



Town of Carrboro

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

Meeting Agenda Board of Aldermen



Tuesday, May 21, 2019

7:00 PM

Board Chambers - Room 110

7:00-7:10

A. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

7:10-7:15

B. ANNOUNCEMENT OF UPCOMING MEETINGS

7:15-7:25

C. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

7:25-7:35

D. CONSENT AGENDA

1. [19-177](#) Approval of Minutes from April 23 and May 7, 2109
2. [19-150](#) Request to set a Public Hearing on Land Use Ordinance and Town Code Amendments Related to Various Advisory Boards
PURPOSE: Over the course of the last several months, staff has received requests to amend the Land Use Ordinance and Town Code relating to five advisory boards: the Appearance Commission, the Affordable Housing Advisory Board, the Environmental Advisory Board, the Safe Routes to School Implementation Committee and Transportation Advisory Board. Draft ordinances have been prepared. The purpose of this item is to set a public hearing for June 25, 2019 and to refer the amendments to Orange County and appropriate advisory boards.
Attachments: [Att A - Resolution](#)
[Att B - Draft Ordinance.doc](#)
[Att C - Draft Ordinance for Town Code Amendment](#)
3. [19-183](#) Request-to-Set a Public Hearing to Rezone Properties in the Historic Rogers Road Neighborhood
PURPOSE: The purpose of this item is for the Board of Aldermen to consider

setting a public hearing on a map amendment to rezone thirty tracts of land in the Historic Rogers Road Neighborhood. Twenty-two tracts are proposed to be rezoned from RR (Rural Residential, one acre per dwelling unit) to HR-R (Historic Rogers Road-Residential, 14,520 square feet per dwelling unit) and the remaining eight tracts are proposed to be rezoned from RR to HR-MU (Historic Rogers Road Mixed Use).

Attachments: [Att A - Resolution](#)

[Att B - Draft Rezoning Ordinance](#)

4. [19-176](#)

Appointment of Carrboro Representatives to the Orange County Group Created to Create a More Efficient Process for Intergovernmental Collaboration

PURPOSE: The purpose of this item is for the Board to appoint the Mayor and Mayor Pro Tem as Carrboro's representatives for the pilot meetings that will take the place of the joint meeting sessions. The intent is to make the intergovernmental collaboration process more efficient.

5. [19-171](#)

Installation of West-East Conduit Path by Town and UNC-Chapel Hill

PURPOSE: Request Board of Alderman approval for a capital improvement project to install conduit by the Town of Carrboro and the University of North Carolina - Chapel Hill.

Attachments: [Project Ordinance - Town and UNC West-East Conduit Proj](#)

E. PUBLIC HEARING

7:25-8:25

1. [19-184](#)

Discussion and Deliberation of 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 continue to discuss and deliberate potential 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](#)

[Attachment C - Draft Permissible Uses Table](#)

[Attachment D - Staff Report](#)

F. OTHER MATTERS

8:25-8:55

1. [19-178](#) Discussion on how to Commemorate Dr. Martin Luther King Jr. in the Carrboro Park Named in his Honor

PURPOSE: The purpose of this agenda item is to share results from a community survey and provide recommendations as to how to honor Dr. Martin Luther King Jr. in the park currently under construction in his honor.

Attachments: [Attachment A Resoution](#)
[Attachment B How to commemorate Dr. King](#)
[Attachment C MLK Park Restroom Building Mural Elevations](#)
[Attachment D park site](#)
[Attachment E park rendering](#)

8:55-9:25

2. [19-179](#) Developing a Scope of Work for a Comprehensive Plan for Carrboro

PURPOSE: The purpose of this item is to provide the Board of Aldermen with an opportunity to consider a draft scope of work for the development of a comprehensive plan for the Town.

Attachments: [Attachment A - Comprehensive Plan Scope - version 2](#)

G. MATTERS BY BOARD MEMBERS



Town of Carrboro

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Agenda Item Abstract

File Number:19-177

Agenda Date: 5/21/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Approval of Minutes from April 23 and May 7, 2109



Town of Carrboro

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

Agenda Item Abstract

File Number:19-150

Agenda Date: 5/21/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Request to set a Public Hearing on Land Use Ordinance and Town Code Amendments Related to Various Advisory Boards

PURPOSE: Over the course of the last several months, staff has received requests to amend the Land Use Ordinance and Town Code relating to five advisory boards: the Appearance Commission, the Affordable Housing Advisory Board, the Environmental Advisory Board, the Safe Routes to School Implementation Committee and Transportation Advisory Board. Draft ordinances have been prepared. The purpose of this item is to set a public hearing for June 25, 2019 and to refer the amendments to Orange County and appropriate advisory boards.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327; Nick Herman - 919-929-3905

INFORMATION: In response to requests relating to advisory boards, staff has prepared draft ordinances, that if adopted would amend the Land Use Ordinance and Town Code in the following ways:

1. The quorum requirements for the Appearance Commission, described in Section 15-43(e) of the LUO, would be reduced to three members when there are one or more vacancies on the commission.
2. The name of the Environmental Advisory Board (EAB) would be amended to the Environmental and Climate Action Advisory Board (ECAAB) better reflecting the board's role in implementing the Town's climate action plans. The ECAAB would also gain two additional members, increasing the size of the board from seven (7) to nine (9) and likewise increasing the quorum requirements from four (4) to five (5).
3. The Affordable Housing Advisory Commission (AHAC) would be added to the provisions in the LUO under permitting and amendments to more clearly include the commission as in the various aspects of the development review process such as joint advisory board review meetings, development project walkabouts and concept plan review, land use permit review and amendments.
4. The Town Code would be amended to restructure the Safe Routes to School Implementation Committee

Agenda Date: 5/21/2019

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from a standalone advisory board to a subcommittee of the Transportation Advisory Board (TAB). The change would also facilitate the TAB's consideration and integration of SRTS recommendations in its review of development proposals.

A resolution has been prepared setting a public hearing for June 25th and referring the draft Land Use Ordinance amendment to Orange County and to the Planning Board. The resolution also refers the draft amendment to the Town Code relating to the SRTS Implementation Committee to the Transportation Advisory Board for a courtesy review.

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

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution setting a public hearing for June 25, 2019 and referring the text amendment to the Land Use Ordinance to Orange County and the Planning Board, and the Town Code amendment to the Transportation Advisory Board.

A RESOLUTION SETTING A PUBLIC HEARING ON ORDINANCES AMENDING THE CARRBORO LAND USE ORDINANCE AND TOWN CODES RELATING TO THE APPEARANCE COMMISSION, ENVIRONMENTAL ADVISORY BOARD, AFFORDABLE HOUSING ADVISORY COMMISSION, SAFE ROUTES TO SCHOOL IMPLEMENTATION COMMITTEE AND TRANSPORTATION ADVISORY BOARD

WHEREAS, the Board of Aldermen seeks to provide ample opportunities for the public to comment on proposed amendments to the Land Use Ordinance;

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen sets a public hearing on June 25, 2019, to consider adopting “An Ordinance Amending the Carrboro Land Use Ordinance Relating to the Appearance Commission, Environmental Advisory Board and Affordable Housing Advisory Committee.”

BE IT FURTHER RESOLVED that the draft ordinance to the Land Use Ordinance is referred to Orange County and the Town of Carrboro Planning Board for consideration and recommendation prior to the specified public hearing date.

BE IT FURTHER RESOLVED that the draft ordinance to the Land Use Ordinance is also referred to the following Town of Carrboro advisory boards and commissions.

- | | |
|---|--|
| <input type="checkbox"/> Appearance Commission | <input type="checkbox"/> Recreation and Parks Commission |
| <input type="checkbox"/> Transportation Advisory Board | <input type="checkbox"/> Northern Transition Area Advisory Committee |
| <input type="checkbox"/> Environmental Advisory Board | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Economic Sustainability Commission | <input type="checkbox"/> _____ |

BE IT FURTHER RESOLVED that the draft ordinance to amend the Town Code is referred to the Town of Carrboro Transportation Advisory Board for courtesy review.

This is the 21st day of May in the year 2019.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO THE QUORUM REQUIREMENT FOR THE APPEARANCE COMMISSION, THE NAME, MEMBERSHIP SIZE, AND QUORUM REQUIREMENT FOR THE ENVIRONMENTAL AND CLIMATE ACTION ADVISORY BOARD (FORMERLY KNOWN AS THE ENVIRONMENTAL ADVISORY BOARD, AND THE POWERS AND DUTIES OF THE AFFORDABLE HOUSING ADVISORY COMMISSION

****DRAFT 5-14-2019****

THE CARRBORO BOARD OF ALDERMEN ORDAINS:

Section 1. Subsection 15-43(e) of the Carrboro Land Use Ordinance, Organization and Meetings of the Appearance Commission, is amended to read as follows:

(e) A quorum, shall be present for the commission to take official action, and all actions shall be taken by majority vote. A quorum shall consist of four members if all seats on the Appearance Commission are filled and three members if there are one or more vacancies on the board.

Section 2. Article III, Administration is rewritten to read as follows:

PART VI. ENVIRONMENTAL AND CLIMATE ACTION ADVISORY BOARD

Section 15-45 Appointment and Terms of Environmental and Climate Action Advisory Board

(a) There shall be an Environmental and Climate Action Advisory Board (ECAAB), which shall consist of nine members appointed by the Board of Alderman. All members of the ECAAB shall either reside, own property, or operate a business within the town's planning jurisdiction.

(b) ECAAB members shall be appointed for three year staggered terms, but members may continue to serve until their successors have been appointed. The initial terms of all members shall expire on January 31, 1996. Effective February 1, 1996, three members shall be appointed for three year terms, two members for two year terms, and two members for one year terms. Vacancies shall be filled for the unexpired terms only.

(c) Members may be removed as follows:

- (1) The chair shall file or caused to be filed with the town clerk an attendance report after each meeting identifying those members who are present or absent.
- (2) Unless the chair waives the requirement, members shall be removed if they are absent for three consecutive meetings or if they miss more than 30% of the meetings during a twelve-month period. The town clerk shall notify the chair in writing as soon as a member becomes subject to

removal under this section. The chair will have ten days after receipt of such notice to waive the removal. If the chair fails to notify the town clerk in writing within ten days after receipt of such notice that the automatic removal requirements should be waived, the town clerk will send the removal notice to the member. This removal shall be effective on the date of such notice.

- (3) Members may also be removed by the Board of Alderman, after a hearing, for any good cause related to performance of duty.

Section 15-45.1 Organization and Meetings of ECAAB

(a) The ECAAB shall establish a regular meeting schedule. All meetings shall be open to the public and notification of such meetings shall conform to the requirements of the Open Meetings Law.

(b) A quorum shall be present for the ECAAB to take official action, and all actions shall be taken by majority vote. A quorum shall consist of five members if all seats on the ECAAB are filled and four members if there are one or more vacancies on the board.

(c) The ECAAB shall select one of its members to serve as chair and one member to serve as vice-chair. These officers will be chosen annually at the ECAAB's first meeting in March and shall serve for terms of one year unless their terms of appointment to the ECAAB sooner expire. Vacancies shall be filled for the unexpired term only. A member may be selected to serve as chair for not more than two consecutive full one-year terms. The chair and vice-chair may take part in all deliberations and vote on all issues. (AMENDED 01/27/09)

Section 15-45.2 Powers and Duties of the ECAAB (REPEALED 5/11/99) (AMENDED 02/25/14) (AMENDED 10/24/17)

The Environmental and Climate Action Advisory Board may:

- (a) Advise the Board of Aldermen on policies, ordinances, and administrative procedures regarding environmental protection and the conservation of natural resources. The areas of review for the ECAAB include new development, solid waste, air quality, climate protection and resilience, energy conservation, solar energy, groundwater, natural resources, and other areas.
- (b) Provide recommendations for green building and low impact development as part of new development and redevelopment, including site planning and design, energy efficiency and renewable energy, water efficiency, materials efficiency and waste reduction, indoor environmental quality, and the minimization of pollution.
- (c) Adopt a set of guiding principles or goals for the ECAAB and review these goals periodically to determine if they are being obtained.
- (d) Take any other action authorized by this chapter or any other ordinance or resolution of the Board of Alderman.

