



Town of Carrboro

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

Meeting Agenda Board of Aldermen



Tuesday, June 25, 2019

7:00 PM

Board Chambers - Room 110

7:00-7:15

A. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

1. [19-247](#) Proclamation - Recreation and Parks Month

7:15-7:20

B. ANNOUNCEMENT OF UPCOMING MEETINGS

7:20-7:30

C. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

7:30-7:40

D. CONSENT AGENDA

1. [19-246](#) Approval of Minutes from June 11, 2019
2. [19-229](#) Request to Consider Authorizing the Town Manager to Negotiate and Enter into an Agreement with Chapel Hill Transit Regarding Bus Shelter Maintenance, Repair and Replacement

PURPOSE: The purpose of this item is for the Board of Aldermen to consider authorizing the Manager to negotiate and enter into an agreement with Chapel Hill Transit (CHT) regarding the maintenance, repair and eventual replacement of Carrboro's existing wooden bus shelters.

Attachments: [Attachment A - Resolution](#)

[Attachment B - Bus Shelter Photos](#)

3. [19-233](#) Application for a Monument Located on Town Property.

PURPOSE: The purpose of this agenda item is for the Board of Alderman to consider an application for a monument located on town property.

Attachments: [Attachment A - Resolution to Consider and Approve/Deny an Application for a Monument](#)
[Attachment B - Policy for Monuments Located on Town Property](#)
[Attachment C - Application Form for a Monument on Carrboro Town Property](#)
[Attachment D - Proposed Monument Location](#)

4. [19-236](#) Additional Flood Mitigation Assistance Grant Funds
PURPOSE: The purpose of this agenda item is for the Board of Aldermen to authorize the Town Manager to accept additional Federal Emergency Management Agency Hazard Mitigation Grant funds for the elevation of properties on Lorraine Street.
Attachments: [Attachment A - Hazard Mitigation Grant Project Ordinance Amendment](#)
5. [19-240](#) Budget Amendment for Dr. Martin Luther King Jr. Park Capital Project Ordinance
PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider a budget amendment to provide additional funds for construction of the Dr. Martin Luther King Jr. Park
Attachments: [Attachment A - 190625 BA - MLK Jr Park](#)
6. [19-251](#) Appointments to the Board of Adjustment
PURPOSE: The purpose of this agenda item is for the Board of Aldermen to make appointments to the Board of Adjustment.
Attachments: [Attachment A - Appointment Resolution](#)
[Attachment B - Board of Adjustment Applications](#)
7. [19-248](#) 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 specify use of the scope of work in seeking professional services to assist with the comprehensive planning process.
Attachments: [Attachment A- Resolution](#)
[Attachment B - Comprehensive Plan Scope - version 3](#)

E. OTHER MATTERS

7:40-8:10

1. [19-245](#) Energy and Climate Protection Plan and Community Climate Action Plan Implementation Update
PURPOSE: The purpose of this item is to update the Board on Energy and Climate Protection Plan and Community Climate Action Plan Implementation Efforts.

Attachments: [Attachment A - Resolution To Receive Update](#)
[Attachment B - Summary Table](#)
[Attachment C - ECPP and CCAP Update June 2019](#)

F. PUBLIC HEARING

8:10-8:40

1. [19-244](#) Public Hearing on the Voluntary Annexation of Eubanks/Old NC 86 Properties
PURPOSE: The Town has received a petition to voluntarily annex approximately 27.5 acres known as the Parker Louis, LLC/Eubanks and Old NC 86 property. The Board must receive public comment before taking action on this petition.

Attachments: [Attachment A - Annexation Ordinance](#)
[Attachment B- 2018-Rate-Code-Sheet](#)

8:40-8:50

1. [19-242](#) Public Hearing on Amendments to the Text of the Land Use Ordinance and the Town Code Relating to Advisory Boards
PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider proposed amendments to the Land Use Ordinance regarding the membership and duties of various advisory boards and a proposed amendment to the Town Code to restructure the SRTS Implementation Committee as a subcommittee of the TAB. Draft ordinances have been prepared. Consideration of an amendment to the LUO is a legislative decision and the Board must receive public input before reaching a decision. The Board has also set a public hearing to receive comment on the proposed Town Code amendment.

