signs at roadway intersections along race course, 5-7 days before the event, to notify the public about the running race.

Section 6. Applicant will be responsible for all costs incurred by Police, Fire and Public Works to facilitate this event. Applicant will be sent an itemized bill for the final costs incurred by Police, Fire and Public Works.

Section 7. This resolution shall become effective upon adoption.

STREET CLOSING PERMIT APPLICATION

CONCERNING THE USE OF STREETS AND PUBLIC RIGHT-OF-WAY FOR
STREET FAIRS, FESTIVALS, CARNIVALS, AND OTHER PUBLIC EVENTS

EVENT: Four on the Fourth
EVENT SPONSOR: Cardinal Track Club - Le Tour de Carrboro

IS THE SPONSOR A: NON-PROFIT FOR PROFIT OTHER:

ANY OTHER INFORMATION ABOUT SPONSOR OR EVENT:

EVENT COORDINATOR INFO:

NAME: Meredith Bolon
ADDRESS: Box 1088 Carrboro NC 27510
TELEPHONE NUMBER: 919 619 4565

PROPOSED DATE AND TIME PERIOD PROPOSED FOR CLOSING:

DATE: July 4, 2019 Time Period: From: 7am Setup 8am Race
RAIN DATE: N/A To: 10am

APPROXIMATE NUMBER OF PERSONS EXPECTED TO ATTEND THE EVENT: 700

ARE ANY SPECIFIC SERVICES REQUESTED OF THE TOWN? YES X NO
(traffic control may be required, and event organizers may be required to reimburse the Town for any related expenses):

If YES, specify Police, CPW, SORS

Traffic control at key intersections. see map

ATTACH A SKETCH SHOWING:

- Area where event is to take place
- Any streets to be closed or obstructed
- Any barriers or traffic control devices to be erected
- Location of any concession stand, booth or other temporary structures
- Location of proposed fences stands, platforms, stages, benches or bleachers

OTHER INFORMATION: on file - same as prior years

INSURANCE INFORMATION: RRCA Member Club
NAT casualty Co 11991

NOTIFICATION OF CENTRAL COMMUNICATIONS (911):

The **APPLICANT** is responsible for notifying Central Communications (911):

- at least five (5) days in advance of the event in writing (Orange County EMS, Post Office Box 8181, Hillsborough, NC 27278)
- on the day of the closing, prior to the actual closing of the street (dialing 911)
- on the day of the closing, when the street is re-opened (dialing 911)

NOTIFICATION OF THE PUBLIC:

A public hearing is required for all street closing permit applications and the applicant must speak with the Public Works Department about requesting this public hearing. The public must be notified by a formal advertisement in a local newspaper. The Public Works Department *will submit* the advertisement copy to the newspaper. **However, the applicant will be responsible for reimbursing the Town for the full cost of the advertisement.**

Any other notification of the public of this event will be the Applicant's responsibility.

NOTIFICATION OF ABUTTING PROPERTY OWNERS:

The **APPLICANT** is responsible for notifying all abutting property owners of the Public Hearing. Such notification must be accomplished at least seven days prior to the Public Hearing. The notification must include:

- the DATE, TIME and LOCATION of the proposed street closing; and
- the DATE, TIME and LOCATION of the Public Hearing as well as the subject matter of this Public Hearing

The Public Works Department must receive in writing from the APPLICANT the following at least five days prior to the Public Hearing:

names of all property owners notified

copy of the notification

method used to notify these property owners (mail or hand delivery)

CLEAN-UP TIME TABLE:

10 am

FEES:

\$ 85.00 application fee plus 100% of the cost of the Public Hearing advertisement

Application fee must accompany the submittal of this application

Four *on the* Fourth

RACE INFORMATION

Race Starts: July 4th, at 8:00 AM.

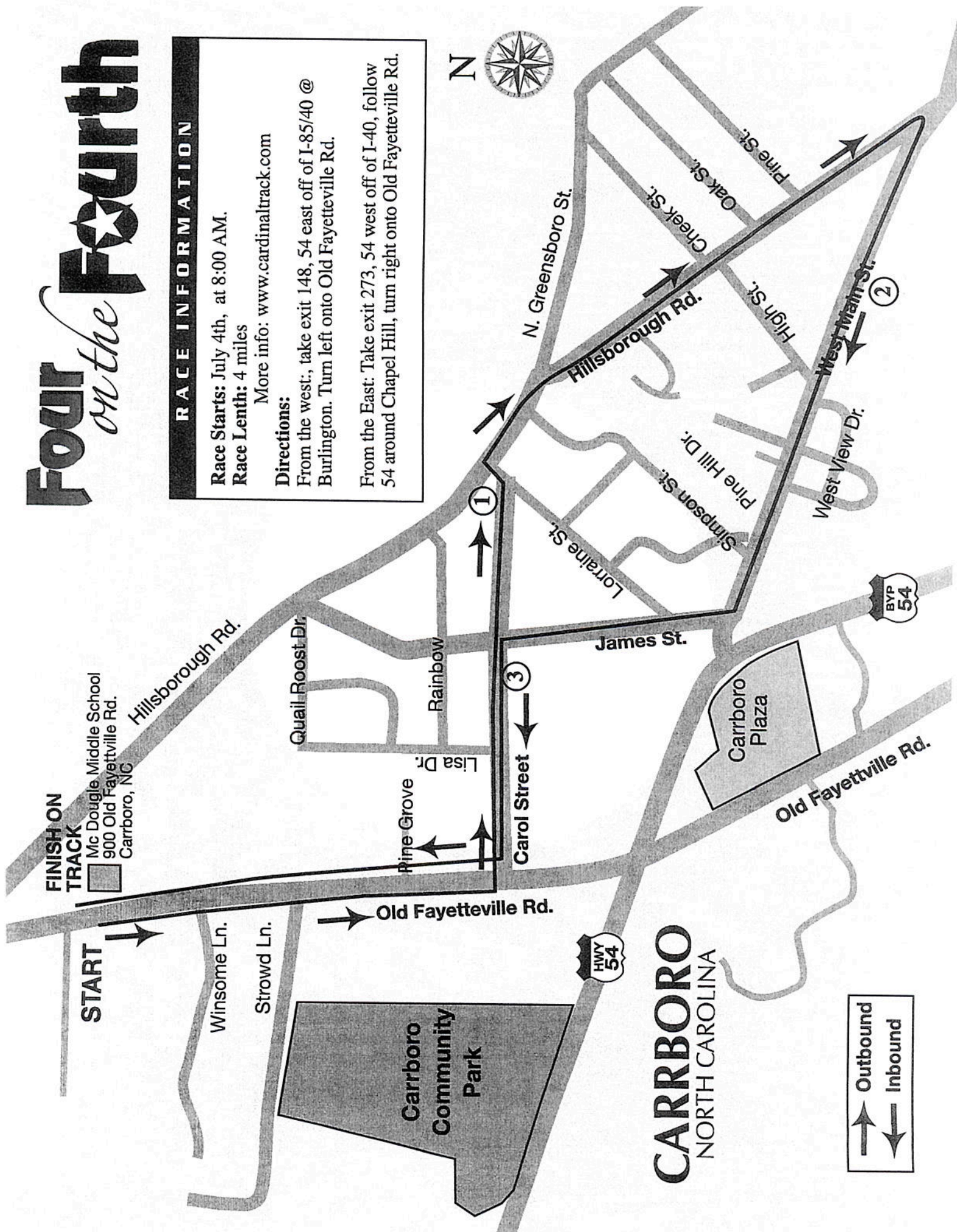
Race Length: 4 miles

More info: www.cardinaltrack.com

Directions:

From the west:, take exit 148, 54 east off of I-85/40 @ Burlington. Turn left onto Old Fayetteville Rd.

From the East: Take exit 273, 54 west off of I-40, follow 54 around Chapel Hill, turn right onto Old Fayetteville Rd.





Town of Carrboro Community Event Pre-Application

Please provide the following information to assist staff with evaluating what types of approvals may be needed for your event. Submission of this application is not an approval of the event.

Event Organizer Information

Name of Organization: CARDINAL TRACK CLUB

Organization: ☒ Nonprofit ☐ For-Profit ☐ Other:
(Check appropriate box)

Website: www.cardinaltrackclub.com

Organization Primary Contact Name (first, last name): MEREDITH BOLON

Mailing Address: Box 1088

City: Carrboro

State: NC zip: 27510

Phone: (919) 619-4575 Fax: ()

Email: meredith@bolons.com

Event Information

Name of Event: Le Tour de Carrboro - Four on the Fourteen

Preferred Date: July 4, 2019

Event time: 8am

Set-up time: 7am

Clean-up time: 10am

Other Possible Dates (if the above date is not available):

Rain Date: N/A

Expected Attendance: 700

Type of Event (check all that apply):

☐ Public Event on Private Property

Location:

☒ Public Event on Public Property - Including (check all that applies):

☐ Town Commons

☐ Century Center

☒ Park or Facility (be specific):

McDougle Middle
+ Roads (CHHS)

☒ Street Event - Public Street or Right-Of-Way (list street(s): see map

☐ Other site(s): ☐ Other (Please explain):

Event Details

Does your event include any of the following?

Activity	Yes	No
Sell and/or consumption of Alcohol		X
Sell and/or consumption of Food		X
Sell of crafts or goods		X
Street or lane closures	X	
Police/Public Safety/Security	X	
Temporary shelters, tents, staging or other structures		X
Open Flames or Pyrothenics		X
Town staffing, resources, or equipment*		X

*please be advised that some events may require reimbursement for town related expenses

Event Description

Please provide a general description and purpose of your event. Attach a simple diagram of event area with details of staging, fencing, booths, tents, walkways, entryway/exits, emergency response plan, etc. Providing this information will assist town staff in helping you to plan a successful event. Thank you!