Section 3. Section 15-48.1(c), of the Carrboro Land Use Ordinance, Concept Plan Review Procedures Prior to Submitting Applications, shall be amended to include the Affordable Housing Advisory Commission to the list of advisory boards that may participate in the Joint Advisory Board meeting for the review of concept plans. The amended section shall read as follows:

(c) Following compliance with the provisions of subsection (b), the applicant shall attend a Joint Advisory Board meeting comprising at least the following boards: Planning Board, Appearance Commission, Transportation Advisory Board, Environmental Advisory Board, and Economic Sustainability Commission. The planning staff may notify the Recreation and Parks Commission, Northern Transition Area Advisory Committee and Affordable Housing Advisory Commission when issues relevant to those boards are raised by a proposed development and members of those boards may attend.

Section 4. Section 15-50(c) of the Carrboro Land Use Ordinance is amended to add the Affordable Housing Advisory Commission to the list of Boards and Commissions which are identified as having designated members participate in an on-site walkabout. The amended section shall read as follows:

(c) After the site analysis plan has been submitted, the planning staff shall schedule a mutually convenient date to walk the property with the applicant and the applicant's site designer. Designated members of the Planning Board, Northern Transition Advisory Committee, Transportation Advisory Board, Environmental Advisory Board, Appearance Commission, and Affordable Housing Advisory Commission shall be notified of the date and time of this "on-site walkabout." The purpose of this visit is to familiarize town officials with the property's special features and to provide an informal opportunity for an interchange of information as to the developer's plans and the town's requirements.

Section 5. Section 15-57, Recommendations on Conditional Use Permits of the Carrboro Land Use Ordinance is rewritten by adding the Affordable Housing Advisory Board to the list of those Boards and Commissions to which development applications are referred in Subsections (a), (b), (c), (d), and (e), so that the Section now reads as follows:

(a) Before being presented to the Board of Aldermen, an application for a conditional use permit shall be referred to the planning board, appearance commission, environmental advisory board, and the transportation advisory board for joint review and action in accordance with this section. The Board of Aldermen may not hold a public hearing on a conditional use permit application until the planning board, affordable housing advisory commission, appearance commission, environmental advisory board, and the transportation advisory board have had an opportunity to consider the application (pursuant to standard agenda procedures) at one regular meeting. In addition, at the request of the planning board, appearance commission, environmental advisory board or the transportation advisory board, the Board of Aldermen may continue the public hearing to allow the respective boards more time to consider the application.

(b) When presented to the planning board, affordable housing advisory commission, appearance commission, environmental advisory board and the transportation advisory board, the application shall be accompanied by a report setting forth the planning staff's proposed findings concerning the application's compliance with Section 15-49 and other requirements of this chapter, as well as any staff recommendations for additional requirements to be imposed by the Board of Aldermen. If the planning staff report proposes a finding or conclusion that the application fails to comply with Section 15-49 or any other requirement of this chapter, it shall identify the requirement in questions and specifically state supporting reasons for the proposed findings and conclusions. (AMENDED 09/19/95)

(c) The planning board, affordable housing advisory commission, appearance commission, environmental advisory board, and the transportation advisory board shall consider the application and the attached staff report in a timely fashion, and may, in its discretion, hear from the applicant or members of the public. (AMENDED 09/19/95)

(d) After reviewing the application, the planning board, affordable housing advisory commission, appearance commission, environmental advisory board, and the transportation advisory board shall report to the Board of Aldermen whether it concurs in whole part with the staff's proposed findings and conditions, and to the extent there are differences the respective boards shall propose their own recommendations and the reasons therefore. (AMENDED 09/19/95)

(e) In response to the planning board's, the affordable housing advisory commission's, appearance commission's, environmental advisory board's or the transportation advisory board's recommendations, the applicant may modify his application prior to submission to the Board of Aldermen, and the planning staff may likewise revise its recommendations. (AMENDED 09/19/95)

Section 6. Subsection 15-56 (c), Recommendations on Special use permits is amended by adding the term "Affordable Housing Advisory Commission" to the list of those boards to which applications may be referred so that this subsection reads as follows:

(c) The board of adjustment may, by general rule applicable to all cases or any class of cases, or on a case by case basis, refer applications to the planning board, the transportation advisory board, the environmental advisory board, the affordable housing advisory commission, or the appearance commission to obtain the recommendations of some or all of these boards.

Section 7. Subsection 15-322(a), Planning Board and other Advisory Consideration of Proposed Amendments, is rewritten by adding the affordable housing advisory commission to the list of boards and commissions to which amendments may be referred so that the subsection reads as follows:

(a) If the Board sets a date for a public hearing on a proposed amendment, it shall also refer the proposed amendment to the planning board for its consideration and may refer the amendment to the appearance commission if community appearance is involved, and may refer the amendment to the transportation advisory board if the amendment involves community transportation issues, and may refer the amendment to the environmental advisory board if the amendment involves

community environment issues, and may refer the amendment to the affordable housing advisory commission if the amendment involves an affordable housing issue.

Section 8. All provisions of any Town ordinance or resolution in conflict with this ordinance are repealed, and this ordinance is effective upon adoption.

AN ORDINANCE TO AMEND THE CARRBORO TOWN CODE TO RESTRUCTURE THE SAFE ROUTES TO SCHOOL IMPLEMENTATION COMMITTEE TO AN ADVISORY COMMITTEE TO THE TRANSPORTATION ADVISORY BOARD

****DRAFT 5-14-2019****

BE IT ORDAINED BY THE CARRBORO BOARD OF ALDERMEN THE FOLLOWING:

Section 1. Chapter 3 of Article V of the Town Code is amended to delete sections 3-24.10, 3-24-11 and 3-24-12.

Section 2. Section 3-24.2, Powers and Duties of the TAB is amended by adding two new subsections (d) and (e) to read as follows:

(d) From time to time, the Board of Aldermen may appoint one or more individuals to assist the TAB to carry out its transportation responsibilities with respect to a particular subject area. By way of illustration, without limitation, the Board of Aldermen may appoint advisory committees to consider long-range transportation plans, pedestrians or bicycle plans, infrastructure safety improvements, etc. Members of such advisory committees shall sit as nonvoting members of the TAB when such issues are being considered and shall lend their talents, energies, and expertise to the planning board. However, all formal recommendations to the Board of Aldermen shall be made by the TAB.

1. The Board of Aldermen may appoint a subcommittee of the TAB for the purposes of implementing the Safe Routes to School Strategic Action Plan as described in subsection (a) below.
 - a. The Safe Routes to School Implementation Committee shall recommend transportation projects, policies, programs, or activities that serve to increase the safety and convenience of walking and bicycling to school. The Committee shall provide guidance and support for implementing the recommendations of the adopted Safe Routes to School Action Plan and evaluating implementation progress. The Committee may provide assistance with seeking project or program funding, including applying for grants, Safe Routes to School event planning, and data collection.
 - b. The TAB shall consider the recommendations of the SRTS Action Plan when carrying out its duties under subsection 3-24.2 of this Chapter and its review of development applications and amendments described in Article IV and Article XX of Chapter 15 of the Town Code, the Carrboro Land Use Ordinance.
2. The Safe Routes to School (SRTS) Implementation Committee members shall include the full membership of the TAB and four additional members, appointed by the Board of Aldermen for two year staggered terms, but members may continue to serve until successors have been appointed.

- a. The appointed members of the SRTS Implementation Committee shall include two students, who attend local public schools at the elementary or middle school level, one parent of a local elementary or middle school student and one school administrator or faculty member from the local public schools at the elementary or middle school level.
 - b. Appointed members may serve for two successive terms (or any part thereof). A member who has served for two successive terms (or any part thereof) shall be eligible for re-appointment only after an absence from the committee of at least one year.
 - c. The committee may invite others, with expertise in the subject matter to participate in the meeting as none voting members.
 - d. A member of the Chapel Hill/Carrboro School System School Board may serve as a liaison to the committee.
3. The SRTS Implementation Committee shall meet at quarterly, at the TAB's regularly scheduled meeting for the third Thursday of the month, or at additional special meetings as may be deemed necessary to complete its work.
- a. Public notice for the meeting shall clearly identify the SRTS Implementation Committee agenda.
 - b. Quorums will be determined on the basis of the TAB's membership. There shall be no quorum requirement for the four appointed members.
- (e) The TAB may, on an annual basis, hold a joint meeting with the Greenways Commission and a joint meeting with the Recreation and Parks Commission to discuss matters of mutual interest.

Section 3. All provisions of any Town ordinance or resolution in conflict with this ordinance are repealed, and this ordinance is effective upon adoption.



Town of Carrboro

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

Agenda Item Abstract

File Number:19-183

Agenda Date: 5/21/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Request-to-Set a Public Hearing to Rezone Properties in the Historic Rogers Road Neighborhood

PURPOSE: The purpose of this item is for the Board of Aldermen to consider setting a public hearing on a map amendment to rezone thirty tracts of land in the Historic Rogers Road Neighborhood. Twenty-two tracts are proposed to be rezoned from RR (Rural Residential, one acre per dwelling unit) to HR-R (Historic Rogers Road-Residential, 14,520 square feet per dwelling unit) and the remaining eight tracts are proposed to be rezoned from RR to HR-MU (Historic Rogers Road Mixed Use).

DEPARTMENT: Planning

CONTACT INFORMATION: Marty Roupe - 919-918-7333; Patricia McGuire - 919-918-7327

INFORMATION: The Board of Aldermen has received two presentations from Renaissance Planning on the collaborative work of the towns of Carrboro and Chapel Hill to implement the Historic Rogers Road neighborhood as expressed in the Mapping our Community's Future, report. Work to date has focused on creating two new zoning districts for the portion of the neighborhood in Carrboro's planning jurisdiction that could be applied to approximately thirty parcels.

On April 23, 2019, the Board held a public hearing on draft text amendments establishing the new districts, along with a few new use categories. The Board is considering revisions to the draft text amendment as part of a separate agenda item (19-184). Should the Board adopt the draft ordinance for the text amendment creating these new districts, the next step in the process would be to amend the official zoning map to rezone the subject properties to the new zones. A draft ordinance for the proposed rezoning has been prepared, which if approved would change the zoning of twenty-two (22) parcels from RR to HR-R for Historic Rogers Road-Residential and eight (8) parcels from RR to HR-MU for Historic Rogers Road-Mixed Use (Attachment B).

The Board of Aldermen must receive public comment before adopting map amendments to the Land Use Ordinance; Planning Board review is also needed. Section 15-322 describes the role of the Planning Board and other advisory boards in the review of rezonings. In accordance with 15-320, this would be considered a "major map amendment" for a rezoning involving more than five tracts of land in separate ownership.

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

Agenda Date: 5/21/2019

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Version: 1

RECOMMENDATION: Staff recommend that the Board of Aldermen consider the attached resolution (Attachment A), setting the public hearing for June 25, 2019 and referring the proposed map amendment to the Planning Board.