Attachments: [Attachment A - Consistency Resolution Draft LUO Text Amend](#)
[Attachment B - Draft LUO Ordinance](#)
[Attachment C - Revised Draft LUO Ordinance with EAB Removed](#)
[Attachment D - Comments on LUO Text Amend](#)
[Attachment E - Town Code Amendment](#)
[Attachment F - TAB Comments on Draft Town Code Amendment](#)

G. OTHER MATTERS

8:50-9:30

1. [19-243](#) Request-to-Set a Public Hearing on the Draft Text Amendment and Conceptual Master Plan to Establish the Old NC 86-Eubanks Road Site Specific, Flexible Zoning District and the associated Map

Amendment to Rezone Approximately Seven Properties to the New
FLX District

PURPOSE: The purpose of this item is for the Board of Aldermen to consider setting a public hearing for the proposed Site Specific Flexible, Zoning District for the northeast corner of Old NC 86 and Eubanks Road for September 24, 2019. Amendments to the text and official zoning map of the Land Use Ordinance are legislative decisions; the Board must receive public comment prior to reaching a decision.

Attachments: [Attachment A - Resolution](#)

[Attachment B - Draft LUO Text](#)

[Amend_Old86-EubanksFLX_02-22-19-az-NGH](#)

[Attachment C - Preliminary Draft FLX PermissibleUseTable](#)

[Attachment D - Preliminary Draft Conceptual Master Plan](#)

[Attachment E - Petition for Change of Zoning](#)

[Attachment F - Commercial and Residential Building Examples](#)

[Attachment G - FLX Advisory Boards Comments Summary Sheet](#)

9:30-9:35

H. MATTERS BY BOARD MEMBERS

9:35-10:00

I. CLOSED SESSION in Accordance with NCGS 143-318.11(A)(3) - Attorney-Client Privilege and NCGS 143-318.11(A)(6) - Personnel Matter



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Agenda Item Abstract

File Number:19-247

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Proclamation - Recreation and Parks Month



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Approval of Minutes from June 11, 2019



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Agenda Item Abstract

File Number:19-229

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Request to Consider Authorizing the Town Manager to Negotiate and Enter into an Agreement with Chapel Hill Transit Regarding Bus Shelter Maintenance, Repair and Replacement

PURPOSE: The purpose of this item is for the Board of Aldermen to consider authorizing the Manager to negotiate and enter into an agreement with Chapel Hill Transit (CHT) regarding the maintenance, repair and eventual replacement of Carrboro's existing wooden bus shelters.

DEPARTMENT: Manager's Office

CONTACT INFORMATION: Anne-Marie Vanaman, Management Assistant, 919-918-7321,
amvanaman@townofcarrboro.org <<mailto:amvanaman@townofcarrboro.org>>

INFORMATION: The Town of Carrboro has 27 bus shelters, 21 are made of wood and 6 are CHT standard shelters of pre-fabricated metal, plastic and tempered glass. Many of the wooden shelters are approximately 30 years old and are expensive to maintain or replace. Town staff has determined all of the wooden shelters are in varying states of disrepair, including three which need immediate replacement.

As a partner in the Chapel Hill Transit system, the Town contributes 11% (\$1.8 M) toward its budget. Through this operating budget, CHT funds and conducts the maintenance, repair and replacement of standard shelters in Chapel Hill, Carrboro and the University. However, CHT does not support non-standard shelters, such as the wooden shelters in Carrboro and others on the University and hospital campus. Carrboro and the University pay for and conduct the upkeep of non-standard shelters.

Staff has had preliminary conversations with CHT about integrating and streamlining maintenance, repair and replacement efforts, creating a consistent shelter environment for riders and achieving greater parity in the resources available to Carrboro in shelter maintenance.

FISCAL & STAFF IMPACT: Outstanding repairs on existing wooden shelters are estimated to cost \$66,000. Replacing an entire wooden shelter is estimated to cost \$10,000-12,000 each, and at least three shelters need immediate replacement.