Road Race identical to prior years - map attached - Thank you!

Meredith Bolton

Signed by Primary Contact

3-20-19

Date

Submit this application to Carrboro Recreation and Parks office at 100 N. Greensboro Street, or fax to (919)918-4475 or email to Dianah Alston-Sanders – dsanders@townofcarrboro.org

RACE INFORMATION

Race Lenth: 4 miles

More info: www.cardinaltrack.com

Directions:

From the west.; take exit 148, 54 east off of I-85/40 @ Burlington. Turn left onto Old Fayetteville Rd.

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CARRBORO
NORTH CAROLINA



Town of Carrboro Community Event Pre-Application

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Event Organizer Information

Name of Organization: Cardinal Track Club

Organization: ☒ Nonprofit ☐ For-Profit ☐ Other:
(Check appropriate box)

Website: www.cardinaltrackclub.com

Organization Primary Contact Name (first, last name): Meredith Baron

Mailing Address: Box 1088

City: Carrboro State: NC zip: 27510

Phone: (919) 619-4565 Fax: ()

Email: meredith@barons.com

Event Information

Name of Event: Le Tour de Carrboro - Carrboro 10K

Preferred Date: Oct 5, 2019 Event time: 8am
Set-up time: 7am
Clean-up time: 10am

Other Possible Dates (if the above date is not available):

Rain Date: N/A Expected Attendance: 600

Type of Event (check all that apply):

☐ Public Event on Private Property
Location:

☒ Public Event on Public Property - Including (check all that applies):

☐ Town Commons ☐ Century Center ☒ Park or Facility (be specific):

☒ Street Event - Public Street or Right-Of-Way (list street(s): See map

☐ Other site(s): ☐ Other (Please explain):

McDougle Middle
(CHCCS) + ROADS

Event Details

Does your event include any of the following?

Activity	Yes	No
Sell and/or consumption of Alcohol		X
Sell and/or consumption of Food		X
Sell of crafts or goods	Yes	X
Street or lane closures	X	
Police/Public Safety/Security	X	X
Temporary shelters, tents, staging or other structures		X
Open Flames or Pyrothenics		X
Town staffing, resources, or equipment*		X

*please be advised that some events may require reimbursement for town related expenses

Event Description

Please provide a general description and purpose of your event. Attach a simple diagram of event area with details of staging, fencing, booths, tents, walkways, entryway/exits, emergency response plan, etc. Providing this information will assist town staff in helping you to plan a successful event. Thank you!

Road race identical to prior years - map attached
Thank you!

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Signed by Primary Contact

3-20-19

Date

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Town of Carrboro Community Event Pre-Application

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Event Organizer Information

Name of Organization: Cardinal Track Club

Organization: ☒ Nonprofit ☐ For-Profit ☐ Other:
(Check appropriate box)

Website: www.cardinaltrackclub.com

Organization Primary Contact Name (first, last name): Meredith Bolon

Mailing Address: Box 1088

City: CARRBORO State: NC zip: 27510

Phone: (919) 619-4565 Fax: ()

Email:

Event Information

Name of Event: Le Tour de Carrboro - Gallop + Torge

Preferred Date: NOV 28, 2019 Event time: 8am
Set-up time: 7am
Clean-up time: 1030am

Other Possible Dates (if the above date is not available):

Rain Date: N/A Expected Attendance: 1400

Type of Event (check all that apply):

☒ Public Event on Private Property

Location: Fleet Feet Inc, Carrboro (packet/registration/post race on sidewalk area)

☒ Public Event on Public Property - Including (check all that applies):

☐ Town Commons ☐ Century Center ☐ Park or Facility (be specific):

☒ Street Event - Public Street or Right-Of-Way - (list street(s): See map

☐ Other site(s): ☐ Other (Please explain):

Event Details

Does your event include any of the following?

Activity	Yes	No
Sell and/or consumption of Alcohol		X
Sell and/or consumption of Food		X
Sell of crafts or goods		X
Street or lane closures	X	
Police/Public Safety/Security	X	
Temporary shelters, tents, staging or other structures		X
Open Flames or Pyrothénics		X
Town staffing, resources, or equipment*		X

*please be advised that some events may require reimbursement for town related expenses

Event Description

Please provide a general description and purpose of your event. Attach a simple diagram of event area with details of staging, fencing, booths, tents, walkways, entryway/exits, emergency response plan, etc. Providing this information will assist town staff in helping you to plan a successful event. Thank you!

Road Race identical to prior years but new street plan attached.

Meredith Bolton

Signed by Primary Contact

3-20-19

Date

Submit this application to Carrboro Recreation and Parks office at 100 N. Greensboro Street, or fax to (919)918-4475 or email to Dianah Alston-Sanders – dsanders@townofcarrboro.org

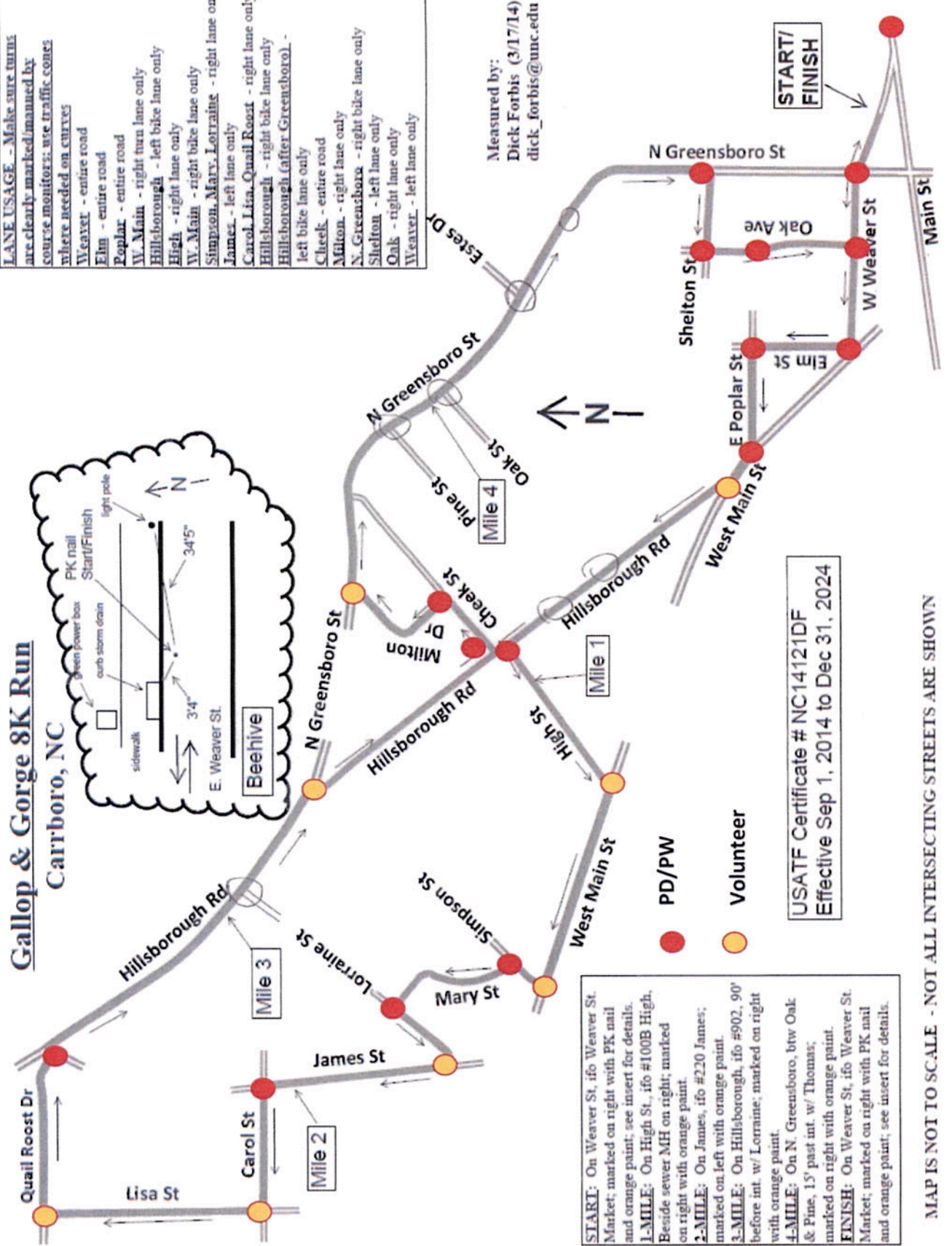
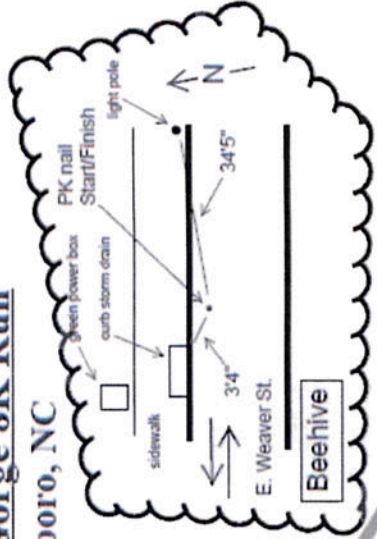
* * * Arrange by lane with public works

Gallop & Gorge 8K Run

Carrboro, NC

LANE USAGE - Make sure turns are clearly marked/manned by course monitors; use traffic cones where needed on curves

Weaver	- entire road
Elm	- entire road
Poplar	- entire road
W. Main	- right turn lane only
Hillsborough	- left bike lane only
High	- right lane only
W. Main	- right bike lane only
Simpson, Mary, Lorraine	- right lane only
James	- left lane only
Carol, Lisa, Quail Roost	- right lane only
Hillsborough	- right bike lane only
Hillsborough (after Greensboro)	- left bike lane only
Cheek	- entire road
Milton	- right lane only
N. Greensboro	- right bike lane only
Shelton	- left lane only
Oak	- right lane only
Weaver	- left lane only



Measured by:
Dick Forbis (3/17/14)
dick_forbis@unc.edu

START: On Weaver St, i/o Weaver St. Market; marked on right with PK nail and orange paint; see insert for details.
1-MILE: On High St, i/o #100B High, beside sewer MH on right; marked on right with orange paint.
2-MILE: On James, i/o #220 James; marked on left with orange paint.
3-MILE: On Hillsborough, i/o #902, 90' before int. w/ Lorraine; marked on right with orange paint.
4-MILE: On N. Greensboro, btw Oak & Pine, 15' past int. w/ Thomas; marked on right with orange paint.
FINISH: On Weaver St, i/o Weaver St. Market; marked on right with PK nail and orange paint; see insert for details.