A RESOLUTION SETTING A PUBLIC HEARING ON AN ORDINANCE AMENDING THE
CARRBORO LAND USE ORDINANCE TO REZONE PROPERTIES IN THE HISTORIC
ROGERS ROAD NEIGHBORHOOD

WHEREAS, the Board of Aldermen seeks to provide ample opportunities for the public to comment on proposed amendments to the Land Use Ordinance;

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen sets a public hearing on June 25, 2019, to consider adopting “An Ordinance Amending the Carrboro Land Use Ordinance to Rezoning Properties in the Historic Rogers Road Neighborhood.”

BE IT FURTHER RESOLVED that the draft ordinance is referred to the Town of Carrboro Planning Board for consideration and recommendation prior to the specified public hearing date.

BE IT FURTHER RESOLVED that the draft ordinance is also referred to the following Town of Carrboro advisory boards and commissions.

☐

Appearance Commission

☐

Recreation and Parks Commission

☐

Transportation Advisory Board

☐

Northern Transition Area Advisory
Committee

☐

Environmental Advisory Board

☐

Affordable Housing Advisory
Commission

☐

Economic Sustainability Commission

☐

This is the 21st day of May in the year 2019.

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY 31
PARCELS OF LAND KNOWN AS THE HISTORIC ROGERS ROAD NEIGHBORHOOD FROM R-R TO HR-
R AND HR-MU

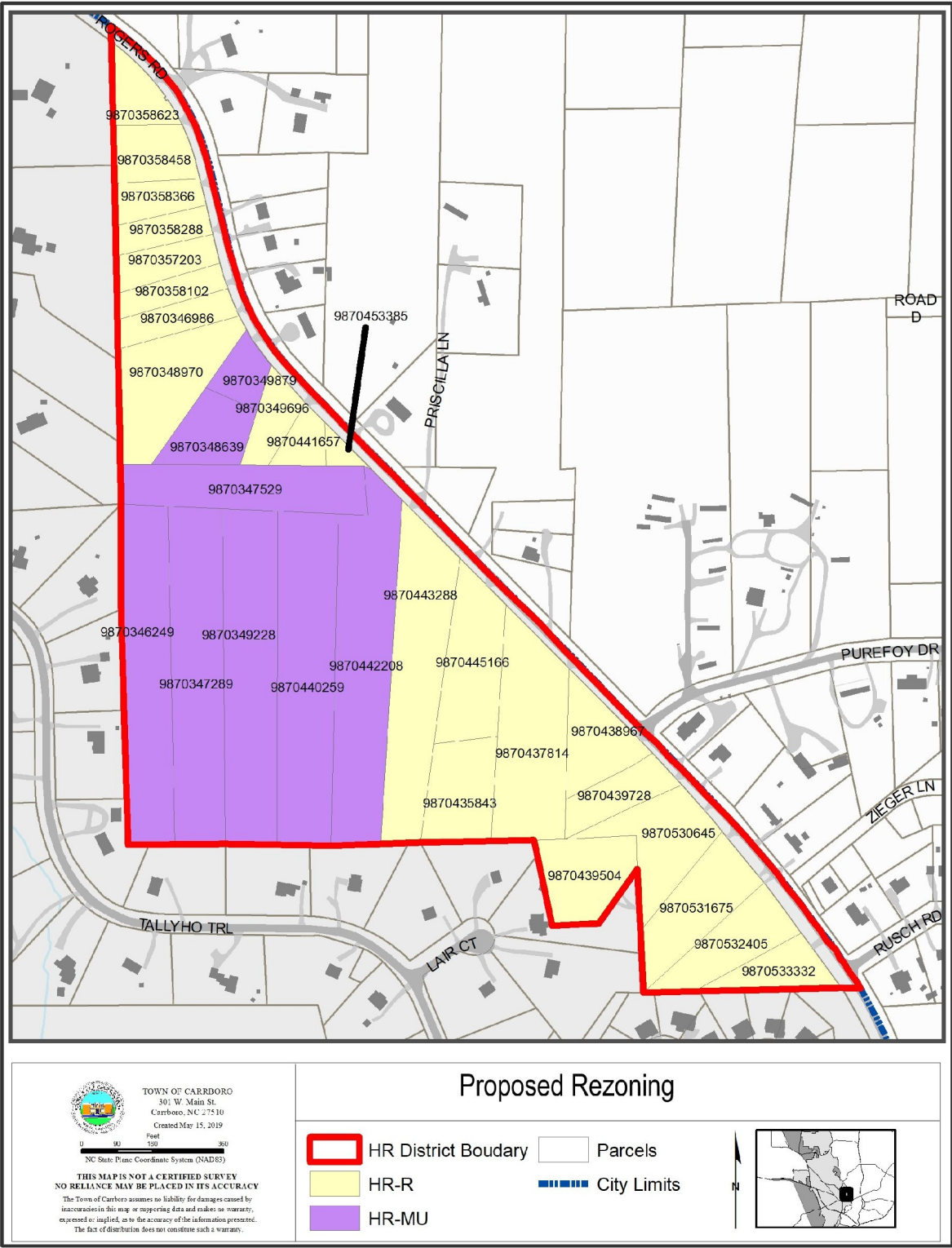
DRAFT 5-17-2019

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That property being described on Orange County Tax Maps by parcel identification numbers shown below shall be rezoned as noted in the following table (as shown on the attached map), and the Official Zoning Map shall be modified accordingly:

| PIN | SITEADDRESS | OwnerName | OwnerName2 | Proposed District |
|------------|----------------|--------------------------|----------------------|-------------------|
| 9870349696 | 7803 ROGERS RD | ALLEN JAMES M | | HR-R |
| 9870441657 | 7805 ROGERS RD | ALLEN JAMES M | | HR-R |
| 9870435843 | 7915 ROGERS RD | ANDERSON GWENDOLYN | | HR-R |
| 9870358458 | 7819 ROGERS RD | BROWN LILLIE M | | HR-R |
| 9870348970 | 7721 ROGERS RD | CANTO HERMELINDA J | CANTO ALICIA J | HR-R |
| 9870357203 | 7709 ROGERS RD | CHUSINO LUIS A | | HR-R |
| 9870532405 | 8015 ROGERS RD | DONG KUN C | THEIN MIKYIN | HR-R |
| 9870438967 | 8003 ROGERS RD | FAITH TABERNACLE OASIS O | | HR-R |
| 9870439504 | 8011 ROGERS RD | FAITH TABERNACLE OASIS O | | HR-R |
| 9870439728 | 8005 ROGERS RD | FAITH TABERNACLE OASIS O | | HR-R |
| 9870530645 | 8009 ROGERS RD | FAITH TABERNACLE OASIS O | | HR-R |
| 9870358366 | 7705 ROGERS RD | MAXWELL LAUREN | | HR-R |
| 9870443288 | 7821 ROGERS RD | NICKENS ALLONIOUS | | HR-R |
| 9870531675 | 8013 ROGERS RD | PURDIE SHIRLEY W TRUSTEE | | HR-R |
| 9870348986 | 7719 ROGERS RD | RIVAS ZOILA I | | HR-R |
| 9870445166 | 7907 ROGERS RD | ROGERS BETTIE D | | HR-R |
| 9870437814 | 7917 ROGERS RD | ROGERS LEAH HRS | | HR-R |
| 9870453385 | 7750 ROGERS RD | ROGERS LEAH HRS | | HR-R |
| 9870358102 | 7715 ROGERS RD | STEWART JACQUELINE | STEWART JAMES E | HR-R |
| 9870358623 | 7819 ROGERS RD | STREET CHARLES | BROWN LILLIE M | HR-R |
| 9870358288 | 7707 ROGERS RD | THOMPSON SHARON R ETAL | THOMPSON GEORGETTE L | HR-R |
| 9870533332 | 8017 ROGERS RD | WORKMAN BENAVIDES PART | | HR-R |
| 9870346249 | 7723 ROGERS RD | BUDDHA LLC | | HR-MU |
| 9870347289 | 7727 ROGERS RD | BUDDHA LLC | | HR-MU |
| 9870347529 | 7729 ROGERS RD | BUDDHA LLC | | HR-MU |
| 9870348639 | 7733 ROGERS RD | BUDDHA LLC | | HR-MU |
| 9870349228 | 7811 ROGERS RD | BUDDHA LLC | | HR-MU |
| 9870349879 | 7731 ROGERS RD | BUDDHA LLC | | HR-MU |
| 9870440259 | 7815 ROGERS RD | BUDDHA LLC | | HR-MU |
| 9870442208 | 7817 ROGERS RD | BUDDHA LLC | | HR-MU |



SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are repealed.

SECTION 3. This ordinance shall become effective upon adoption.



Town of Carrboro

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TITLE:

Appointment of Carrboro Representatives to the Orange County Group Created to Create a More Efficient Process for Intergovernmental Collaboration

PURPOSE: The purpose of this item is for the Board to appoint the Mayor and Mayor Pro Tem as Carrboro's representatives for the pilot meetings that will take the place of the joint meeting sessions. The intent is to make the intergovernmental collaboration process more efficient.

DEPARTMENT: Town Clerk

CONTACT INFORMATION: Cathy Dorando

INFORMATION: During the Board of Orange County Commissioners' annual retreat, one of the themes that emerged was a desire to improve collaboration and cooperation with the municipalities within the County. This type of intergovernmental collaboration has historically been facilitated through a joint meeting process. On April 9, 2019, the Board of Commissioners approved a new framework for intergovernmental collaboration that relies on smaller work group meetings rather than full joint meeting sessions to create a more efficient process (please see the attached abstract that was approved). This framework would be initiated on a twelve month trial basis and evaluated at the end to discern its effectiveness.

Orange County has asked that you to appoint the Mayor and Mayor Pro Tem as representatives from your elected board to join the Chair and Vice Chair of the Board of County Commissioners in engaging in the smaller group collaboration framework. These representatives will be invited to assist in developing the agenda, participating in discussions about the agenda topics, tracking current collaboration efforts, and identifying new collaboration opportunities. The County will supply a professional facilitator who will help create the agendas, facilitate the meetings, prepare meeting notes, and conduct an evaluation of the new framework at the end of the twelve month pilot.

FISCAL & STAFF IMPACT: N/A

RECOMMENDATION: It is recommended that the Board of Aldermen appoint the Mayor and Mayor Pro Tem as representatives to the Orange County Intergovernmental Collaboration Pilot Project Work Group.



Town of Carrboro

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

Agenda Item Abstract

File Number:19-171

Agenda Date: 5/21/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Installation of West-East Conduit Path by Town and UNC-Chapel Hill

PURPOSE: Request Board of Alderman approval for a capital improvement project to install conduit by the Town of Carrboro and the University of North Carolina - Chapel Hill.

DEPARTMENT: IT/Finance

CONTACT INFORMATION: Andy Vogel (919-918-7305) and Arche McAdoo

INFORMATION: The Town of Carrboro and University of North Carolina Information Technology Services are partnering to construct a continuous underground west-east conduit path for fiber-optics from 54/Jones Ferry Rd. through to W. Main St. to W. Franklin St. and ending at the UNC ITS Franklin building on Franklin St. This project will also create a continuous underground path between the ITS Franklin building and the UNC Kennon Cheek/Rebecca Clark Bldg. The project includes almost 9,000 linear feet of conduit and handholes and constructs a conduit path under the railroad tracks crossing Main St. (near Roberson St.) which is highly desirable. The collaboration vastly expands network and telecommunications route diversity for both the University and the Town and cuts the Town's major exterior fiber loop into two equal smaller fiber loops. The total cost of this project is sixty-four thousand dollars and is to be shared equally by the Town and University. The Town will pay the construction contractor sixty-four thousand dollars and the University has agreed to reimburse the Town thirty-two thousand dollars for a total cost to the Town of thirty-two thousand dollars. This project will leverage existing construction in the area and represents significant construction cost savings. The project will cost the Town approximately \$3.70 per linear foot in comparison to the typical horizontal boring costs seen in this area of \$22 per linear foot (which would not include the expense and time related to a railroad crossing).