In contrast, CHT spends \$30,000-40,000 annually maintaining approximately 120 shelters in the CHT system, and new standard shelters cost between \$3,000-12,000 each. CHT funds new or replacement shelters through grants or other agreements.

CHT has expressed a willingness to work with the Town to identify funding for new shelters and to develop a cost-

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Version: 1

effective plan for the maintenance and repair of Carrboro's existing wooden shelters, as well as their eventual replacement with standard shelters. Photos of an existing wooden shelter and standard shelter are included as Attachment B.

RECOMMENDATION: Staff recommends the Board consider authorizing the Town Manager to negotiate and enter into an agreement with Chapel Hill Transit regarding the maintenance, repair and eventual replacement of the Town's existing 21 wooden bus shelters. A resolution for approval is provided in Attachment A.

**A RESOLUTION AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND ENTER
INTO AN AGREEMENT WITH CHAPEL HILL TRANSIT REGARDING BUS SHELTER
MAINTENANCE, REPAIR AND REPLACEMENT**

WHEREAS, the Town of Carrboro is a contributing partner in the Chapel Hill Transit system; and

WHEREAS, the Town's existing twenty-one wooden bus shelters are non-standard shelters; and

WHEREAS, the Town has been responsible for the costs and labor associated with the maintenance, repair and replacement of these wooden shelters; and

WHEREAS, the wooden shelters are aging and are costly to repair and replace; and

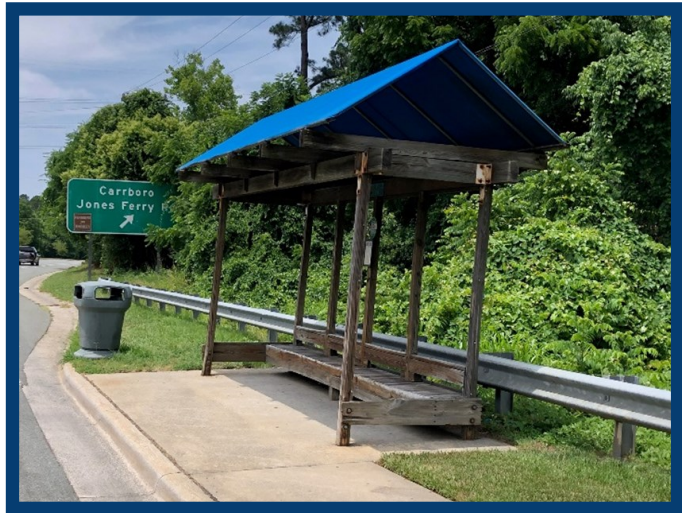
WHEREAS, the Town and Chapel Hill Transit have had preliminary discussions about integrating and streamlining the maintenance, repair and replacement of the Town's wooden bus shelters, creating a consistent shelter environment for customers and achieving greater parity in the resources available to Carrboro in shelter maintenance;

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

Section 1. Authorize the Town Manager to negotiate and enter into an agreement with Chapel Hill Transit regarding wooden bus shelter maintenance, repair and replacement.

Section 2. This resolution shall become effective upon adoption.

Carrboro Bus Shelters



Wooden Shelter Needing Critical Repair—
Carolina Apartments, Hwy 54



New Standard Shelter on Rogers Road



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Version: 1

TITLE:

Application for a Monument Located on Town Property.

PURPOSE: The purpose of this agenda item is for the Board of Alderman to consider an application for a monument located on town property.

DEPARTMENT: Public Works

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

INFORMATION: The Town has a policy regarding applications for monuments located on town property. The policy lists guidelines to consider when reviewing potential monuments.

The applicant, Arthur DeBerry, has submitted the application in honor of Ronald Mann, a longtime community member. Ronald Man was born in Carrboro, worked as the Manager for Fitch Lumber & Hardware for 40 years, and “was a friend to all who came in the store.”

The proposed monument is a black metal bench with a plaque. The new bench will be the same make and style as our current metal benches at Town facilities and will include a plaque on the back support.