USATF Certificate # NC14121DF
Effective Sep 1, 2014 to Dec 31, 2024

MAP IS NOT TO SCALE - NOT ALL INTERSECTING STREETS ARE SHOWN



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Agenda Item Abstract

File Number:19-145

Agenda Date: 4/23/2019

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In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing on Land Use Ordinance Amendments Relating to the Historic Rogers Road Neighborhood

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive public comment on land use ordinance text amendments defining two new zoning districts and associated development requirements for the Historic Rogers Road neighborhood.

DEPARTMENT: Planning

CONTACT INFORMATION: Marty Roupe - 919-918-7333, mroupe@townofcarrboro.org [<mailto:mroupe@townofcarrboro.org>](mailto:mroupe@townofcarrboro.org); Christina Moon - 919-918-7325, cmoon@townofcarrboro.org [<mailto:cmoon@townofcarrboro.org>](mailto:cmoon@townofcarrboro.org); Patricia McGuire - 919-918-7327, pmcguire@townofcarrboro.org [<mailto:pmcguire@townofcarrboro.org>](mailto:pmcguire@townofcarrboro.org)

INFORMATION: The Town has been working closely with Renaissance Planning and the Town of Chapel Hill to develop text amendments to the Land Use Ordinance (LUO) that would implement in part the vision outlined in the 2016 *Mapping Our Community's Future* report for the Historic Rogers Road neighborhood. (A copy of the report may be found at the following link: <http://www.townofcarrboro.org/DocumentCenter/View/5936/Mapping-Our-Communitys-Future-Report>.)

A draft ordinance has been prepared (*Attachments B and C*) which, if adopted, would define and establish development requirements for two new districts with provisions for higher density (i.e. up to three lots per acre in the residential district and approximately five lots per acre in the mixed use district), expanded home occupation choices, and a mixed use area with opportunities for flex space and office uses. The draft ordinance would also create a new residential use category for a triplex (a single building containing three dwelling units) for use in the neighborhood.

At the February 19, 2019 Board of Aldermen meeting, the Board received a presentation from Renaissance Planning on the collaborative effort, the series of drop-in neighborhood meetings held to gather input on the potential zoning concepts, and the elements of the draft ordinance provisions. (<https://carrboro.legistar.com/MeetingDetail.aspx?ID=679784&GUID=7D469578-03C6-4BC6-A6F7-DA8A23CD41D9&Options=&Search=>) Staff is working to make the ordinances in Carrboro and Chapel Hill as similar as possible to maintain the overall neighborhood cohesiveness while meeting the requirements of each municipality's land use plan and zoning regulations. Staff from the Town of Chapel Hill presented

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proposed amendments for the eastern section of the Historic Rogers Road neighborhood on April 17th (agenda materials may be found at:

<https://chapelhill.legistar.com/MeetingDetail.aspx?ID=621448&GUID=6C649802-698B-47A7-80EE-A37E1D9B0810&Options=info&Search=>>).

The draft ordinance was referred to Orange County and presented at the April 4th joint advisory board meeting. Comments from the Planning Board, Northern Transition Area Advisory Committee and Transportation Advisory Board are provided (*Attachment D*); the Economic Sustainability Commission has not yet had a chance to review. Comments received from local residents are also provided (*Attachment E*). Staff has included as (*Attachment F*) a series of observations about the draft ordinance, its alignment with the draft ordinance for Chapel Hill and possible areas where additional language could be added or refined. Staff is seeking feedback on these items and can bring back a revised draft ordinance in mid-May as part a request-to-set a public hearing for the actual rezoning of the parcels to the new districts.

FISCAL & STAFF IMPACT: Public hearings involve staff time and public notice costs associated with advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen receive public comment and discuss the draft ordinance and draft table of permissible uses along with the series of staff observations. A resolution for consistency has been provided (*Attachment A*) for the Board's use, but staff requests that the Board provide feedback with regard to the items noted in the observations to be incorporated into a revised ordinance to be bring forward at a future meeting and to be acted upon with the rezoning ordinance.

A motion to this effect may be made in lieu of adopting the resolution for consistency and draft ordinance.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF
ALDERMEN'S REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE
CARRBORO LAND USE ORDINANCE (N.C. Gen. Stat. 160A-383)

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: A LAND USE ORDINANCE TEXT AMENDMENT RELATING TO THE HISTORIC ROGERS ROAD NEIGHBORHOOD.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board has reviewed the draft amendment to the text of the Land Use Ordinance and concludes that the proposed amendment is:

_____ *Consistent* with current adopted plans such as the provisions in *Carrboro Vision2020*, to promote diverse housing options with regard to type and size, the *Facilitated Small Area Plan for Carrboro's Northern Study Area* to allow for opportunities for commercial uses at a community-scale, and the four principals of the *Rogers Road: Mapping our Community's Future* report.

_____ *Inconsistent* with current adopted plans. The proposed action is *inconsistent* with the comprehensive plan for the following reason(s):

_____ *Inconsistent* with the current adopted plans; however, because of the following changed circumstance(s), the Board of Aldermen's approval shall also be deemed an amendment to the existing adopted plan, _____, as described below.

Changed circumstance(s):

Amendment to current adopted plan:

Section 2. The Board of Aldermen's action is reasonable and in the public interest for the following reason(s):

The proposed text amendment responds to a community initiative developed with considerable public input from the neighborhood it is intended to serve and adjacent residents, is reasonable and in the public interest.

Section 3. Therefore, the Carrboro Board of Aldermen has: approved / denied the proposed amendment to the text of the Carrboro Land Use Ordinance.

Section 4. This resolution becomes effective upon adoption.

Adopted by the Carrboro Board of Aldermen this the 23rd day of April in the year 2019.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO
ESTABLISH HISTORIC ROGERS ROAD RESIDENTIAL AND MIXED USE DISTRICTS
AND ASSOCIATED DEVELOPMENT STANDARDS

****DRAFT 4-17-2019****

THE CARRBORO BOARD OF ALDERMEN ORDAINS:

Section 1. The Carrboro Land Use Ordinance is amended by adding a new Section, 15-136.1 Historic Rogers Road Districts Established, as follows:

Section 15-136.1 Historic Rogers Road Districts Established

- (a) The Historic Rogers Road districts, HR-R (residential) and HR-MU (mixed use), are established to implement the goals and recommendations of the *Mapping Our Community's Future* community planning effort, completed in May 2016. The intent of *Mapping Our Community's Future* and the HR Districts is to:
- 1) Create opportunities for long-term residents to continue living in the community and to age in place;
 - 2) Preserve the socioeconomic and cultural diversity of the neighborhood;
 - 3) Increase physical connections within the neighborhood, including for pedestrians and bicyclists;
 - 4) Respect and protect the natural character of the neighborhood;
 - 5) Ensure that new development is consistent with neighborhood character and the vision that residents have developed for its future;
 - 6) Provide greater residential housing choice, affordability, and diversity;
 - 7) Increase economic opportunities within the neighborhood;
 - 8) Increase recreational resources within the neighborhood; and
 - 9) Ensure that new development is adequately served by infrastructure, including streets, sidewalks, and utilities.
- (b) The HR-R zoning district is designed to protect and preserve the character of existing lower-density areas (minimum lot size 14,520 square feet, or no more than three lots per acre) within the neighborhood while providing for compatible new development, including new housing choice options, and increased home occupation opportunities for residents.
- (c) The HR-MU district is designed to provide for a broader range of housing and employment options by concentrating new development into nodes which will balance providing areas for desired new uses while protecting the overall neighborhood character. Uses appropriate in the HR-MU district include live-work units, flex space, and low-intensity neighborhood-serving establishments such as healthcare, assisted living, elder care, child care, and recreation facilities.

Section 2. Article II Section 15-15 Definitions of Basic Terms is amended by the addition of the following in appropriate alphabetical (and associated numerical assignment) order:

Flex Space. A building providing use flexibility for office and light industrial uses, such as printing, design, light assembly of products, artist space, or storage/warehousing. A flex space could also host a co-working center, where many individual small business owners or freelancers work alongside one another in common space, or a business incubator, where individuals working to launch new businesses can rent affordable space in which to perform office work and access shared resources such as printers, scanners, and other tools and services such as financial counseling and management training.

Home Occupation, Major. A Major Home Occupation is an accessory business use of a residentially-zoned property, that meets one or more of the following criteria: (i) employs up to six non-resident employees, who may work on site; (ii) utilizes outdoor storage of materials, supplies, products, or machinery; or (iii) generates noise, vibration, dust, odor, light, or glare that is visible from neighboring properties or the public right-of-way at any hour of the day. Examples of Major Home Occupations include: lawn care or landscaping services, woodworking shops, small engine repair, appliance repair, metalworking, and any home business with more than one non-resident employee. Examples of uses that shall not be allowed as Major Home Occupations include: hauling, and body shops for car, truck or motorcycle repair. Major home occupation uses are only permissible with a zoning permit in the HR-R and HR-MU districts, and are subject to the performance standards specified in Section 15-176.8.