FISCAL & STAFF IMPACT: The total cost of this project is \$64,000. UNC-Chapel Hill will reimburse Town for 50% of total project cost.

RECOMMENDATION: Staff recommends the approval of this capital improvement project.

**CAPITAL PROJECT ORDINANCE
FOR INSTALLATION OF CONDUIT FROM TOWN TO UNC WEST-EAST**

WHEREAS, the Board of Aldermen for the Town of Carrboro, on June 19, 2018, adopted the annual budget ordinance number 26/2017-18 for the fiscal year beginning July 1, 2018; and,

WHEREAS, it is necessary and appropriate to amend certain budget accounts for the reason stated below; and,

WHEREAS, the construction design for this project has been completed and the project is ready for construction;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO THAT:

Section 1: Installation of conduit from Town to UNC West-East is authorized to be undertaken until all project activity is completed.

Section 2. The amount appropriated for installation and construction costs are as follows:

| | |
|------------------|--------------------|
| Town of Carrboro | \$32,000.00 |
| UNC-Chapel Hill | <u>\$32,000.00</u> |
| Total | <u>\$64,000.00</u> |

Section 3: Funds in the amount of \$32,000 are appropriated from the current Information Technology operations budget in the General Fund for transfer to the Capital Projects Fund to carry out the project identified in Section 1.

Section 4: Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Finance Director.

Section 5: This capital project ordinance shall be effective immediately.



Town of Carrboro

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

Agenda Item Abstract

File Number:19-184

Agenda Date: 5/21/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Discussion and Deliberation of 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 continue to discuss and deliberate potential 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>>; Christina Moon - 919-918-7325, cmoon@townofcarrboro.org <<mailto:cmoon@townofcarrboro.org>>; Patricia McGuire - 919-918-7327, pmcguire@townofcarrboro.org <<mailto:pmcguire@townofcarrboro.org>>

INFORMATION: Town staff has continued working closely with Renaissance Planning and the Town of Chapel Hill to refine 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>>.)

Background information from the first night of the public hearing is available here:

<<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3926161&GUID=813F46CF-37AE-4874-968C-30E1F23BEC70&Options=&Search=>>

This agenda item and related attachments includes a revised ordinance and additional information on how the ordinance does and does not align with the version under consideration at this time in Chapel Hill, which will be further discussed on Wednesday, May 22, 2019. Per a request from the Board, responses and additional thoughts are now included in the *Staff Observations* document (*Attachment D*), and comments about what is included in the Advisory Board recommendation statements as well.

The known differences between the ordinances in Chapel Hill and Carrboro at this time involve Major Home Occupations and triplexes, as further described below:

Agenda Date: 5/21/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

For Major Home Occupations Chapel Hill's ordinance contains no minimum lot size and still allows up to six non-resident employees whereas Carrboro's ordinance still requires one acre minimum lot size and the maximum number of non-resident employees has been reduced to four. Both ordinances have been revised to prohibitions on specific business types and to require screening of parking when more than three vehicles are located on a site, whether those are employee vehicles or vehicles associated with the business itself.

For triplexes, these uses are allowed by right in Carrboro when a property contains enough land to support three dwelling units, whereas Chapel Hill now only allows triplexes if all the units meet their criteria for being considered affordable units under their Land Use Management Ordinance.

Staff is still researching the matter related to wells and septic systems and will report on this during the meeting, as well as any other items that may be needed from ongoing discussions with Chapel Hill staff as we each prepare for the meetings in each jurisdiction.

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 continue to receive public comment and discuss the draft ordinance and draft table of permissible uses. A resolution for consistency has been provided (*Attachment A*) for the Board's use, but staff suggests that the Board may want to delay final adoption until June so that the text amendments and map amendments may be adopted at the same time.

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 21st day of May 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 5-17-2019****

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 coworking 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 four 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: lawncare or landscaping services, woodworking shops, small engine repair, appliance repair, metalworking, and any home business with more than one non-resident employee. 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) In both the HR-R and HR-MU districts, the maximum size of any single-family dwelling constructed 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 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 or 500 square feet whichever is greater, but with a maximum size of 2,500 square feet at any time. 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 or 25% whichever is greater.
- (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. If more than three parking spaces are provided for business-associated vehicles and / or employees and visitors, then the additional spaces above three must be screened by a Type A buffer.

9. All business activities shall be a minimum of 60 feet from all lot lines or within a fully enclosed building.
 10. 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.
 11. 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.
- (f) Any Land Use Category 8.100 use located in the HR-MU district is limited to 1,000 square feet heated floor area and may only conduct business between the hours of 6 am and 9 pm.
- (g) For proposed developments within the HR-MU, a phasing plan must be incorporated into the project which mandates that at least fifteen percent (15%) of the uses must be nonresidential. The phasing plan must ensure that the nonresidential portions are completed prior to or in conjunction with the residential portions of each phase.

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 | 50 | 20 | 70 | 50 | 20 |
| HR-MU | 50 | 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</u> <u>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: 6/27/17

| 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 | | | * | * | * | * | * | * | * | * | * | * | * | * | | | | * | | | | | * | * |
| 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 | | | 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 | | | | | | |
| 1.400 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 | Z |
| 1.440 Adult Care Home, Class B | S | 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 | Z |
| 1.460 Child Care Home, Class B | S | 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 | Z |
| 1.480 Nursing Care Home | Z | 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 | | | | | | | | | | | | | | | | | |
| 1.700 | | | | | | | | | | | | | | | | | | | | | | | | |

TABLE OF PERMISSIBLE USES

Last Amended: 6/27/17

| 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 |
|--|------|-------|-----|-----|-------|-----------------|------|------|----|---------|---------|-----|-----|-------|-----|-----|-----|----|---|-----|-----|------|----|-----|
| 1.800 | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.900 Home Occupation | Z | Z | Z | Z | Z | Z | Z | Z | Z | | | S | S | S | | | | S | | Z | | | 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 | | | | | | | | | | | | | | | | | | | 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 outside fully enclosed buildings | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.210 Operations designed to affect | | | | | | | | | | | | | | | | | | | | | | | | |

TABLE OF PERMISSIBLE USES

Last Amended: 6/27/17

| 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 |
|---|------|-------|-----|-----|-------|-----------------|------|------|----|---------|---------|-----|-----|-------|------|-----|-----|----|---|-----|-----|------|----|-----|
| 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 | | | | C | | | C | | | | | C | C |
| 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 | | | |
| 6.120 Movie Theaters | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.121 Seating capacity of | | | | | | | | | | | | | | | | | | | | | | | | |

TABLE OF PERMISSIBLE USES

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| 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 |
|--|------|-------|-----|-----|-------|-----------------|------|------|----|---------|---------|-----|-----|-------|-----|-----|-----|----|---|-----|-----|------|---|-----|
| 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 | | |
| 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 | | |
| 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 | | | | | | |
| 7.200 Nursing care institutions, intermediate care institutions, handi- | | | | | | | | | | | | | | | | | | | | | | | | |

TABLE OF PERMISSIBLE USES

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|---|------|-------|-----|-----|-------|-----------------|------|------|----|---------|---------|-----|-----|-------|-----|-----|-----|----|---|-----|-----|------|---|-----|
| capped, aged or infirm institutions, | | | | | | | | | | | | | | | | | | | | | | | | |
| child care institutions | | | C | C | | | | | C | | C | | | | | | | C | | | C | | | |
| 7.300 Institutions (other than halfway houses) where mentally ill persons are confined | | | | | | | | | | | 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 | | Z | | | | | | | | 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 | Z |
| 13.300 Rescue Squad, Ambulance Service | | | S | S | S | S | S | S | S | | 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 | | |
| 14.120 Including livestock | | | | | | | | | Z | | | | | | | | | | Z | Z | | | | |
| 14.200 Silvicultural operations | | | | Z | Z | Z | Z | Z | Z | | | | | | | | Z | | | | | | | |

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|---|------|-------|-----|-----|-------|-----------------|------|------|----|---------|---------|-----|-----|-------|-----|-----|-----|----|---|-----|-----|------|---|-----|
| 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 | 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 |
| 19.300 Seasonal Christmas or pumpkin sales | | | | | | | | | | Z | Z | Z | Z | Z | Z | Z | Z | | | | | | Z | Z |

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| 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 |
|--|------|-------|--|-----|-------|-----------------|------|------|----|---------|---------|-----|-----|-------|-----|-----|-----|----|---|-----|-----|------|----|-----|
| 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 | Z | Z | 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 | 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 | 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 | 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 | 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 | 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
NORTH CAROLINA

TRANSMITTAL

PLANNING DEPARTMENT

DELIVERED VIA: ☒ *HAND* ☐ *MAIL* ☒ *FAX* ☐ *EMAIL*

To: **David Andrews, Town Manager
Mayor and Board of Aldermen**

From: **Tina Moon, Planning Administrator & Marty Roupe, Development Review
Administrator**

Date: **May 17, 2018**

:

Subject: **Responses to Questions about Historic Rogers Road Neighborhood Draft
Zoning Concepts**

At the April 23rd public hearing on the draft text amendments for the Historic Rogers Road Neighborhood that Board requested follow up information on a number of points, including responses to comments from the Advisory Boards and Orange County. The purpose of this memorandum is to provide that information. Responses to the staff observation sheet is attached at the end.

Orange County

The County expressed concern regarding the possibility of rezoning property outside of the Rogers Road community to the new HR districts. The 15-136.1(a) of the draft ordinance states that the purpose of the new zoning districts is to implement the Mapping Our Community's Future planning effort, clearly linking the new districts to the Historic Rogers Road neighborhood. In addition, the text amendment establishes the district. A rezoning would have to take place, as a second step, to change the zoning of the 30 parcels in the portion of the neighborhood in Carrboro's jurisdiction from RR to either HR-R or HR-MU.

Transportation Advisory Board

The TAB expressed support of the text amendment creating the new zoning districts but recommended transportation safety improvements along Rogers Road, particularly for pedestrian safety at potential crossings along Rogers Road.