The applicant stated the proposed location of the bench is “flexible and will accept the Town’s recommendation,” but suggested it be located next to the Farmer’s Market. Public Works solicited suggested locations, at the Town Commons, from Town Departments and the Farmer’s Market. It was agreed, the proposed bench should be located near the entrance to the Town Commons. See Attachment D - Proposed Monument Location.

FISCAL & STAFF IMPACT: The applicant will pay the cost of the bench, installation, and plaque.

RECOMMENDATION: It is recommended the Board of Alderman approve the application for a monument on Carrboro Town Property.

A RESOLUTION TO CONSIDER AND APPROVE/DENY AN APPLICATION FOR A
MONUMENT

WHEREAS, the Carrboro Board of Aldermen received a monument application from Arthur DeBerry in honor of Ronald Mann

NOW, THEREFORE BE IT RESOLVED BY THE CARRBORO BOARD OF ALDERMEN:

Section 1. The Board of Alderman considered whether the application for the monument is consistent with the guidelines of Policy for Monuments Located on Town Property.

Section 2. The Board of Alderman approves/denies the installation of this monument.

Section 3. This resolution shall become effective upon adoption.



OFFICIAL TOWN POLICY AND APPLICATION FORM FOR MONUMENTS LOCATED ON TOWN PROPERTY

POLICY FOR MONUMENTS LOCATED ON TOWN PROPERTY

1. Definitions.

For purposes of this policy, the term "monument" shall mean any plaque, statue, structure, tree, shrub, landscaping, or other object or thing constructed, erected, planted, or otherwise located on town-owned or leased property (and intended to remain on such property on a long-term basis) to commemorate or memorialize any person, place, or event. Historical markers erected by or with the authorization of the N.C. Department of Transportation within State maintained rights-of-way are exempted from this policy.

2. Origination of Proposals for Monuments

Proposals for the erection of a monument may come to the Board of Aldermen in any of the following ways:

- (a) A member of the Board of Aldermen may suggest the monument.
- (b) An advisory board may make such a recommendation.
- (c) Any Carrboro citizen or group of citizens may request that a monument be erected. Such requests shall be submitted in writing and shall describe the type of monument requested, the proposed location, and the justification for the monument. The town may establish an application form that must be completed.

3. Staff Review of Proposals for Monuments

The Board may refer any request for the erection of a monument to the staff for an analysis of the extent to which the proposed monument is consistent with the guidelines established in Section 4 of this policy.

4. Guidelines for Review of Proposals for Monuments

In deciding whether to approve a proposed monument, the Board shall consider the following, in addition to any other matters that the Board deems relevant:

- (a) The general or local significance or prominence of the person, place, or event commemorated or memorialized.
- (b) Whether the person, place, or event commemorated or memorialized is significant, important, or relevant to the public generally, as opposed to a small group of persons.
- (c) Whether the monument's proposed location will be compatible with its surroundings.
- (d) The enduring quality and character of the materials used to create the monument.
- (e) The cost to the town of constructing, erecting, locating, and maintaining the monument.

**APPLICATION FORM FOR A MONUMENT
ON CARRBORO TOWN PROPERTY**

The Carrboro Board of Aldermen has the sole authority to approve the establishment, maintenance and production of those things which merit designation as monuments for the use, education, and view of the general public in order to remind the citizens of this community, its visitors and tourists of the rich historic, cultural and natural heritage of the Town.

In order to adopt a uniform methodology, the Board of Aldermen has adopted the attached "Policy for Monuments Located on Town Property." This application provides the format for submittal of the information required by the policy.

Name(s) of Individual(s) or Group Making Application: ARTHUR DEBERRY

Contact Address: 235 Cedar Berry Ln. Chapel Hill, N.C. 27517

Contact Telephone: 919-968-1090 or 919

Contact Email: a5deberry@aol.com

This is a proposal to place a monument in honor of:

☒ An individual ☐ A place ☐ An event

Name and/or description of individual, place, or event to be memorialized:

RONALD MANN
Please include here any statement about his / her / its significance or contribution to the community and/or why you believe this monument should be established.