Residence, Triplex. A three-family residential use in which the dwelling units share common vertical walls or horizontal floors/ceilings (including without limitation the wall of an attached garage or porch) and in which each dwelling unit has a living space on the ground floor and a separate, ground floor entrance.

Section 3. Section 15-146 (The Table of Permissible Uses) is amended by adding new use classification 1.350 entitled “Triplex” and by adding the letter “Z” opposite this use classification under the HR-R and HR-MU zoning district columns to indicate that this use is permissible in these districts with a zoning permit. This section is further amended by adding new use classification 1.910 entitled “Major Home Occupation” and by adding the letter “Z” opposite this use classification under the HR-R and HR-MU zoning district columns to indicate that this use is permissible in these districts with a zoning permit.

Section 4. Article XI, Supplementary Use Standards is amended by the addition of a new Section 15-176.8 Special Standards for Historic Rogers Road Districts, which reads as follows:

Section 15-176.8 Special Standards for Historic Rogers Road Districts.

- (a) All applicable provisions of the Carrboro Land Use Ordinance not specifically exempted or modified by this section shall apply to the HR-R and HR-MU districts.
- (b) The maximum size of any single-family dwelling constructed in the HR-R district after the effective date of this section shall be 2,000 square feet of heated floor area; the maximum size of any duplex or triplex dwelling unit constructed in the HR-R district after the effective date of this section shall be 1,200 square feet of heated floor area. Any dwelling unit in existence on the effective date of this subsection containing 2,000 square feet or greater of heated floor area may be increased by a maximum of 25% of the existing heated floor area. Any dwelling unit in existence on the effective date of this subsection containing less than 2,000 square feet of heated floor area may be expanded up to a maximum size of 2,000 square feet of heated floor area.
- (c) An undisturbed buffer, of no less than 30 feet, shall be maintained along the perimeter of the entire HR-MU district.
 - 1. The buffer shall consist of existing vegetation and/or new plantings to meet the requirements in Section 15-307(1) for an Opaque Type A screen.
 - 2. This area shall remain undisturbed except for the removal of noxious weeds and trees determined to be diseased by a Certified Arborist, and the installation of new plantings as required by the standards for a Type A screen described in subsection (c)(1) above.
- (d) Development within the HR-MU district shall be subject to the screening requirements of Section 15-306, to provide sufficient screening between uses, so long as a Type A screen is retained at the boundary line of any parcel in the HR-MU district where that parcel adjoins an adjacent property outside of the district.
- (e) As set forth in the Table of Permissible Uses, Major Home Occupations are permissible only in the HR-R and HR-MU districts, subject to the following standards:
 - 1. Major Home Occupations shall only be located on lots a minimum of one acre in size.
 - 2. No more than 50% of the heated square footage of the home shall be used for business purposes. This calculation does not include accessory structures in the total square footage calculation for the home.
 - 3. The maximum number of trips per day to or from the business shall not exceed 50.
 - 4. The on-premises sale and delivery of goods which are not produced on the premises is prohibited, except in the case of the delivery and sale of goods incidental to the provision of a service.
 - 5. No more than three business-associated vehicles shall be parked on-site.
 - 6. Business-associated vehicles shall be limited to vehicles allowed under a Class C license.
 - 7. Parking for vehicles associated with the business, including employee and visitor vehicles shall be provided on-site, pursuant to the requirements in Section 15-291.
 - 8. All business activities shall be a minimum of 40 feet from all lot lines.
 - 9. All noise, dust, vibration, odor, light, and glare-producing activities shall be located a minimum of 60 feet from all lot lines, and any activity that results in

noise, vibration, dust, odor, light, or glare shall only occur between the hours of 8 AM and 6 PM.

10. Any outdoor storage of materials, supplies, products, or machinery (excluding functional vehicles associated with the business) shall be screened with a Type A screen as described in LUO Section 15-307.

Section 5. Section 15-181 Minimum Lot Size Requirements, subsection (a) is revised with the addition of minimum lot size requirements for the HR-R and HR-MU zoning districts as follows:

<u>ZONE</u>	<u>MINIMUM SQUARE FEET</u>
HR-R	14,250
HR-MU	7,500

Section 6. Section 15-182 Residential Density, subsection (a) is revised with the addition of residential density requirements for the HR-R and HR-MU zoning districts, as follows:

<u>ZONE</u>	<u>Minimum Square Feet Per Dwelling Unit, Multi-Family, Triplex and Duplex</u>
HR-R	14,250
HR-MU	7,500

Section 7. Section 15-183 Minimum Lot Widths, subsection (b) is revised with the addition of minimum lot width requirements for the HR-R and HR-MU zoning districts, as follows:

<u>ZONE</u>	<u>Lot Width</u>
HR-R	100
HR-MU	50

Section 8. Subsection 15-184 Building Setback Requirements, subsection (a) is revised with the addition of setback requirements for the HR-R and HR-MU zoning districts, as follows:

<u>ZONE</u>	<u>Minimum Distance from Street Right of Way Line</u>		<u>Minimum Distance from Street Centerline</u>		<u>Minimum Distance from Lot Boundary Line</u>
	Building	Freestanding Sign	Building	Freestanding Sign	Building and Freestanding Sign
HR-R	40	20	70	50	20
HR-MU	40	20	70	50	30

Section 9. Subsection 15-185 (a) (1) is amended to read as follows:

- (1) No building in any of the following zoning districts may exceed a height of thirty-five feet: R-3, R-7.5, R-10, R-15, R-20, RR, C, B-5, M-2, WM-3, O, O/A, and HR-R.

Section 10. The table included in Subsection 15-185 (a) (2) is amended by the addition of information on the maximum building height for the HR-MU zoning district, as follows:

<u>ZONE</u>	<u>Maximum Height</u>
HR-MU	40'

Section 11. Article XVII Signs, Section 15-271 is amended by adding a new subsection (e) to read as follows:

- (e) Signs for home occupations and major home occupations shall be permitted subject to the following provisions:
1. A lot that houses a legally-established home-based occupation as an accessory use may have up to one wall-mounted sign with a maximum area of 4 square feet. In the HR-R and HR-MU districts, legally-established major home occupations may have up to one wall-mounted sign with a maximum area of 8 square feet.
 2. Signs must be non-illuminated.
 3. Signs shall comply with the standards of Sections 15-271, Permit Required for Signs, 15-275, Computation of Sign Area, and 15-282, Miscellaneous Requirements.

Section 12. Subsection 15-291 Number of Parking Spaces Required, 185, subsection (g) is revised with the addition of parking standards for Use 1.350, Triplex, and 1.910, Major Home Occupations, as follows:

<u>USE</u>	<u>PART I.</u> <u>PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE)</u>
1.350	2 spaces for each dwelling unit, except that one bedroom units require only one space
1.910	4 spaces for offices of physicians or dentists; 2 spaces for attorneys; 1 space for all others, plus one space for each non-resident employee

Section 13. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 14. This ordinance shall become effective upon adoption.

TABLE OF PERMISSIBLE USES

Last Amended: __/__/__

DESCRIPTION	HR-R	HR-MU	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
1.000 Residential																								
1.100 Single Family Residences																								
1.110 Single Family Detached One Dwelling Unit Per Lot																								
1.111 Site Built/Modular	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.112 Class A Mobile Home	Z	Z			Z	Z	Z	Z	Z											Z				
1.113 Class B Mobile Home																								
1.120 Single Family Detached More Than One Dwelling Unit Per Lot																								
1.121 Site Built/Modular			*	*	*	*	*	*	*		*	*	*	*				*					*	*
1.122 Class A Mobile Home					*	*	*	*	*															
1.123 Class B Mobile Home																								
1.200 Two-Family Residences																								
1.210 Two-Family Conversion			*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.220 Primary Residence with Accessory Apartment			*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.230 Duplex	Z	Z	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.231 Maximum 20% units > 3 bedrms/du			*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.232 No bedroom limit			*	*																				
1.240 Two Family Apartment			*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.241 Maximum 20% units > 3 bedrms/du			*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.242 No bedroom limit			*	*																				
1.300 Multi-Family Residences																								
1.310 Multi-Family Conversion			SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.320 Multi-Family Townhomes		Z	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.321 Maximum 20% units > 3 bedrms/du			SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.322 No bedroom limit			SC	SC																				
1.330 Multi-Family Apartments			SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.331 Maximum 20% units > 3 bedrms/du			SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.332 No bedroom limit			SC	SC																				
1.340 Single-Room Occupancy			SC							SC	SC	SC	SC					SC						
1.350 Triplex	Z	Z																						
1.400 Group Homes																								
1.410 Fraternities, Sororities, Dormitories and Similar Housing			C	C	C	C	C	C	C		C	C						C						
1.420 Boarding Houses, Rooming Houses			S	S	S	S	S	S	S		C	S						C		C				
1.430 Adult Care Home, Class A	Z		Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.440 Adult Care Home, Class B	S		S	S	S	S	S	S	S		Z	Z						Z		S				
1.450 Child Care Home, Class A	Z		Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.460 Child Care Home, Class B	S		S	S	S	S	S	S	S		Z	Z						Z		S				
1.470 Maternity Home	Z		Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.480 Nursing Care Home	Z		Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.500 Temporary Residences																								
1.510 Tourist Homes and other Temporary Residences Renting Rooms for Relatively Short Periods of Time			S	S	S	S						S									C			
1.600 Homes Emphasizing Services, Treatment or Supervision																								
1.610 Temporary Homes for the Homeless				S	S				S	S		S	S	S										
1.620 Overnight Shelters for Homeless										S		S	S	S										
1.630 Senior Citizen Residential Complex						C	C																	