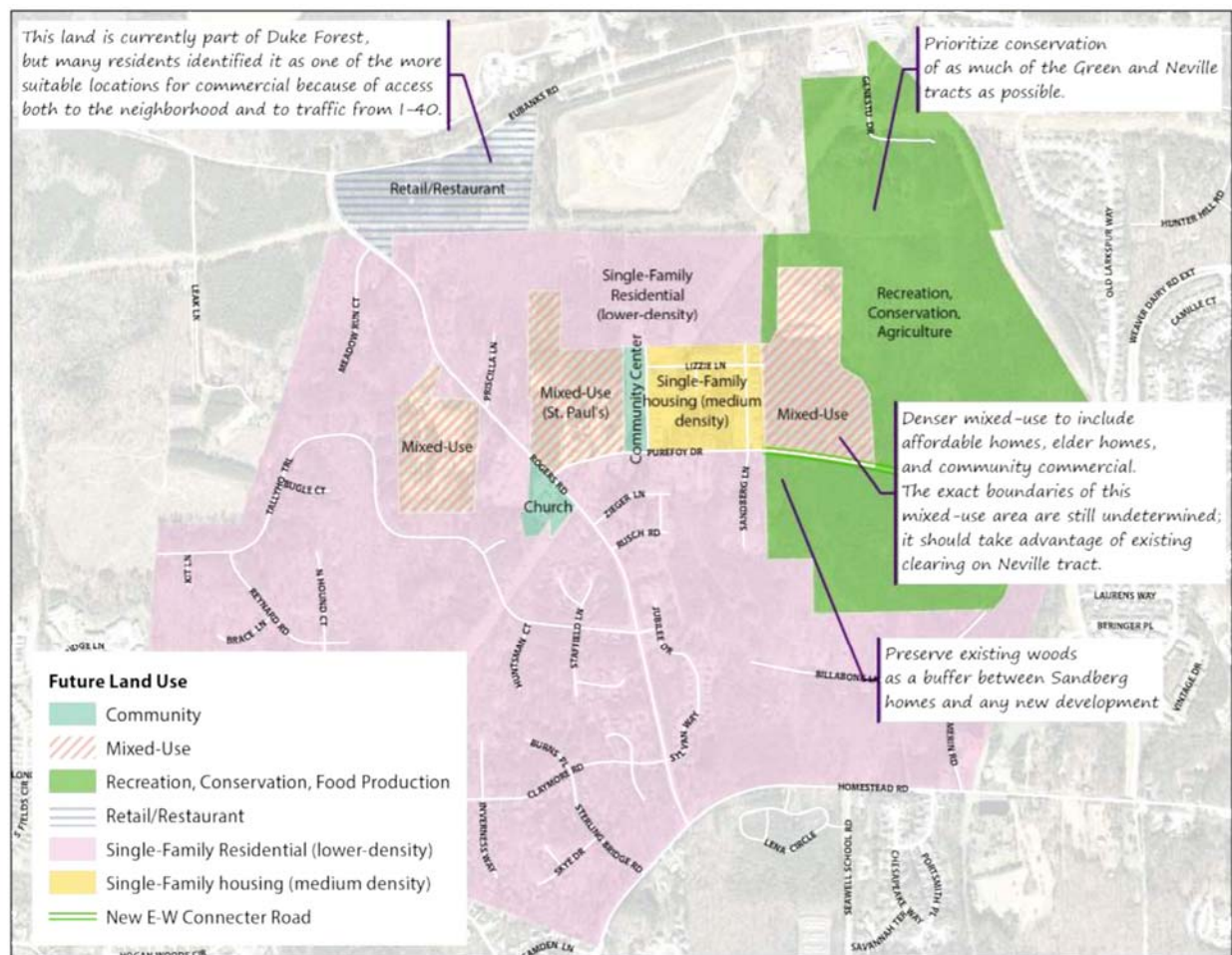
Northern Transition Area Advisory Commission

The NTAAC asked about the extent to which residents of the Historic Rogers Road Neighborhood had had sufficient input into the proposal. The proposed text amendment has been prepared to implement the Mapping Our Community's Future document which was a grassroots effort.

Presentations from the consultant, Renaissance Planning have focused on the correlation between the four principals in the MOCF document and the planning concepts outlined in the draft ordinance.

Planning Board

The Planning Board expressed concerns relating to the potential for spot zoning. The map of the greater planning area (shown below) includes three areas for mixed-use (a combination of residential and non-residential uses). Only one of these areas is in Carrboro's jurisdiction. The St. Paul's property has already been approved by the Town of Chapel Hill. Future development of the Greene Tract will be considered as part a separate effort. The eight parcels identified for mixed-use development in the draft ordinance is consistent with the vision for the greater area.



Economic Sustainability Commission

The ESC reviewed the draft text amendments at its May meeting and recommended approval.

STAFF OBSERVATIONS & RESPONSES

- 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.
 - *Staff is working on a different name for the mixed use district that would better reflect the low-intensity nature of the commercial uses.*
- 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.
 - *Staff recommends keeping the 1,500 sf size limit for residential units in the HR-MU district, as is.*
- 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.
 - *Staff recommends following the provisions outlined in Option 3 above, which allows all but one of the existing homes to be enlarged to some extent. This change has been incorporated into the draft ordinance.*
- 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.
 - *This density, approximately, can be achieved through the residential density bonus provisions of the LUO. The use of the density bonus for affordable housing, moreover, is consistent with the interests expressed by the neighborhood for affordability housing options.*
- 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.
 - *One option would be to include use 8.000 with performance standards: such as hours of use limited to between 6 am and 9 pm, and a maximum size limit of 1,000 sf. These changes have been incorporated into the draft ordinance.*

- 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.
 - *Only Bed & Breakfast uses are currently allowed in RR. Staff suggests adding that use with SUP but not Tourist Home as it is not in the RR. This change has been incorporated into the draft ordinance.*
- 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.
 - *Staff is adding language to the draft ordinance to speak to the natural constraints analysis as part of the density calculation and development review design process.*
- 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?
 - *If the intent is to create some low intensity commercial uses as part of the overall plan for the neighborhood, some sort of mandate to require some portion of the HR-MU parcels to be developed seems appropriate. Staff suggests a requirement that 15% of the HR-MU be nonresidential and that developments include a phasing plan the incorporating the timing of the residential and nonresidential components of the project. These changes have been incorporated into the draft ordinance.*
- 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.
 - *Staff has increased the distance from property lines from 40 feet to 60 feet, unless the use is taking place within a fully enclosed building. This is consistent with Chapel Hill's ordinance.*
 - *Prohibitions on specific business types have been removed from the draft ordinance. This is consistent with Chapel Hill's ordinance.*

- *Screening requirements for parking spaces, when more than three are created on a property, have been incorporated into the draft ordinance.*
- *The maximum number of offsite employees has been reduced from 6 to 4. Chapel Hill's ordinance still allows 6, and they now do not have a minimum lot size.*
- *A decibel level has not been incorporated at this time. An existing performance standard addresses this issue already. This is consistent with Chapel Hill's ordinance.*
- Screening requirements, such as vegetation and fencing or a combination, for triplexes. Not yet included for this new use, but are needed.
 - *Staff is adding screen requirements for triplexes to the draft ordinance, using the same standards required for duplexes.*
- 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.
 - *Staff can provide a short report to the Board a year out from the adoption of the rezoning.*
- 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.
 - *Staff believes that the existing definitions in the Town of Carrboro Land Use Ordinance are sufficient.*
- 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.
 - *Staff has added language for a maximum building size for dwelling units in the HR-MU district, but has not added language limiting the size of nonresidential buildings. Other dimensional requirements including setbacks and building height will impose some size limitations.*



Town of Carrboro

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

Agenda Item Abstract

File Number:19-178

Agenda Date: 5/21/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Discussion on how to Commemorate Dr. Martin Luther King Jr. in the Carrboro Park Named in his Honor

PURPOSE: The purpose of this agenda item is to share results from a community survey and provide recommendations as to how to honor Dr. Martin Luther King Jr. in the park currently under construction in his honor.

DEPARTMENT: Recreation and Parks

CONTACT INFORMATION: Anita Jones-McNair, 919-918-7381 and Wendell Rodgers, 919-918-7371

INFORMATION: The Board of Aldermen requested of staff during the community design phase of the park to come back with recommendations on how to commemorate Dr. King during the construction phase of the park. Suggestions were made during the park's community engagement sessions. Also in the first quarter of this year, a community survey was created and distributed to share your thoughts on how the Town can best commemorate Dr. King's Legacy. It was available online, in paper form and at various events. A summary of the results are included in Attachment B. The Recreation and Parks Commission discussed and unanimously approved the recommendations on May 13, 2019.

Recommendations -

1. Work with Carrboro High School in pursuing volunteer students to design and affix mural tribute on both sides of the restroom facility. (see Attachments C and E)
2. Create quote placards from Dr. King and install along the park trail. (see Attachments D and E)
3. Advise the Board on cost estimates of supplies, placards and installation after summer break.

FISCAL & STAFF IMPACT: None at this time.

Agenda Date: 5/21/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

RECOMMENDATION: Board approve attached resolution.

A RESOLUTION APPROVING HOW TO HONOR DR. MARTIN LUTHER KING
JR IN CARRBORO PARK

Draft Resolution No.

WHEREAS, the Board of Aldermen voted to rename Hillsborough Road Neighborhood Park to Dr. Martin Luther King Jr Park on June 15, 2004; and

WHEREAS, the Board of Aldermen requested staff during the community design phase of the park to come back with recommendations on how to commemorate Dr. King during the construction phase of the park; and

WHEREAS, the park is currently under construction; and

WHEREAS, Town staff provided the following recommendations

1. Work with Carrboro High School in pursuing volunteer students to design and affix mural tribute on both sides of the restroom facility.
2. Create quote placards from Dr. King and install along the park trail.
3. Advise the Board on cost estimates of supplies, placards and installation after summer break.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro directs staff to complete 1-3; and

BE IT FURTHERMORE RESOLVED, that the Board of Aldermen offers the following additional comments:

This the 21st day of May 2019.

How to commemorate Dr. Martin Luther King Jr. results

"I like the idea of quote placards along the trail loop and having a mural/statue as the focal point at the restroom facilities. As for the quotes, focus on the less known aspect of MLK, his fight for economic justice: "Economic justice," King went on, required "a land where men will not take necessities to give luxuries to the few," and "where all our gifts and resources are held not for ourselves alone but as instruments of service for the rest of humanity."

<https://www.theguardian.com/commentisfree/2018/apr/03/martin-luther-king-50th-anniversary->"

"MLK fact and quote boards placed randomly throughout the park. Could even be a treasure hunt style game to find them all. MLK readings from the mini amphitheater by guest speakers." Scott Taylor Carrboro

"I think it's perfect just the way it is. We have no open unplanned spaces anymore for kids and adults to be creative with the space in their own way. Wouldn't it be wonderful to keep a big open field available for everyone to use in any way they see fit. Isn't that the most inclusive way, and the best way to honor MLK? A space for everyone. If it's turned into anything someone is somehow excluded."

"I think naming the park after him is sufficient. Spend the money on recreation facilities for the community, not additional commemoration."

"Make a fountain in his honor. Water flowing down like justice. A simple millstone mounted horizontally on a short pedestal with water coming up out of the center and flowing over the edges would be appropriate."

"Have a Story walk using Martin's Big Words by Doreen Rappaport and illustrated by Bryan Collier."

"Trail of dreams" around the perimeter of the park with stations to reflect on and commemorate major moments in civil rights.

"A place for our four-legged friends to run free off-leash!"

"Anything but a skate park"

"Swing set and see saw"

"Basketball court or soccer pitch"

"Build a basketball court or skate park"

"A statue in Dr. King's honor in the center of the park would be ideal."

"I think it sounds awesome but I've always wanted a trampoline so what about a community trampoline park. Also make sure to leave tons of trees."

"Full statue"

"Implement MLK statues in areas where you'd hang out such as the amphitheater and the playground"

"Naming the park MLK Park is sufficient commemoration. Spend the money on recreation facilities for the community! MLK was a humble man, I'm sure he'd say to spend the money on community needs, not another plaque or statue."

"Mahatma Gandhi Statue"

Responses wanting a skate park-67 (See some comments below)

"We are very excited about the pump tracks at the park! Would love to see a skate park in our community. Our neighboring community, Chapel Hill, has fallen woefully behind on upkeep of its skate park. I think this use would go along well with the pump track, and if you designed in out of concrete like those in Durham and Cary and wouldn't have the maintenance issues that Chapel Hill has. Thank you for considering!!"