Ronnie worked son Bitch Lumber son 44 years
He was Manager son 40 years on a friend to all who
came to the store. He was born in Carrboro
lived in Orange County. Participated in Carrboro
Activities.

If an individual, is this person living?

NO

If the individual is living, do you have the person's permission to pursue the placement of this monument?

If the individual is living, please list their address and telephone number below:

If the individual is deceased, do you have the permission of the immediate family? (please list name and contact information of person(s) who gave permission as well as what their relationship to the deceased is).

Christi Mann (919) 259-7363

Yes

Describe the materials, size, and general nature of the proposed monument:

(if a photograph, drawing, or other rendering of the proposed monument is available, that may suffice)

Black Metal Bench like the ONE
IN Front of the Town Hall

Describe the proposed location of the monument, including any special significance of this location: (a sketch showing the proposed location of the monument is helpful)

Location is Flexible and will accept
town's recommendation. One place might
be next to Farmers Market

List any text that will be included as part of the monument (if any):

IN Memory of
RONALD W. MAUN, SR
Dec 8, 1934 to Dec 4, 2019
43 Year Carrboro Merchant - 40 Year Fish Lumber Manager
Carrboro and Orange County Promoter

Describe any cost that would be incurred by the Town of Carrboro in the purchase, erection, or maintenance of the proposed monument (beyond normal maintenance of the area where the monument will be located).

Will cover cost of Bench + Bench Installation
as you present be

If the monument will require maintenance but the Town is not being asked to maintain it, who will provide for the maintenance of the monument?