TABLE OF PERMISSIBLE USES

Last Amended: __/__/__

DESCRIPTION	HR-R	HR-MU	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
1.700																								
1.800																								
1.900 Home Occupation	Z	Z	Z	Z	Z	Z	Z	Z	Z			S	S	S				S		Z			Z	Z
1.910 Major Home Occupation	Z	Z																						
2.000 Sales and Rental of Goods, Merchandise and Equipment																								
2.100 No Storage or Display of Goods Outside Fully Enclosed Building																								
2.110 High-Volume Traffic Generation										ZC	ZC		ZC	ZC	ZC	ZC	ZC	C			C			ZC
2.111 ABC Stores										ZC	ZC		C	C	C			C						
2.112 Specialty High Volume Retail												ZC									C			
2.120 Low-Volume Traffic Generation										ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	C			C	C		ZC
2.130 Wholesale Sales											ZC			ZC	ZC	ZC	ZC	C			C	C		ZC
2.140 Drive-In Windows													C	C	C									
2.150 Retail Sales with Subordinate Manufacturing and Processing										ZC											C			
2.200 Display of Goods Outside Fully Enclosed Building																								
2.210 High-Volume Traffic Generation										ZC	ZC					ZC	ZC	ZC			C	C		ZC
2.220 Low-Volume Traffic Generation										ZC	ZC					ZC	ZC	ZC			C	C		ZC
2.230 Wholesale Sales											C					ZC	ZC	ZC			C	C		ZC
2.240 Drive-In Windows													C	C										
2.300 Storage of goods outside fully enclosed building																								
2.310 High-volume traffic generation																ZC								
2.320 Low-volume traffic																ZC								
2.330 Wholesale Sales																ZC								
2.340 Drive-in Windows																								
3.000 Office, Clerical, Research and Services Not Primarily Related to Goods or Merchandise																								
3.100 All operations conducted entirely Within Fully Enclosed Building																								
3.110 Operations designed to attract and serve customers or clients on the premises, such as the office of attorneys, physicians, other professions, insurance and stock brokers, travel agents, government office buildings, etc.		ZC								ZC	ZC	ZC	S		ZC	ZC	ZC	C			C		ZC	ZC
3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use		ZC								ZC	ZC	ZC	S		ZC	ZC	ZC	C			C	C	Z	ZC
3.130 Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area		ZC								ZC	ZC	ZC	S		ZC	ZC		ZC			C		ZC	ZC
3.140 Watershed research										ZC		ZC	S		ZC	ZC		ZC	C					
3.150 Copy Centers/Printing Operations		ZC								ZC	ZC	ZC	S	ZC	ZC	ZC	ZC	ZC			ZC		ZC	
3.200 Operations conducted within or																								

TABLE OF PERMISSIBLE USES

Last Amended: __/__/__

DESCRIPTION	HR-R	HR-MU	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
outside fully enclosed buildings																								
3.210 Operations designed to affect and serve customers or clients on the premises																ZC	ZC				C			ZC
3.220 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use																ZC	ZC	C			C	C		ZC
3.230 Banks with drive-in window													C	C	C									
3.240 Watershed research																			C					
3.250 Automatic Teller Machine, Freestanding										C	C		C		C			C					C	C
3.260 Social Service Provider with Dining								Z	Z		Z													
4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment																								
4.100 All operations conducted entirely within fully enclosed buildings		C									ZC					ZC	ZC	C				C		C
4.200 Operations conducted within or outside fully enclosed buildings																	ZC							
5.000 Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses																								
5.100 Schools																								
5.110 Elementary and secondary (including associated grounds and athletic and other facilities)	C	C	C	C	C	C	C	C	C	C	C				Z(1)					Z	C			
5.120 Trade or vocational school										Z	ZC				C	ZC	C	C			C			
5.130 College																								
									C	Z	ZC				C	C		C						
5.200 Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school buildings) school or secondary	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	Z	ZC	ZC	ZC	ZC	ZC	ZC		ZC		C	C		ZC	ZC
5.300 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)																								
5.310 Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet			S	S	S	S	S	S	S	ZC	Z	Z	Z	Z	S	ZC		ZC			C		Z	ZC
5.320 Located within any permissible structures										ZC	ZC	ZC			S	ZC		ZC			C		C	ZC
5.400 Social, fraternal clubs and lodges, union halls, and similar uses										ZC	ZC	ZC			S	S		ZC			C			
6.000 Recreation, Amusement, Entertainment																								
6.100 Activity conducted entirely within building or substantial structure																								
6.110 Bowling alley, skating rinks, indoor tennis and squash courts, billiards and pool halls, indoor athletic and exercise facilities and similar uses.										ZC	ZC		ZC	ZC	ZC	ZC		ZC			C			

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Last Amended: __/__/__

DESCRIPTION	HR-R	HR-MU	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
6.120 Movie Theaters																								
6.121 Seating capacity of not more than 300										ZC	ZC				ZC	S		ZC						S
6.122 Unlimited Seating Capacity										S	ZC				ZC	S		ZC						
6.130 Coliseums, stadiums, and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1000 people										C	C				C	C		C						
6.140 Community Center--a Town sponsored, non-profit indoor facility providing for one or several of various type of recreational uses. Facilities in a Community Center may include, but are not limited to gymnasias, swimming pools, indoor court areas, meeting/activity rooms, and other similar uses			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z		Z
6.150 Electronic Gaming Operations															S									
6.200 Activity conducted primarily outside enclosed buildings or structures.																								
6.210 Outdoor recreational facilities developed on private lands, without Town sponsorship or investment, such as golf and country clubs, swimming or tennis clubs, etc. and not constructed pursuant to a permit authorizing the construction of a residential development.			S	S	S	S	S	S	S		C							C	C	C	C			
6.220 Outdoor recreational facilities developed on public lands, or on private lands with swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school																								
6.221 Town of Carrboro owned and operated facilities.	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z				Z	Z		Z	Z	Z	Z	Z		
6.222 Facilities owned and operated by public entities other than the Town of Carrboro	C	C	C	C	C	C	C	C	C	C	C				C	C		C	C	C	C	C		
6.230 Golf driving ranges not accessory to golf course, par 3 golf courses, miniature golf course, skateboard parks, water slides, and similar uses.																ZC					C			
6.240 Horseback riding stables (not constructed pursuant to permit authorizing residential development)									S							S			Z	C	C			
6.250 Automobile and motorcycle racing tracks																	S							
6.260 Drive-in Movie Theaters																								
7.000 Institutional Residence or Care of Confinement Facilities																								
7.100 Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area											C							C						

TABLE OF PERMISSIBLE USES

Last Amended: __/__/__

DESCRIPTION	HR-R	HR-MU	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
7.200 Nursing care institutions, intermediate care institutions, handicapped, aged or infirm institutions, child care institutions																								
7.300 Institutions (other than halfway houses) where mentally ill persons are confined			C	C					C		C							C			C			
7.400 Penal and Correctional Facilities																								
8.000 Restaurants (including food delivery services), Bars, Night Clubs																								
8.100 Restaurant with none of the features listed in use classification below as its primary activity										ZC	ZC(l)	C			Z						C			ZC
8.200 Outside Service or Consumption										ZC	ZC(l)	C			S						C			ZC
8.300 Drive-in (service to and consumption in vehicle on premises)															C									
8.400 Drive Through Windows (service directly to vehicles primarily for off-premises consumption)															C									
8.500 Carry Out Service (food picked up inside of off-premises consumption)										ZC	ZC(l)				Z						C			
8.600 Food Delivery										ZC	ZC(l)				Z						C			
8.700 Mobile prepared food vendors										Z	Z					Z								
9.000 Motor Vehicle-Related Sales and Service Operations																								
9.100 Motor vehicle sales or rental of sales and service											C					ZC	ZC							
9.200 Automobile service stations															S	C	Z							
9.300 Gas sales operations													S	S	S	C	Z							
9.400 Automobile repair shop or body shop											C			S	S	C	Z							
9.500 Car wash																C	Z							
10.000 Storage and Parking																								
10.100 Independent automobile parking lots or garages										ZC	Z				Z	Z	Z	C						
10.200 Storage of goods not related to sale or uses of those goods on the same lot where they are stored																								
10.210 All storage within completely enclosed structures																Z	Z							C
10.220 Storage inside or outside completely enclosed structures																C	Z							ZC
10.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot, and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot																S	S							
11.000 Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards																	S							
12.000 Services and Enterprises Related to Animals																								
12.100 Veterinarian									S		ZC				S	S	S							
12.200 Kennel									S							S	S							
13.000 Emergency Services																								
13.100 Police Stations			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
13.200 Fire Stations			Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
13.300 Rescue Squad, Ambulance Service			S	S	S	S	S	S	Z		S	S	S	S	S	S	Z	S	C	C	C	C	S	S
13.400 Civil Defense Operation			S	S	S	S	S	S	Z		S	S	S	S	S	S	Z	S	C	C	C	C	S	S
14.000 Agricultural, Silvicultural, Mining, Quarrying Operations																								
14.100 Agricultural operations, farming																								
14.110 Excluding livestock				Z	Z	Z	Z	Z	Z								Z		Z	Z	Z			