"I am a 72 year old woman who lives in the area of the Martin Luther King memorial park. I think a skate park would be beneficial to the teens in the community. As a kid I remember that the reason some kids would get into bad habits such as doing alcohol and getting into trouble was partially due to of the lack of activities. Since teens these days seem to have an interest in the skateboards and scooters, I do believe that a skate park would help to give the teens something to do other than get into trouble. Thank you for reading and I hope that you take my views into consideration."

"It would be great to see a skateboard area for the kids. Also a fenced play area like the one at Southern village."

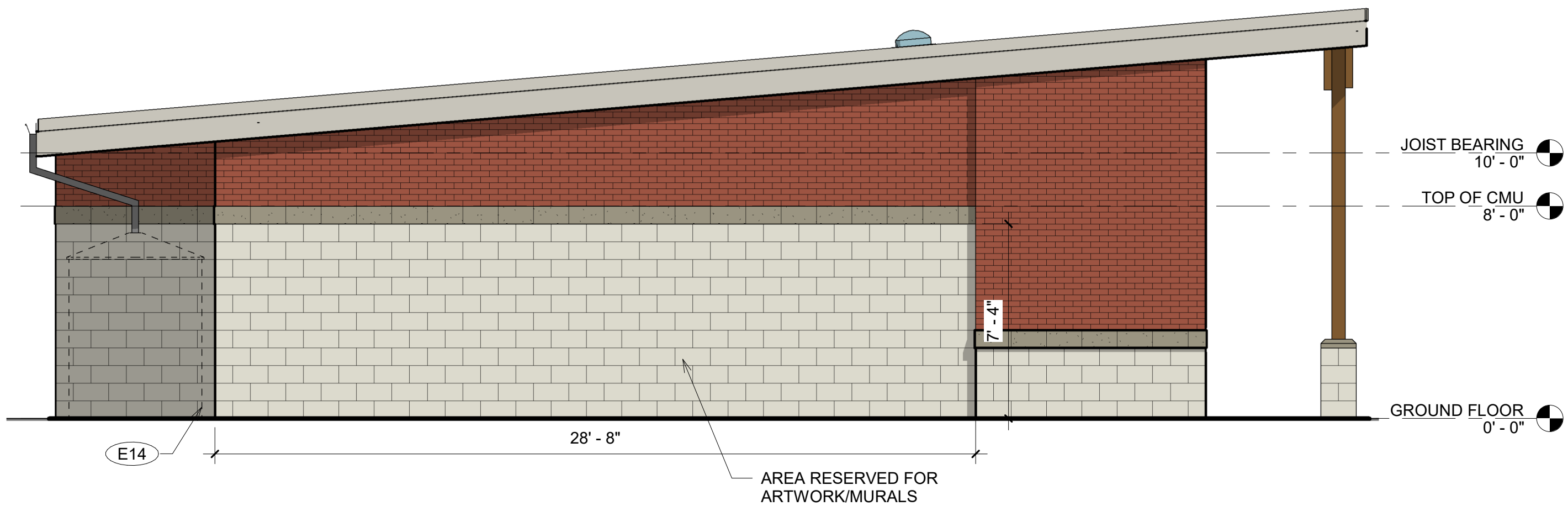
"How about including a skate park within the park? Also, putting information placards like the "history land markers" that tell stories about MLK, maybe even with pictures would be good."

"A new skate park would be great! There is already a pump track going in, so having a skate park would be a no-brainer. Homestead park is getting run down and the design is outdated, so this could be a fresh new take for the action sports fans of Chapel Hill/Carrboro. With more and more kids opting out of traditional sports for the self-structured freedom and adrenaline rush of action sports, it's the responsibility of the town to provide a welcoming, social, safely maintained environment for kids, teens, and adults alike to have fun and grow their skills on boards, blades, bikes, and scooters! Love, Clean Machine / Bicycle Chain Bike Shop Family, NICA racers, local riders, boarders, etc"

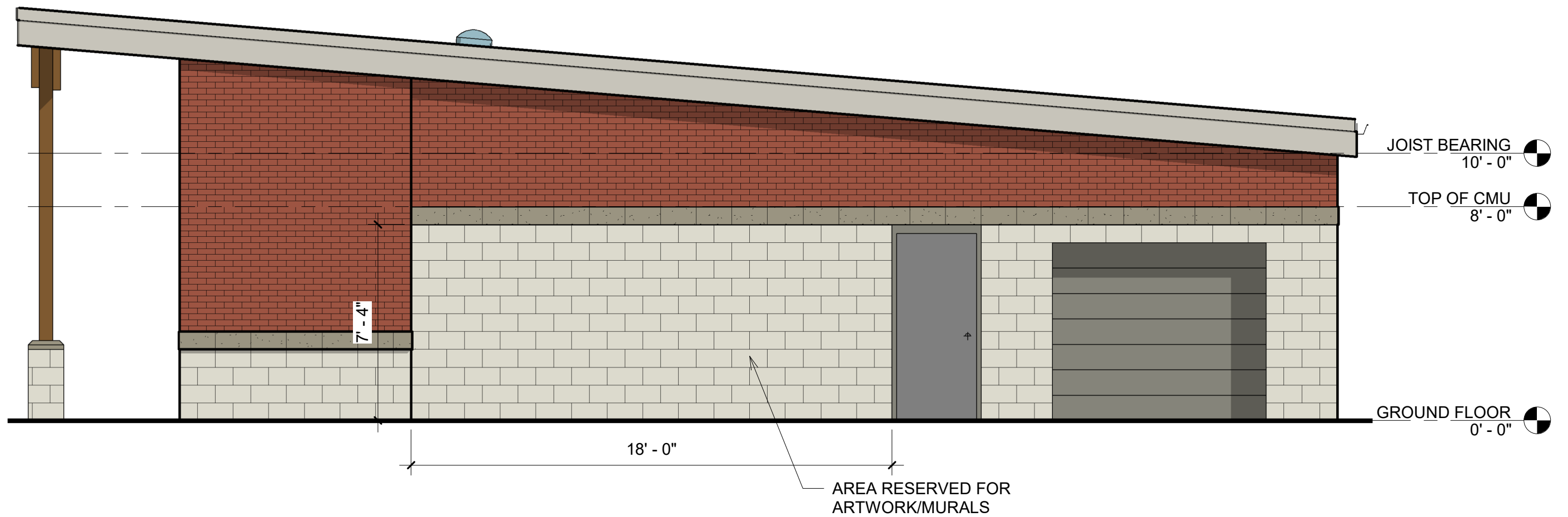
"Please consider building a skate park. My family and friends do not have safe place to skate in our area. The only skate park in the area is Homestead skate park in Chapel Hill, It is not maintained well and is hazardous to ride. Such hazards include wood decaying ramps, Metal coping and other features in disrepair and great amounts of drug, gang, and violent activity where also minors are present. Lots of kids in the community would benefit greatly by having a safe place to skate. Consider Skate Cary a great example/model of a city run skate park."

"Build a public skate park that allows skateboards, scooters, BMX, and in-line. Build wooden ramps including quarter pipes, box jumps and half pipes. Don't forget ledges and rails. Require helmets only, have a waiver and supervision."

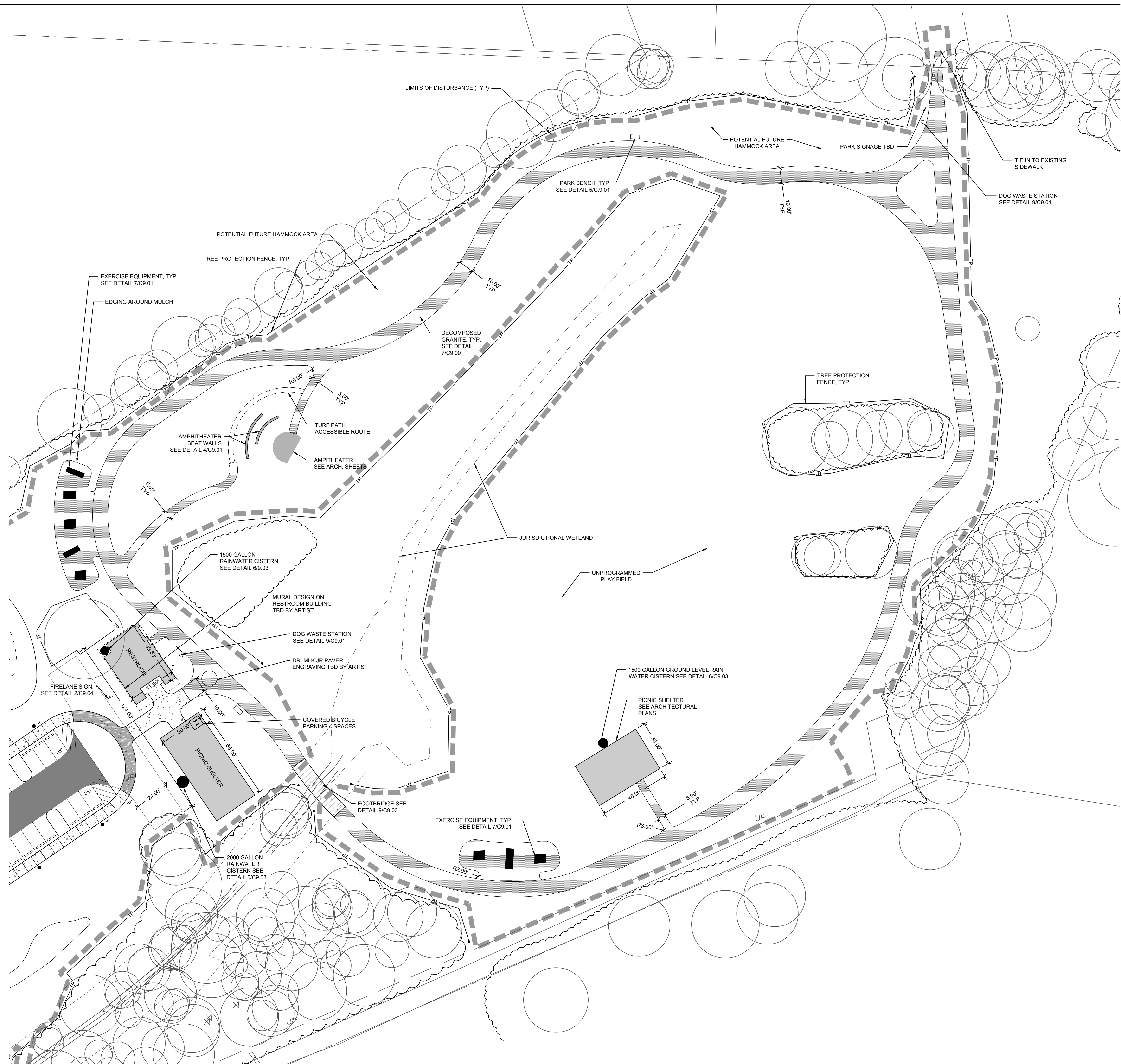
"I think a skate park would be a great way to entertain the community and to keep kids and teens doing positive things. Many people would benefit from this including myself, thanks!"






