Maun family member Arthur DeBerry on

Arthur S. DeBerry

Signature of Person Submitting Application

235 Cedar Berry Ln.

Chapel Hill, N.C. 27517

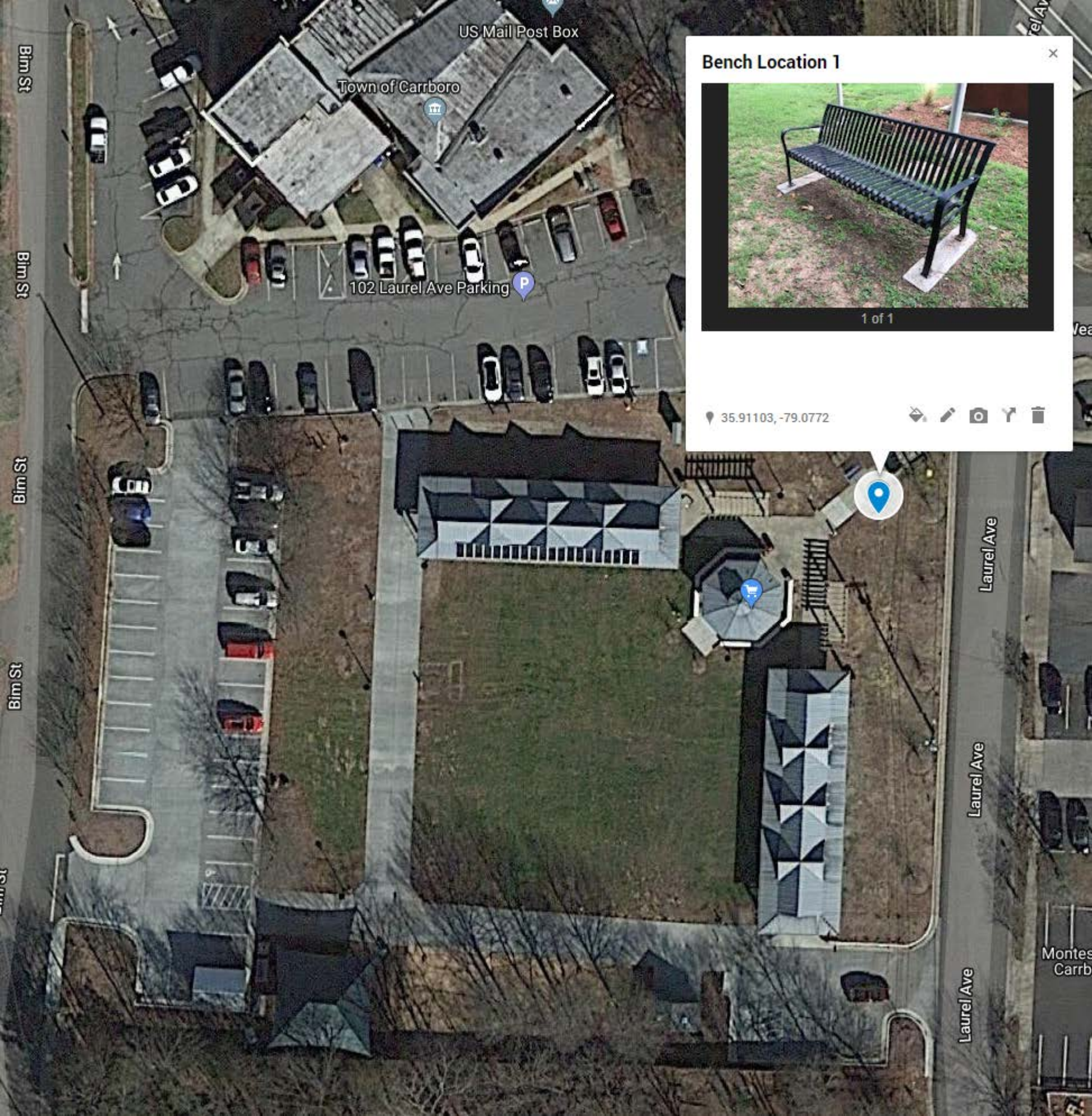
919-968-1090 or 919-612-0817

5/20/19

Date

COMPLETED APPLICATIONS SHOULD BE FORWARDED TO:

TOWN CLERK'S OFFICE
CARRBORO TOWN HALL
301 WEST MAIN STREET
CARRBORO, NC 27510



Bench Location 1



35.91103, -79.0772





Town of Carrboro

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Carrboro, NC 27510

Agenda Item Abstract

File Number:19-236

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Additional Flood Mitigation Assistance Grant Funds

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to authorize the Town Manager to accept additional Federal Emergency Management Agency Hazard Mitigation Grant funds for the elevation of properties on Lorraine Street.

DEPARTMENT: Planning, Public Works, Finance

CONTACT INFORMATION: Patricia McGuire-- 919-918-7327; Marty Roupe - 919-918-7333; Joe Guckavan - 919-918-7427; Randy Dodd - 919-918-7341; Arche McAdoo 919-918-7439

INFORMATION: In 2016, the Town was awarded a grant for the elevation of residences at 400 Lorraine Street and 403 Lorraine Street. The amount awarded by the North Carolina Department of Public Safety, Division of Emergency Management was \$239,960. The updated project cost estimate based on incurred and anticipated costs, including a construction bid received on February 7, 2019, exceeds the grant award by \$80,772. In February, Town staff requested additional grant funds and an extension of time for the grant period of performance. Based on a telephone conversation with Town staff, NC Department of Public Safety staff has indicated that the time extension has been approved; a review of the request for additional funding is still in progress. As a general rule, verbal authorization of grant conditions is not considered to be an official commitment of the funds. The letter of award from the grantor actually commits the funding. However, given the nature of this project and the established working relationship with the NCDPS staff, we are confident that the official award letter will be forthcoming. In order to keep this project moving, it is critical that staff be able to continue moving these projects forward during the summer months. We are, therefore, asking that the Board adopt the attached grant project ordinance to increase the total grant amount to \$320,732.

FISCAL & STAFF IMPACT: Since the projects receive 100 percent federal/state support, no fiscal impact is anticipated. There will be a staff impact for Planning and Public Works staff for time spent on contracting, project administration and reporting.

RECOMMENDATION: Staff recommends that the Board of Aldermen authorize the Town Manager to conditionally accept the additional grant funding and extension of time for project completion, including execution of necessary agreements and/or documents with NCDPS. A grant project ordinance that recognizes and appropriates the revenue associated with these grants is provided for the Board's adoption (Attachment A).