TABLE OF PERMISSIBLE USES

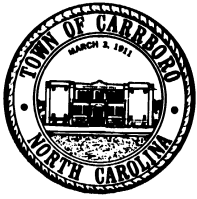
Last Amended: __/__/__

DESCRIPTION	HR-R	HR-MU	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
14.120 Including livestock									Z										Z	Z	Z			
14.200 Silvicultural operations				Z	Z	Z	Z	Z	Z								Z							
14.300 Mining or quarrying operations, including on-site sales of products																	S							
14.400 Reclamation landfill				Z	Z	Z	Z	Z	Z						Z	Z	Z							
15.000 Miscellaneous Public and Semi-Public Facilities																								
15.100 Post Office										C	C		C	C	C	C	C	C						
15.200 Airport									C		S				S	S								C
15.300 Sanitary landfill									C							C								
15.400 Military reserve, National Guard centers																Z								
15.500 Recycling materials collection operations																								
15.510 Using collection facilities other than motor vehicles											Z				Z	Z	Z							
15.520 Aluminum recycling using motor vehicles											S				S	S	S							
15.600 Public utility service complex																					C			
15.700 Cable Television Signal Distribution Center										S	S	S	S		S	S	S	S					S	S
15.750 Data Service Provider Facility						ZS	ZS	ZS																
15.800 Town-owned and/or Operated Facilities and Services																								
15.810 Town-owned and/or Operated Public Parking Lot										Z	Z	Z	Z	Z	Z	Z	Z	Z				Z		Z
15.820 All other town-owned and/or operated facilities and services			Z	Z	Z	Z	Z	Z	Z		Z		Z	Z		Z	Z	Z	Z	Z	Z	Z	Z	Z
16.000 Dry Cleaner, Laundromat																								
16.100 With drive-in windows													C	C	C									C
16.200 Without drive-in windows											Z		S	S	Z	S		Z			C			S
17.000 Utility Facilities																								
17.100 Neighborhood			S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	C	C	C			S
17.200 Community or regional						ZS										S	S		C		C			S
17.300 Cable Television Satellite Station									S				S	S	S	S	S	S					S	S
17.400 Underground Utility Lines																								
17.410 Electric Power Lines & Gas Lines			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	C	S	C	S	S
17.420 Other Underground Lines			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	C	C	Z	C	Z	Z
17.500 Solar Array																								
17.501 Solar Array Facility, Level 1						Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	S	S	Z	S	Z	Z
17.502 Solar Array Facility, Level 2									S	S	S	S	S	S	S	S	S	S	C	C	S	C	S	S
17.503 Solar Array Facility, Level 3									C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
18.000 Towers and Related Structures																								
18.100 Towers and antennas fifty feet tall or less			Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	Z	Z	C	Z			Z
18.200 Towers and antennas attached thereto that exceed 50 feet in height, and that are not regarded as accessory to residential users under 15-150(c)(5)								C	C				C	C	C	C	C	C			C	C	C	C
18.300 Antennas exceeding 50 feet in height attached to structures other than towers, [other than accessory uses under 15-150(c)(5)]			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
18.400 Publicly-owned towers and antennas of all sizes that are used in the provision of public safety services											ZC													
19.000 Open Air Markets and Horticultural Sales																								
19.100 Open air markets (farm and craft markets, flea markets, produce markets)										ZC	ZC	ZC	S	S		S		S					S	S
19.200 Horticultural sales with outdoor display											ZC	ZC	S	S		S		S					S	S

TABLE OF PERMISSIBLE USES

Last Amended: __/__/__

DESCRIPTION	HR-R	HR-MU	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
19.300 Seasonal Christmas or pumpkin sales										Z	Z	Z	Z	Z	Z	Z	Z						Z	Z
20.000 Funeral Homes															Z	Z								
21.000 Cemetery and Crematorium																								
21.100 Town-owned cemetery			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
21.200 All other cemeteries									S							Z	Z		C	C	C			
21.300 Crematorium																Z	Z							
22.000 Day Care																								
22.100 Child Day Care Home			ZZ	Z	Z	Z	Z	Z	Z	S	S	Z	S	S				Z		Z			S	S
22.200 Child Day Care Facility			S	S	S	S	S	S	S	Z	Z	Z	Z	Z	Z	Z		Z		C	C		Z	Z
22.300 Senior Citizens Day Care, Class A			S	S	S	S	S	S	S		Z	Z	Z	Z	Z	Z		Z		C	C		Z	Z
22.400 Senior Citizens Day Care, Class B			S	S	S	S	S	S	S	Z	Z	S	Z	Z	S	Z		S					Z	Z
23.000 Temporary structure or parking lots used in connection with the construction of a permanent building or for some non-recurring purpose																								
23.100 Temporary structures located on same lot as activity generating need for structure			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	C	C	C	C	Z	Z
23.200 Temporary parking facilities located on or off-site of activity generating need for parking			Z																					
24.000 Bus Station											ZC				S	S		S						
25.000 Commercial Greenhouse Operations																								
25.100 No on-premises sales								S	S							Z								
25.200 On-premises sales permitted									S							Z								
26.000 Subdivisions																								
26.100 Major	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	C	C	C	C	SC	SC
26.200 Minor	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	C	C	C	C	Z	Z
27.000 Combination Uses	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	C	*	*	*	*
28.000 Planned Unit Developments	Permissible only in Planned Unit Development Districts (See Section 15-139) pursuant to a conditional use permit).																							
29.000 Special Events			C	C	C	C	C	C	C	ZC	ZC	ZC	C	C	C	C	C	C	C	C	C		C	C
30.000 Planned Industrial Development	Permissible only in Planned Industrial Development Districts [See Subsection 15-137(c)] pursuant to a conditional use permit																							
31.000 Off-Premises Signs																	Z							
32.000 Village Mixed Use Development	Permissible only in Village Mixed Use Districts (See Section 15-141.2 pursuant to a conditional use permit).																							
33.000 Office/Assembly Planned Development	Permissible only in Office/Assembly Conditional Use Districts [see Subsection 15-136(11)] pursuant to a conditional use permit].																							
34.000 Temporary Lodging																								
34.100 Hotels and Motels			C							C	C				C			C						C
34.200 Bed and Breakfast	S	S	S	S	S	S	S	S	S			S						S		C	S			



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, APRIL 18, 2019

Land Use Ordinance Text Amendment Relating to the Historic Rogers Road Community

Motion was made by Foushee and seconded by Whittemore that the Planning Board of the Town of Carrboro recommends that the Board of Aldermen approve the draft ordinance, noting the following:

The Planning Board respects the Historic Rogers Road Neighborhood's expressed wishes for increased density, flex spaces, and major home occupations to support their livelihoods while limiting large-scale commercial development. We recommend the Board of Aldermen support this goal. However, the eight particular parcels designated for the proposed HR-MU district seem an arbitrary choice due to their sharing a single owner. The owner of these parcels may be open to this classification, but this does not seem like an adequate justification for treating these parcels differently from similarly situated parcels that are designated HR-R. Perhaps the HR-R District could incorporate more of the flex space and neighborhood services uses, such that a single district would be suitable for all of the similarly situated lots in the neighborhood.

Furthermore, because the proposed HR-MU district abuts single-use residential properties on Tallyho Trail and Meadow Run Court, the proposed district may need to include stronger buffer requirements. For example, that a berm would be the preferred solution for the required Type A screening when the intended use will create noise.

In addition, the Planning Board strongly suggests that the inclusion of affordable housing units be encouraged by requiring the actual construction of affordable units in order to receive a density bonus.

VOTE:

AYES: (6) Clinton, Foushee, Fray, Gaylord-Miles, Poulton, Whittemore

NOES: (0)

ABSENT/EXCUSED: (1) Meyer

ABSTENTIONS: (0)

Associated Findings

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

Motion was made by Foushee and seconded by Gaylord-Miles that the Planning Board of the Town of Carrboro finds the proposed text amendment, is consistent with the provisions in *Carrboro Vision2020* to promote diverse housing options with regard to type and size, the *Facilitated Small Area Plan for Carrboro's Northern Study Area* to allow for opportunities for commercial uses at a community-scale, and the four principals of the "Rogers Road: Mapping our Community's Future" report.

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, prepared in response to a community initiative with considerable public input from the residents it is intended to serve is in the public interest.

Clinton votes No and wishes to emphasize that he does not feel the proposed text amendment does enough to protect the adjacent neighborhood.

VOTE:

AYES: (5) Foushee, Fray, Gaylord-Miles, Poulton, Whittemore

NOES: (1) Clinton

ABSENT/EXCUSED: (1) Meyer

ABSTENTIONS: (0)

Cathy Ry
(Chair)

4/18/2019
(Date)



301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

THURSDAY, APRIL 4, 2019

Land Use Ordinance Text Amendment Relating to the Historic Rogers Road Community

Motion was made by Rich and seconded by Dorito that the NTAC of the Town of Carrboro recommends that the Board of Aldermen delay a the draft ordinance.
decision

VOTE:

AYES: (3) (Dorito, Rich, Jeroloman)
ABSENT/EXCUSED: (2) (Vrana, McGurk)
NOES: (0) (zero)
ABSTENTIONS: (0) (zero)

Associated Findings

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

Motion was made by Rich and seconded by Dorito that the NTAC of the Town of Carrboro finds the proposed text amendment, in consistent with the provisions in *Carrboro Vision2020* to promote diverse housing options with regard to type and size, the *Facilitated Small Area Plan for Carrboro's Northern Study Area* to allow for opportunities for commercial uses at a community-scale, and the four principals of the "Rogers Road: Mapping our Community's Future" report.

Furthermore, the see below* of the Town of Carrboro finds the proposed text amendment, prepared in response to a community initiative with considerable public input from the residents it is intended to serve is in the public interest.

- * 1. The NTAC does not have sufficient input directly from the Roger Road community.
2. The NTAC is concerned about the negative impacts to the Tallyho neighborhood with regards to stormwater, noise, and property value.
3. Insufficient detail provided about uses that might constitute flex space.

VOTE:

AYES: (3)
ABSENT/EXCUSED: (2)
NOES: (0)
ABSTENTIONS: (0)

Amy Jeroloman 4/18/2019

(Chair)

(Date)

note: 15-176.8 (e-g) - needs correction, reverse hours.