RESTROOM - WEST ELEVATION

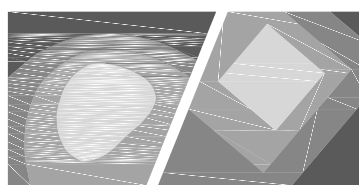


RESTROOM - EAST ELEVATION



SITE LEGEND

- | | |
|---|---------------------------------------|
|  | PROPOSED BUILDING |
|  | PROPOSED CONCRETE SIDEWALK |
|  | PROPOSED HEAVY DUTY CONCRETE SIDEWALK |
|  | PROPOSED HEAVY DUTY PAVEMENT |
|  | PROPOSED STOP BAR |
|  | PROPOSED 6' WIDE STANDARD CROSSWALK |
|  | PROPOSED SIGN |
|  | PROPOSED ADA PARKING SPACE |
|  | PROPOSED SEATWALLS |
|  | PROPOSED WHEEL STOP |
|  | PROPOSED DECOMPOSED GRANITE TRAIL |
|  | PROPOSED COMPACTED DIRT TRACK |
|  | PROPOSED TREELINE |
|  | PROPOSED FENCE |
|  | PROPOSED VEHICLE GATE (X' WIDE) |
|  | PROPOSED BIKE RACK |
|  | PROPOSED BENCH |
|  | PROPOSED BOLLARD |
|  | LIMITS OF DISTURBANCE |



421 FAYETTEVILLE ST., SUITE 400
RALEIGH, NC 27601
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C16146

Client

TOWN OF CARRBORO
301 W. MAIN STREET
CARRBORO, NC 27510
T: (919) 918-7371
F: (919) 918-4475

Project:

DR. MARTIN
LUTHER KING, JR.
PARK

Vicinity map



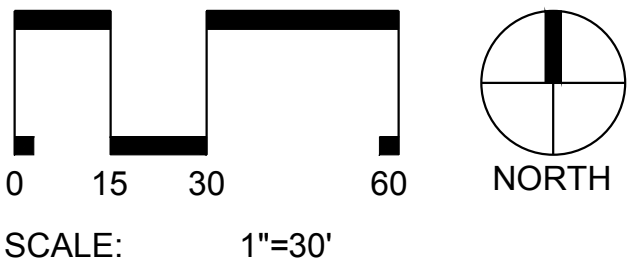
Seal



Issued for:

CONSTRUCTION DOCUMENTS

| No. | Date | Description |
|-----|------------|----------------------|
| 1 | 07.20.2017 | RESPONSE TO COMMENTS |
| 2 | 10.20.2017 | RESPONSE TO COMMENTS |
| 3 | 11.16.2017 | RESPONSE TO COMMENTS |
| 4 | 11.29.2017 | RESPONSE TO COMMENTS |
| 5 | 12.04.2017 | RESPONSE TO COMMENTS |



Title:

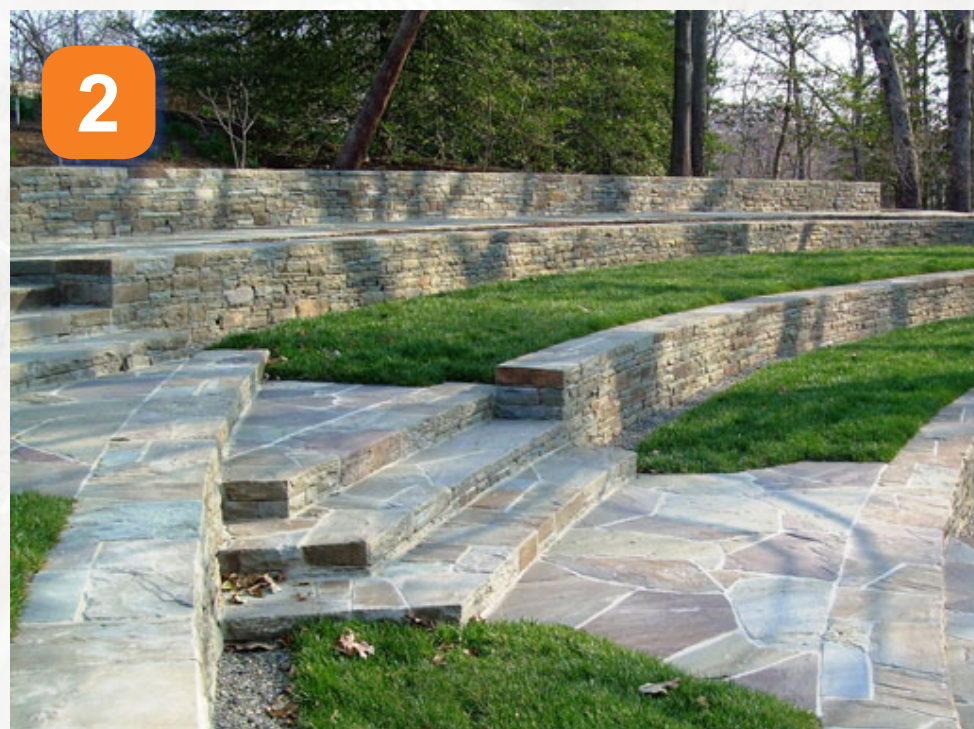
SITE PLAN ENLARGEMENT

Project number: C16146 Sheet
Date: 12.04.2017
Drawn by: CJJ
Approved by: JLW

C3.02



RAINWATER HARVESTING



AMPHITHEATER SEATING



PUMP TRACK



EXERCISE STATIONS



NATURAL PLAYGROUND



POLLINATOR GARDENS



GREEN ROOF



CONSTRUCTED WETLAND





Town of Carrboro

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

Agenda Item Abstract

File Number:19-179

Agenda Date: 5/21/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Developing a Scope of Work for a Comprehensive Plan for Carrboro

PURPOSE: The purpose of this item is to provide the Board of Aldermen with an opportunity to consider a draft scope of work for the development of a comprehensive plan for the Town.

DEPARTMENT: Planning

CONTACT INFORMATION: Trish McGuire, pmcguire@townofcarrboro.org
<<mailto:pmcguire@townofcarrboro.org>>, 919-918-7327

INFORMATION: The Board of Aldermen reviewed a first draft of a scope of work for the development of a comprehensive plan on March 26th. An updated draft incorporates a number of comments and additional information in underlined text, as described below.

1. Importance of leaving room to discuss points of tension and how those areas can be worked through. Important for community engagement to be fun and spark creativity and involvement. Recognize possible need for a reality check with the consultant's timing and their timeline. Remain open to those changes. *Comments addressed in part, more work in progress. See edits in Project Purpose section.*
2. Recognize income inequality and the erosion of the middle class. *Topic listed in Recent questions/key trends section. Summary data tables to be included in next update.*
3. Be clear what the costs are going into the planning process so that the Board can be aware of the actual costs of the time. Include both commercial and residential affordability. Reference the Jones Ferry, Greensboro, and HWY 54 development corridors that are available for redevelopment. *Cost details in preparation. See edits in Major themes and Recent questions/key trends sections.*
4. Engagement piece is very important - ensure hours estimated are enough to thoroughly engage the community. Clarify how GARE initiatives will be implemented in the Comprehensive Plan work. *Comments addressed in part, additional information to be added. See edits in Background and Overview of the Planning Process sections.*
5. Refer to climate change initiatives as "Climate Action/ Extreme Weather Preparedness Mitigation and Resilience." Work with HOAs and community groups to meet where they are. Include two Carrboro Business

Agenda Date: 5/21/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Alliance seats in the Task Force structure. Describe process for checking in on progress during the creation of the plan. *Comments addressed in part, additional edits to be made. See edits in Major themes and Comprehensive Plan Task Force Structure sections.*

6. Make sure that this does not distract from immediate climate action plans. Include follow-up from the parking study brought forward as a plan and included as part of the comprehensive plan. *See edits in Overview of the Planning Process.*

7. Summarize in introduction how Town has changed over 20 years. Engage students and the UNC-Chapel Hill planning program. *Data review for summary in preparation. Some possible research topics have been shared with DCRP - communication on other opportunities is expected to be ongoing with this and other programs.*

8. A draft of the consultant services has been added.

Work continues on some scope elements. Staff anticipates continued refinement of the scope between now and June in order to allow advertisement for consultant's services by July 1, 2019. The goal of this effort is to prepare a plan that would guide development and Town operations in ways that are equitable, environmentally responsible and fiscally sustainable.

FISCAL & STAFF IMPACT: Costs are estimated to total \$ 400,000 over two years, with approximately \$250,000 for consultant services.

RECOMMENDATION: It is recommended that the Board of Aldermen discuss this matter and convey additional comments for further development and completion of the scope.

Comprehensive Plan scope – DRAFTv.2

For Board of Aldermen reference – May 21, 2019

Introduction

Carrboro was first settled in 1882 around a University of North Carolina railroad spur. It was originally known as West End, due to its geographic location directly west of Chapel Hill. In 1911, the town was incorporated under the name Venable, for chemistry professor and University of North Carolina president Francis Preston Venable. It wasn't until 1913 that the town made its final name change in honor of Julian Shakespeare Carr, owner of the local textile mill, after Carr expanded the mill and provided electricity to the community.

For the first fifty years after its incorporation, Carrboro remained a small mill town with a slow, steady pace of growth. In 1960, approximately 2,000 people lived in the town. In the late 1960s the town's population began to increase stemming from the growth occurring at UNC-Chapel Hill and area businesses.

Also during the late 1960s, Carrboro began to become more progressive in its thinking. The development of housing in the latter part of the decade coincided with expansion at UNC-Chapel Hill. Today the town has a reputation as one of the most progressive communities in the South. Growth has continued through the 1980s, 90s, and 2000s. This has resulted in the creation of a vibrant and diverse community. Carrboro Farmer's Market, two venues that host national music acts (the ArtsCenter and Cat's Cradle), and the DSI Community Theatre all call Carrboro home. Carrboro was the first municipality in North Carolina to elect an openly gay Mayor in 1995, and was also the first in the state to grant domestic-partner benefits to same-sex couples. A Truth Plaque Task Force was established in 2018 to gather input for the possible installation of a "truth plaque" that would detail the ugly truth of the racist history of Julian Carr, the Town's namesake. The Town joined the Government Alliance on Race and Equity (GARE) in November 2018 as a focus of its efforts to advance equity in the Town's governance structure. The first Truth Plaque was approved on February 5, 2019 and installed on April 16, 2019, reading as follows:

Carrboro's roots began in the late 19th century when a branch of the North Carolina Railroad extended south to the edge of Chapel Hill, and the first local textile mill opened nearby. Informally known as West End and Lloydville, the community incorporated as a town named Venable in 1911.

Two years later, the state legislature renamed the town Carrboro at the request of Julian S. Carr, a post-Civil War business leader. He was also an active and influential participant in Jim Crow era efforts to create a system of racial segregation. Although the town continues to bear his name, the values and actions of Carr do not represent Carrboro today.

In the 1970s a group of Carrboro residents joined together to change the town's power structure and advocate for a community that fully included all residents. Thanks to their commitment, today

Carrboro honors its working-class roots while reaching toward the goals of social equity, environmental harmony, and fiscal responsibility.

The town also hosts annual events like the Carrboro Music Festival, Carrboro Film Festival, and the North Carolina Comedy Arts Festival. Today, over 20,000 people are able to call Carrboro home.

More information about the Town is available at <http://www.townofcarrboro.org/860/ABOUT-CARRBORO>, a page on the Town website where results of the most recent citizen survey, links to US Census demographic data and other resources are available.

Project Purpose

The goal of this project is to inspire extensive community involvement in a process that, while recognizing both harmony and discord, will result in a product that expresses and establishes a framework for achieving the community's vision, expectations and guidance for growth and development/redevelopment, and town services. Plan policies will address land use regulations and decisions, which serve as the foundation for economic development/fiscal stability, as well as the Town's ability to provide direct services and support other initiatives. A planning horizon of 20 years is anticipated, with regular reviews of progress and continued relevance/update every five years. This comprehensive planning process is intended as a framework for the incorporation of regular goal-setting, project identification and evaluation into the process of work planning and budget prioritization.