HAZARD MITIGATION GRANT PROGRAM PROJECT ORDINANCE
AMENDMENT FOR ADDITIONAL FUNDING

WHEREAS, the Town of Carrboro (Town) was awarded grants by the Federal Emergency Management Agency (FEMA) under its Hazard Mitigation Grant Program in 2016; and,

WHEREAS, the North Carolina Department of Public Safety, Division of Emergency Management, is the agency/grantee responsible for the Hazard Mitigation Grant Program (HMGP); and,

WHEREAS, \$239,960 of the grant funds were originally awarded for the elevation of two flood prone properties in the Town as described in the grant applications and agreement; and,

WHEREAS, the estimated costs for elevating the two houses exceed available grant funds by \$80,772; and,

WHEREAS, additional grant funds in the amount of \$80,772 and an extension of time granted for project completion to March 30, 2020 are being reviewed; and,

WHEREAS the Board of Aldermen for the Town deems these activities to be worthy and desirable undertakings; and,

WHEREAS, the Board of Aldermen for the Town conditionally accepts this additional grant award;

NOW, THEREFORE PURSUANT TO N.C.G.S 159-13.2, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO THAT:

1. These grants are authorized for elevation of two flood prone properties as described in the grant application and original grant agreement and are hereby authorized to be undertaken until all project activities are completed.
2. Grant funds in the amount of \$320,732 from the Hazard Mitigation Grant Program are anticipated to be available to the Town of Carrboro to complete this Project.
3. These funds are to be expended for the elevation of residences at 400 Lorraine Street and 403 Lorraine Street in the Town of Carrboro.
4. The Town Manager is authorized to execute any required agreements and/or document for this additional funding.
5. Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Finance Director.
6. All other provisions of the Hazard Mitigation Program Grant Project Ordinance adopted on September 7, 2016 shall remain in effect.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this ___ th day of June 2019:



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Agenda Item Abstract

File Number:19-240

Agenda Date: 6/25/2019

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Version: 1

TITLE:

Budget Amendment for Dr. Martin Luther King Jr. Park Capital Project Ordinance

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider a budget amendment to provide additional funds for construction of the Dr. Martin Luther King Jr. Park

DEPARTMENT: Recreation and Parks and Finance

CONTACT INFORMATION: Anita Jones-McNair (919)918-7381 - amcnair@townofcarrboro.org <<mailto:amcnair@townofcarrboro.org>> and Arche McAdoo (919)918-7439 - amcadoo@townofcarrboro.org <<mailto:amcadoo@townofcarrboro.org>>

INFORMATION: The Dr. Martin Luther King Jr Park Construction Budget did not have sufficient contingency funds to cover costs of unforeseen site conditions. Recently unforeseen site issues involving utility construction, grading, and paving installation have arisen. For bidding purposes, various tests are completed to gather information used by the contractor to estimate the costs of a project. Pre-construction, borings (holes drilled by the geotechnical engineer) were performed at all proposed site structures with the exception of the garden structure. Additionally, hand augers (holes made by a hand tool) were performed at the stormwater ponds and parking area.

However, shallow bedrock and elevated groundwater adjacent to shelter post foundations have led to needed revisions of post design and install depth. The proposed sewer line serving the restroom structure required redesign due to shallow rock to avoid additional rock excavation costs. The elevated water table in the proposed parking lot has created an unstable soil condition that has raised the likely possibility of undercut and replacement of on-site soils with imported material in portions of the paved area which could become a substantial additional cost to the project.

FISCAL & STAFF IMPACT: An amount of \$200,000 is appropriated from the Sidewalk Bond Fund to the Dr. Martin Luther King, Jr. Park Capital Project. There is no staff impact associated with this request.

RECOMMENDATION: The Board of Aldermen consider Attachment A and appropriate additional funds for the construction of the Dr. Martin Luther King Jr. Park.