4. Need to provide a checklist that demonstrate how this ordinance reflects the specific goals and recommendations of the "Rogers Road Zoning Standards-Zoning Strategies Outline"



TOWN OF CARRBORO

Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, APRIL 4, 2019

Land Use Ordinance Text Amendment Relating to the Historic Rogers Road Community

Motion was made by Diana and seconded by Linda that the Transportation Advisory Board of the Town of Carrboro recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (7): Rob, Kurt, Linda, Diana, Dave, David, Mark

ABSENT/EXCUSED: (0):

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

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

Motion was made by Diana and seconded by Linda that the Transportation Advisory Board of the Town of Carrboro finds the proposed text amendment consistent with the provisions in Carrboro Vision2020 to promote diverse housing options with regard to type and size, the Facilitated Small Area Plan for Carrboro's Northern Study Area to allow for opportunities for commercial uses at a community scale, and the four principals of the "Rogers Road: Mapping our Community's Future" report.

Furthermore, the Transportation Advisory Board of the Town of Carrboro finds the proposed text amendment, prepared in response to a community initiative with considerable public input from the residents it is intended to serve is in the public interest. The Transportation Advisory Board submits this recommendation with the following comments:

The Towns of Carrboro and Chapel Hill should work with NCDOT to facilitate the development of traffic calming and pedestrian safety improvements along Rogers Road, in particular at Purefoy Road. Potential improvements to investigate should include (but not limited to): High visibility crosswalks, Pedestrian Hybrid Beacon Signals (HAWK), or Rapid Rectangular Flashing Beacons (RRFB).

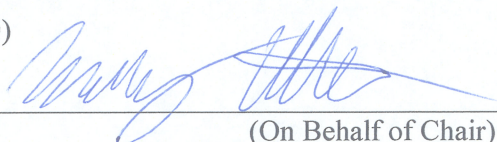
VOTE:

AYES: (7): Rob, Kurt, Linda, Diana, Dave, David, Mark

ABSENT/EXCUSED: (0):

NOES: (0)

ABSTENTIONS: (0)


(On Behalf of Chair)

4/12/2019
(Date)

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director



Administration
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov

131 W. Margaret Lane
P O Box 8181
Hillsborough,
North Carolina, 27278



TRANSMITTAL DELIVERED VIA EMAIL

April 16, 2019

Christina Moon, AICP
Planning Administrator
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on March 28, 2019 and proposed for town public hearing on April 23, 2019:

- *An Ordinance Amending the Carrboro Land Use Ordinance to Establish Historic Rogers Road Residential and Mixed Use Districts and Associated Development Standards.*

We have reviewed the amendments and have the following comments:

- Although we know the districts are intended for the Historic Rogers Road Area, we do not see any language in the proposed text restricting application of the districts to only that specific geographic area. Application of the districts to areas covered by the adopted *Joint Planning Area Land Use Plan* (the Town's Transition Areas) may not be consistent with said plan.
- As an aside, on pages 3-4, you may wish to check the language of #9 as it appears to require that noise occur only between the hours of 6PM and 8AM, likely the opposite of what is intended.

If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Perdita Holtz".

Perdita Holtz, AICP
Planning Systems Coordinator

Christina Moon

From: Andrea Treimel <atreimel@gmail.com>
Sent: Sunday, April 7, 2019 11:18 AM
Subject: Historic Rogers Road Rezoning

Dear Sir/Madam:

I am writing in support of the new zonings proposed for the Historic Rogers Road area. As expressed by the community, I support the effort to have mixed use services available, especially including home occupations, offices for needed services, and perhaps even a small coffee shop.

- proposed HR-MU mixed use zoning should allow for more density than drafted
- we need office services by non profits and others
- proposed HR-MU mixed use zoning should have buffers the same as other MU areas (20 feet)
- please respect the wishes of the historic community as expressed in the 2016 RENA report

As a local resident, I look forward to these positive changes.

Sincerely,

Andrea Treimel, MSW, LCSW
187 Viburnum Way, Carrboro, NC 27510
(919) 525-6319

Christina Moon

From: Stephen Treimel <Stephen.Treimel@erg.com>
Sent: Monday, April 8, 2019 5:07 PM
To: boa; mayorandcouncil@townofchapelhill.org; Patricia J. McGuire; Christina Moon; Martin Roupe
Subject: Historic Rogers Road Rezoning

Dear Sir/Madam:

I am writing in support of the new zonings proposed for the Historic Rogers Road area. As expressed by the community, I support the effort to have mixed use services available, such as home occupations and offices for needed services.

- The proposed HR-MU mixed use zoning should allow for more density than drafted.
- Local residents need office services by non-profit organizations and others.
- The proposed HR-MU mixed use zoning should have buffers the same as other MU areas (20 feet).
- Please respect the wishes of the historic community as expressed in the 2016 RENA report.

As a local resident, I look forward to these positive changes.

Sincerely,

Stephen Treimel
187 Viburnum Way Carrboro NC 27510

April 9, 2019

To Whom It May Concern:

My name is Karen Reid, wife, mother, grandmother, and retired teacher from the Chapel Hill-Carrboro School System and 38-year resident of the Historic Rogers Road Community. Our children were born and grew up in this very quiet and close-knit community, where neighbors sat on their front porches and waved, no matter how many times you passed them on the then dirt road (Purefoy). Neighbors knew each other by name. Children played together, grew up together and formed lifelong friendships, much like extended families.

On April 2, 2019, I had an opportunity to not only speak before the Chapel Hill Planning board, but to also listen to comments from planning board members, as well as comments from neighbors surrounding the Rogers Road Historic Community. I left that meeting with the feeling that many of our neighbors thought that we (the Rogers Road Historic Community) initiated the idea of developing the Greene Tract, but that couldn't have been further from the truth. In our effort to become proactive in the future of what was about to happen in our neighborhood, we thought that we should have a voice in plans that would directly affect our community this time around and began actively working on a vision of how we wanted our community to look, as well as function. The sentiment from several of our surrounding neighbors, as well as some planning board members was definitely in favor of preservation of the Greene Tract (protection of the habitat for the Four Toed Salamander, mature trees that attract various bird life, maintenance of bike trails, etc.) and someone even suggested that the Greene Tract stay undeveloped. I hope that we will all keep in mind that acres of trees, even mature trees had to be cut down, natural habits sacrificed, and miles of natural animal trails had to be destroyed in order to make room to develop comfortable homes that we all enjoy today. While I agree with preservation, I believe that we must keep in mind that affordable housing in both Chapel Hill and Carrboro has become so expensive that many people commute daily in order to work here (teachers, firefighters, hospital workers, etc.), but often find that they cannot afford to live here, which is reflected in the dwindling diversity in many Chapel Hill-Carrboro public school classrooms.

The lack of public transportation, density of low-income housing in one area, the distance of the nearest grocery store and the proximity of the landfill were also cited as reasons for not placing affordable housing in this area. I would like to point out that our neighborhood is currently on the city bus route, but the city bus does not run anywhere near the existing affordable housing project called, Eastwood (Billy Holiday Street) and that their residents find ways to get groceries, to get to and from appointments, as well as run errands. So, with that being said, there are ways to work around the transportation piece.

The median household income of the Historic Rogers Road Community families would classify many of us as low-income households, even without considering the household incomes of Habitat residences. As many of you may already know, we have three Habitat Communities within and surrounding our community, as well as upper income households/communities. Let's not miss out on this opportunity to provide much needed affordable housing to hardworking people who are struggling to survive in Chapel Hill and Carrboro.

As far as building homes near a landfill is concerned, the landfill is now closed after many years of sacrificing and fighting to be heard. Now, the former landfill serves as a processing-transfer center. Now that the landfill is permanently closed, new residents will not have to endure the nauseating stench of decaying garbage, drink contaminated water from cracked wells, listen to constant blasting, or deal with infestations of wild dogs and vultures, so building next to the "landfill" should not be an issue. In fact, the Chapel Hill Police Department was built on a Coal Ash Landfill (Coal Ash Landfill Found in Chapel Hill, Our Town Chapel Hill, December 15, 2017), not to mention the discovery of low-level biological waste that was discovered that the Horace Williams Airport (**UNC Land Tract Needs Cleaning Before Buildup**, The Daily Tarheel, 11/22/2000), **as well as other well-known establishments in and around the area.**

I am writing in support of the new zonings proposed for the Historic Rogers Road area as expressed by the community. I support the effort to have mixed use services available, especially including home occupations and offices for needed services. Please review and respect the wishes of the historic community as expressed in the 2016 RENA report.

Thank you for your consideration.

Sincerely,

Karen M. Reid

Karen M. Reid
M.Ed., NBCT

Christina Moon

From: Richard Smith-Overman <rsmithoverman@gmail.com>
Sent: Thursday, April 11, 2019 6:49 PM
To: Christina Moon
Subject: RENA

April 11, 2019

Tina Moon
Planning Division
Town of Carrboro
Carrboro, NC

Dear Ms Moon

As a twenty-five year resident of the Town of Chapel Hill, I am writing in support of the new zonings proposed for the Historic Rogers Road area. I support the efforts, as expressed by the community, to have mixed use services available, especially those allowing for home occupations, offices for needed services, and perhaps even a small coffee shop.

In respecting the wishes of the historic community as expressed in the 2016 RENA report, proposed HR-MU mixed use zoning as drafted should allow for greater density and needed office space for non-profit service providers and others as well as provide for buffers to be the same as other MU areas (20 feet)

As a local resident, I look forward to these positive changes.

Sincerely,

Richard Smith-Overman
816 Jean Ct
Chapel Hill, NC 27514

Christina Moon

From: Susan Simone <simone@purplevalley.net>
Sent: Sunday, April 14, 2019 8:52 PM
Subject: Historic Rogers Road Area rezoning

I am writing in support of the new zoning proposed for the Historic Rogers Road area. As a resident on Tallyho Trail, adjacent to this neighborhood, I am very excited about the effort to bring mixed use development to this area. I have seen too many repeat pattern projects go up on Homestead with no mix of "use" or "affordability".

In the late 1990's I completed documentary projects about both the historic African American community in Northside and the Homestead Place Habitat homes on Rogers Road. I feel the rezoning of this historic neighborhood will address both issues of equity and affordability, and goals of the towns of Chapel Hill and Carrboro for livability and scale.