Overview of planning process

To date, comprehensive planning in Carrboro has been completed though primarily land use planning, capital improvement planning, and annual budgeting. Focused planning efforts have also been completed for Affordable Housing, Climate Action, Economic Sustainability Plan, Recreation and Parks, Economic Development, Bicycle Transportation, Greenways, Stormwater Management, Safe Routes to Schools, Downtown Parking, Emergency Operations, and in conjunction with other entities, Hazard Mitigation. This planning process is envisioned as one that will include technical updates to existing conditions and projections of future conditions so as to inform policy choices. Existing planning documents adopted within five years of the comprehensive planning process can be incorporated directly into the comprehensive plan; ones completed earlier are to be updated and incorporated. Ongoing work related to the implementation of adopted plans (e.g. Economic Sustainability Plan and Community Climate Action Plan) is not to be suspended, but is expected to be incorporated and evaluated during this planning process, as is beneficial to the community. The GARE strategies for advancing racial equity and transforming government are considered foundational to this effort. The process will seek to utilize best practices identified by GARE

communities and other leaders in these efforts. A policy linkage map that makes clear the interrelationships between town, county, regional, and state plans and policies will be prepared. Consultant services are anticipated for technical planning assistance including primary responsibility for preparation of most of the comprehensive plan elements. Support is also anticipated in the identification of implementation and measurement components, public outreach and engagement, and interaction with community organizations, officials, a comprehensive plan stakeholders board, and staff. A comprehensive plan task force structure, with the Planning Board chair and vice chairs serving as lead on the overall effort, is envisioned. Specific consultant tasks to be provided as the draft project scope is refined.

Expected project milestones

- Phase I – Project preparation (4-6 months; July 2019 launch)
 - Plan proposal (scope, elements, background)
 - Steering/advisory structure
 - Staff resources/assignments
 - Consultant selection
- Phase II – Plan development (12 months; January 2020-January 2021)
 - Public outreach/engagement
 - Visioning, issues, values
 - Plan/policy review and development
 - Public review
 - Plan drafting and revisions
- Phase III- Plan recommendation/adoption (4-5 months; February – June 2021)
 - Comprehensive plan components and matrix integrating new and existing
 - Implementation/strategic plan and update schedule
 - Public review
 - Advisory board review
 - Board of Aldermen review

Major themes

- Climate Action/Extreme Weather Preparedness Mitigation Mitigation and Resilience
- Racial Equity
- Economic/Fiscal Sustainability (evaluating costs and benefits of policies/plans)
- Decline in Commercial and Residential Affordability

Plan principles

1. Creativity – process and products are rooted in accessible vision and execution, rather than mechanical completion of identified steps.
2. Inclusivity - incorporates needs and opinions of the population, especially those that may have been underrepresented in planning processes.
3. Community – rooted in the interests of people that live, learn, earn, and play in Carrboro.
4. Consensus – relies on an agreed-upon vision and associated values.
5. Clarity – the process and the plan and its impacts are open and clear.
6. Accountable- all parties recognize their roles and responsibilities and commit to doing their best in the preparation and implementation of the plan. A system for assessing progress and redirecting/reprioritizing plan strategies will be key.
7. Accessible – written and presented in ways that make the plan a clear, useful, and interesting roadmap for Carrboro’s future.
8. Strategic – action-oriented, the plan will focus on steps and measures to achieve its goals and values.
9. Systems-based – plans formulated with the explicit recognition of the complexities of climate and social conditions and the interconnectedness of governmental responsibilities and functions are necessary, appropriate, and effective in prioritizing and effectuating action.

Geographic scope

The Town’s entire jurisdiction – Municipal limits, extra-territorial jurisdiction, and Transition Areas/joint planning jurisdiction – will be the focus of this planning effort.

Recent questions/key trends

1. Infrastructure needs in relation to changing climate conditions
2. Downtown development/redevelopment and revitalization
3. Redevelopment opportunities, especially Jones Ferry Road and NC HWY 54 development corridors/nodes
4. Income inequality and erosion of the middle class
5. Transit-oriented development opportunities
6. Street connectivity and completeness (e.g. facilities for all modes and appropriate speeds)
7. Public engagement and participation/demographic trends
8. Historic Preservation – residential and commercial areas
9. Temporary and accessory housing (e.g. short-term rentals, accessory dwelling units)

Community Engagement

Recent experience and feedback from the community survey makes it clear that in order to maximize participation by community members, a variety of engagement strategies are needed, with those listed below expected:

- Focus groups with civic/community/religious/neighborhood groups
- Community information sessions (e.g. digging into the plan details)
- Town events (e.g. Carrboro Day, July 4th, Farmers' Markets)
- Community events and meetings (e.g., Holiday Parade, Carrboro Business Alliance)
- Citizens Academy
- Web-based portal for education and input
- Social media campaign
- Coffee hours/face-to-face conversations
- Public meetings and hearings

Comprehensive Plan Task Force Structure (25 total)

Representative staff from each Town Department (9 in total) is expected as support to this planning and policy initiative and are not included in the total number for members of the task force. Staff from neighboring local governments (varying departments, based on subject matter) and institutions (e.g. Orange County, UNC-Chapel Hillsborough) would also be invited to participate and serve as resources to this effort.

1. Planning Board (Chair, vice-chairs and 2 other members – 5 total)
2. Economic Sustainability Commission (2 members)
3. Transportation Advisory Board (1 member)
4. Recreation and Parks Commission (1 member)
5. Affordable Housing Advisory Commission (1 member)
6. Environmental Advisory Board (1 member)
7. Northern Transition Area Advisory Committee (1 member)
8. Greenways Commission (1 member)
9. Stormwater Advisory Commission (1 member)
10. Arts Commission (1 member)
11. Human Services Advisory Commission (1 member)
12. Youth Advisory Board (1 member)
13. Carrboro Business Alliance (2 members)
14. At-large, community members (7 members)

Plan Components

The descriptions below are not expected to preclude a different organization in the final product, especially related to systems analysis and prioritization/fiscal capacity to be developed in the planning process.

| Component | New/Update | Lead Staff/author(s) |
|---|---|--|
| Executive Summary | New- highlights of overall plan with summary of vision, goals, and elements | Consultant, staff (Planning) |
| Who, What, How and Why of the Comprehensive Plan | Description of the background, process, data, and decisions that lead to the final plan. | Consultant, staff (Planning) |
| Framing Element – Major Topics | New – Description of the major topics that form the basis for community goals, strategies, budgetary decision-making, including cost-benefit analysis, and operations | Consultant, Departmental staff involved with plan development (expected to be all) |
| Action Element | New – Plan strategies in a go-to format, with operational and fiscal performance measures, including time frames and prioritization | Consultant, Departmental staff involved with plan development (expected to be all) |
| Land Use and Design | Assessment and recommended updates to Land Use Ordinance and Vision 2020 | Consultant, staff (Planning with assistance from Public Works, Fire, Police, Recreation and Parks) |
| Economic Sustainability | Incorporation of 2017 ESP | Consultant, staff (Economic and Community Development) |
| Housing Affordability | Component of Land Use and Design assessment; Update of 2015 Affordable Housing Goals and Strategies | Consultant, staff (Planning, Manager's Office) |
| Recreation, Parks, and Open Space; Arts and Culture | Update of 2004 Comprehensive Recreation and Parks Master Plan; assessment and update of relevant Carrboro Vision2020 policies. Update and inclusion of | Consultant, staff (Recreation and Parks, Planning, Economic and Community Development) |

| Component | New/Update | Lead Staff/author(s) |
|---|--|---|
| | Physical Activity and/or Healthy Community planning perspective. | |
| Infrastructure | | |
| -Transportation | Integration of recently updated Bicycle Plan, update of Greenways Plans, Sidewalk Policy, and Residential Traffic Management Plan. Recognition of interrelationships with Chapel Hill (including Chapel Hill Transit, Orange County, Go Triangle, and DCHC MPO/Comprehensive and Metropolitan Transportation Plans. Incorporation of street conditions analysis, repaving schedules, Powell Bill funds | Consultant, staff (Planning, Public Works) |
| -Water and Wastewater | Recognition of interrelationship with OWASA, Climate Action Plan/GHG reductions associated with water conservation. | Consultant, staff (Planning) |
| -Energy (electricity, natural gas, solar) | Energy supply, with info on local and non-local sources, quantities and climate impacts | Consultant, energy providers, staff (Planning) |
| -Conduit, fiber optic, wireless | Anticipate inclusion of pending Fiber optic Plan and incorporation info policy matrix and action element | Consultant, (Planning, Information Technology) |
| Environmental Systems and Resilience, including Stormwater Management | Expansion on 1999 Northern Study Area Plan and miscellaneous studies and reports | Consultant, staff (Planning, Public Works) |
| Human Capital, Engagement and Governance | New Communications Plan (build on Citizens' Bill of Rights), Human Services, Technology, and Innovation | Consultant, staff (Human Resources, Finance Department, Manager's Office, Economic and Community Development, Information Technology) |

| Component | New/Update | Lead Staff/author(s) |
|-----------------|---|-------------------------------------|
| Public Services | New chapter on fire, police, public works services, publicly owned buildings, accessibility, public safety, future needs (interrelatedness to Capital Improvement Programming, Strategic Energy and Climate Action, specifically Solid Waste initiatives, waste reduction, fuel usage, building renovations and retrofits); incorporation of Eno-Haw Hazard Mitigation Plan, Town Emergency Operations Plan, and possible Continuity of Operations Plan | Consultant, Noted departments staff |

Detailed Consultant Services

1. Initial meeting with the staff to review and refine the project scope and schedule, as well as schedule initial meetings and begin the process of data compilation.
2. Obtain and review existing plans, maps and other documents relevant to the project. Meet with the Comprehensive Plan Task Force for regular updates.
3. Conduct meetings with key elected officials and stakeholders. The purpose of these meetings will be to obtain input and guidance as it relates to the process to obtain opinions on the future of the Town from a wide cross-section of individuals and to complete a consensus building process on this future and the Town's goals in all areas of growth and development and the provision of services.
4. Conduct periodic review meetings with staff on process.
5. Plan and coordinate extensive and diverse public participation process program, including, but not limited to: public meetings, drop-in meetings, pop-up engagement in a variety of locations, surveys, directed engagement with community groups, HOAs, informational brochures, website materials, and other outreach mechanisms.
6. Work with staff on elements of a robust outreach campaign that includes traditional print and broadcast communication as well as social media and digital communication.
7. Conduct public meetings and topic-specific focus groups as necessary.
8. Create material for the public meetings and media venues to inform and educate the public on the plan components.

9. Staff will be responsible for the production of the bulk of the GIS maps and materials; however, the selected consultant may be required to provide supporting information.
10. Develop goals, objectives, implementation strategies, as well as benchmarks to measure implementation progress
11. Analyze the consistency of current ordinances and policies in relationship to the goals and objectives developed through this process and create an implementation program.
12. Draft elements are to be completed and submitted to the Town for review, comment, and approval individually based upon a schedule developed at the beginning of the planning process.
13. Make periodic reports to the Task Force, the Board of Aldermen and other groups (e.g. advisory boards).
14. Work with the town to determine the final product(s) that best fit the interests and needs of Carrboro.
15. Prepare a "Public Draft" of the identified final products and present drafts to the community.
16. Prepare a "Final Draft" of the identified final products and make a final presentation at a public hearing and all associated meetings to secure adoption of the Plan.