I have read the RENA report and feel the proposed zoning allows for the mix of homes and small businesses that fulfill the expressed wished of the Rogers Road community. The rezoning meets all of the required standards for buffers etc.

It's a great plan for our community.

Sincerely,
 Susan "Simone"

Simone

simone@purplevalley.net

www.purplevalley.net

919-942-9773

- Naming of the mixed-use district. There have been requests to change the name of the mixed use zone to focus/emphasize the live-work concept. Staff suggests changing the name from mixed-use (MU) to live/work (LW) or some similar naming convention.
- Maximum size in HR-MU. Staff added a subsection, 15-176.8(c) that limits new construction of new homes in HR-MU to 1,500 sf as a size had not yet been specified. This is consistent with the limit in Chapel Hill's draft ordinance.
- Maximum size of additions to existing homes. Staff is reviewing the size of existing homes in the area where the ordinance would apply. In relation to what was expressed in *Mapping Our Community's* Future regarding maintaining the scale of existing development, three options have been identified related to how much of an increase in size should be permissible for existing homes: 1) allow 25% additions to what exist only, 2) allow 25% or 500 sf whichever is greater, 3) allow 25% or 500 sf whichever is greater but with a maximum size of 2,500 at any time to limit additions to homes already larger than 2,000 sf.
- Density in the MU district. Chapel Hill's MU area allows up to eight units per acre, compared to the HR-MU's density standard at 7,500 sf, which is about 5.8 units per acre. Staff has received a request to increase the density to match the proposal for eight units per acre.
- Coffee shop in the MU district. Some drop-in session participants have expressed an interest in coffee shop-type uses being allowed in the HR-MU. The 8.000 uses are currently not proposed as permissible in that zone. A new, more narrowly defined use would likely be needed, rather than simply including the 8.000 (i.e. restaurant/bar/nightclub) use.
- Tourist home/ short-term rental use in the HR- MU. Participants have also expressed some interest in this use. If included, staff suggests that it be designated as requiring a special use permit consistent with other existing districts.
- Density in relation to natural constraints. The existing Rural Residential district is subject to Section 15.182.3, which speaks to the constraints factors to the ordinance. This requirement has not been specified for the HR-R and the HR-MU; clear direction on whether or not to include is needed.
- Requirement for non-residential development. As currently drafted, the HR-MU neither mandates nor requires nonresidential development but does allow significant density above what the existing RR and the new HR-R allows. Is there interest in requiring commercial uses in relation to the increased residential density?
- Differences in minor and major home occupation standards and allowances. A significant increase in commercial activity on residential lots is provided with the proposed new use, major home occupation. Associated increases in daily vehicle trips, et cetera, are noted. The major home occupation standards are intended to be the same or the same in spirit as the standards for Chapel Hill. Both jurisdictions are still discussing possible additional performance standards such as a maximum decibel level associated with the uses, increased distance from property lines for where the uses occur, and possibly limiting activities to only occurring within fully enclosed structures.
- Screening requirements, such as vegetation and fencing or a combination, for triplexes. Not yet included for this new use, but are needed.

Staff Observations

- Review of ordinance effectiveness. The Board may want to schedule in the future an opportunity to discuss how the ordinance provisions are working in the neighborhood. Related to this matter, a citizen has asked a question about what the process would be like if community members feel that something needs to be changed in the future.
- Definitions. Chapel Hill has definitions for Flex Office and Live Work; the Carrboro draft ordinance only includes a definition for flex space. Consider a live/work definition.
- One potential change, in part for alignment with what is contained in Chapel Hill's draft ordinance, is to establish a maximum new house size, 1,500 square feet proposed, for the HR-MU district. Another point to consider is whether nonresidential structures in the HR-MU district should be limited to a maximum size as well.



Town of Carrboro

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

Agenda Item Abstract

File Number:19-154

Agenda Date: 4/23/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Status Report for Several Properties Experiencing Flooding

PURPOSE: The purpose of this item is to provide a report related to flooding concerns associated with several properties, pursuant to the Board's request at the 4/16 meeting.

DEPARTMENT: Public Works (in coordination with other Departments)

CONTACT INFORMATION: Joe Guckavan, Public Works Director (919) 918-7427, Randy Dodd, Stormwater Utility Manager (919) 918-7341

INFORMATION: FEMA Hazard Mitigation Grant Program projects have been pursued for several properties adjacent to Toms Creek in the past. The Board also requested that staff provide provide an update for 1020 West Main Street where recurring flooding has also been experienced. Additional information will be provided in a staff presentation at the meeting.

FISCAL & STAFF IMPACT: There is no fiscal or staff impact associated with providing this status update.

RECOMMENDATION: It is recommended that the Board receive the staff presentation.



Town of Carrboro

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Agenda Item Abstract

File Number:19-147

Agenda Date: 4/23/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Update on Pedestrian Safety Improvement Projects

PURPOSE: The purpose of this item is to provide the Board of Aldermen an update on the status and timeline of various pedestrian safety improvement projects as they are implemented throughout town.

DEPARTMENT: Public Works and Planning

CONTACT INFORMATION: Joe Guckavan, jguckavan@townofcarrboro.org, 919-918-7427; Trish McGuire, pmcguire@townofcarrboro.org, 919-918-7327; Ben Schmadeke, bschmadeke@townofcarrboro.org, 919-918-7424; Zach Hallock, zhallock@townofcarrboro.org, 919-918-7329

INFORMATION: Town staff have prepared an update on the current status and timeline of pedestrian safety projects around town. These projects have been identified over the past several years from a variety of sources including citizen comments, the Transportation Advisory Board, and direction provided by the Board of Aldermen. Tonight's update focuses on the major projects along arterials roads, most of which fall along NCDOT maintained facilities and as such will require the Town to receive approval from and encroachment agreements with NCDOT in order to construct the desired improvements.

Projects have been assigned to one of five categories:

NCDOT as lead agency- these projects include crosswalk or pavement marking enhancements which, pending approval, may be installed by NCDOT alongside their ADA Ramp improvements or as a part of a future resurfacing project.

- Locations on W. Main Street: at Poplar Avenue and at High Street
- E Weaver Street at E Main Street
- Jones Ferry Road at Bim Street
- Locations on N. Greensboro Street: at Williams Street, at Robert Hunt Drive, at Pine Street, at Bolin Forest Drive, at Hillsborough Road

Town as lead agency/receiving funding as part of a larger bike-ped infrastructure project through the STIP (State Transportation Improvement Program).

- South Greensboro Street

Town as lead agency/seeking funding - 6 projects -those projects with a significant cost component which must

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File Type:Agendas

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be addressed before moving forward. These projects would also require encroachment agreements to be approved by NCDOT if the Town were to construct them.

- W Main Street: at Hillsborough Road and at W Weaver Street
- Jones Ferry Road at W Main Street
- N Greensboro Street at Shelton Street
- Homestead Road at Claremont
- NC HWY 54 at Westbrook Drive

Town as lead agency/vetting - 2 projects - those projects currently being analyzed for feasibility in order to determine how to best move forward.

- Hillsborough Road at High Street/Cheek Street
- Carr Mill Mall Commercial Driveways

Town as lead agency/In Design - W Main Street @ Ashe Street has design work underway.

There are other projects which have not been included in this report, but for which Town staff are working identify implementation strategies.

FISCAL & STAFF IMPACT: There is no fiscal or staff impact to receive the update.

RECOMMENDATION: Staff recommends the Board of Aldermen receive the update.



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Agenda Item Abstract

File Number:19-153

Agenda Date: 4/23/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Update on Current Transportation Projects

PURPOSE: The purpose of this agenda item is to provide the Board with an update on the current activities related to transportation projects around the Town.

DEPARTMENT: Planning

CONTACT INFORMATION: Zachary Hallock, zhallock@townofcarrboro.org, 919-918-7329; Tina Moon, cmoon@townofcarrboro.org, 919-918-7325; Trish McGuire, pmcguire@townofcarrboro.org, 919-918-7327

INFORMATION:

E Main/Franklin/Brewer Lane/Merritt Mill Intersection Improvements (U-5847) - NCDOT is currently in the process of letting the project for construction. The project is currently anticipated to begin construction in the summer and be completed in time for the return of UNC students in the fall.

N Greensboro and Estes Drive Roundabout (U-5846) - NCDOT has indicated that the anticipated construction bid is set to open during the first week of May. Expected start date, pending successful receipt of competitive bids by NCDOT, is during the last week of May.

Lloyd Street @ E Main Street - Town staff have coordinated with NCDOT regarding the issue of trucks striking the roof overhang of the building on the northwest corner of the intersection. NCDOT has proposed altering the pavement markings to provide a single lane with a five foot painted buffer to off-set the travel lane from the curb. Town staff also met with the property own to provide an overview of the proposed changes, and confirmed that the changes were desirable.

Bicycle Plan Update Public Outreach - Town staff have been coordinate with Alta Planning and Design to develop a public outreach strategy to facilitate broad public input for the Bike Plan. Alta will conducted targeted intercept surveys at key locations: the Lloyd-Broad Neighborhood, Carrboro Plaza Food Lion, Jones Ferry Road Food Lion, and El Centro Hispano. Town staff are working to conduct outreach at key community events including the Northside Festival, Carrboro Day, and the Bike Breakfast. Staff are also planning a specific drop-in session for the Rogers Road community.

ITRE Non-motorized Volume Data Program - Data from this program for 2017-2018 is now available through an online dashboard platform. More information on this program, including the count data from previous

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years, and the updated dashboard can be found at: <https://itre.ncsu.edu/focus/bike-ped/nc-nmvdp/> .

FISCAL & STAFF IMPACT: There is no impact associated with receiving the report.

RECOMMENDATION: Staff recommends that the Board receive the update.