BUDGET AMENDMENT FOR MARTIN LUTHER KING JR. PARK CAPITAL PROJECT ORDINANCE

WHEREAS, the Board of Aldermen, for the Town of Carrboro, have appropriated \$2,561,196 by the adoption of Capital Project Ordinance No. 18/2014-15 and subsequent amendments for the land, design, and construction of the Martin Luther King, Jr. Park; and,

WHEREAS, it is now necessary to amend the project budget due to increased costs related to undercut work for the parking lot, entry drive and building slabs, additional ground water mitigation and extensive rock boring needs;

NOW THEREFORE, PURSUANT TO N.C.G.S. 159-13.2, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO THAT:

Section 1: An amount of \$200,000 is appropriated from the Sidewalk Bond Fund for the Dr. Martin Luther King, Jr Park.

Section 2: The total project costs, including land, design and construction is increased from \$2,561,196 to \$2,761,196.

Section 3: All other provisions of Project Ordinance #18/2014-15 and any subsequent amendments remain in effect.

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 upon adoption.



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Agenda Item Abstract

File Number:19-251

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Appointments to the Board of Adjustment

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to make appointments to the Board of Adjustment.

DEPARTMENT: Town Clerk

CONTACT INFORMATION: Cathy Dorando, 919-918-7309

INFORMATION: The Board of Adjustment currently has one vacant seat. Applications were received from John Baker, Michael Crowell, and Wil Heflin.

Brian Hagaman is the current chair of the Board of Adjustment and did not provide chair forms for review. The Town Clerk has contacted each applicant and confirmed that they are still interested in being appointed to the Board of Adjustment and have a clear understanding of the requirements.

During the Board's 6/18/19 meeting, the Town Clerk was directed to contact Michael Crowell and explain why answering the question of race is important as an applicant and important to the Board of Aldermen in their consideration of applications. Mr. Crowell responded that he is white and fully understands and supports the Board's reasons for asking the question and the importance thereof.

The attached resolution appoints Michael Crowell to the Board of Adjustment.

FISCAL & STAFF IMPACT: N/A

RECOMMENDATION: It is recommended that the Mayor and Board make appointments to the Board of Adjustment.

A RESOLUTION REQUESTING APPOINTMENT(S) TO THE
BOARD OF ADJUSTMENT

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

SECTION 1: That the Carrboro Board of Aldermen hereby appoint the following applicant to the Board of Adjustment:

Seat Designation	Appointee	Term Expiration
In-Town Seat	Michael Crowell	2/2022

SECTION 2. This resolution shall become effective upon adoption.

Catherine Dorando

From: noreply@civicplus.com
Sent: Friday, November 30, 2018 2:40 PM
To: Catherine Dorando
Subject: Online Form Submittal: Advisory Board Application

Advisory Board Application

First Name	Michael
Last Name	Crowell
Date	11/30/2018
Address1	1011 Brace Lane
Address2	<i>Field not completed.</i>
City	Chapel Hill
State	USA
Zip	27516
Is this address located within the corporate limits of the Town of Carrboro?	Yes
Is this address located within the Town's ETJ, Planning Jurisdiction, or Northern Transition Area?	No
Telephone	9198121073
Email Address	mcrowellinc@gmail.com
Date of Birth	9/20/1945
Race	Does it matter? Response on 6/20/19 - White - See agenda abstract for further.
Sex	Male
Occupation	Lawyer
Are you a registered	Yes

Orange County Voter?

Length of Residence in
Orange County

10+

Length of Residence in
the Town of Carrboro

10+

I wish to be considered
for appointment to the
following
committee/board(s) (Do
Not Select More Than
Two):

Appearance Commission/NPDC, ~~Arts Committee~~
Board of Adjustment (via email)

Other (advisory board not
listed):

Field not completed.

Advisory Board
Preference

Appearance Commission

*Employer/Self
Employed

Self-employed (partly retired)

Number of Years
Employed

2 (previously employed by UNC and Tharrington Smith, LLP)

* Provide examples of
how you are involved in
the promotion of travel
and tourism in the Town
of Carrboro.

Field not completed.

Community
Activities/Organizational
Memberships

None relevant to this application.

Experience to Aid You in
Working on Advisory
Boards

During my active law practice I represented city councils, boards of county commissioners, and school boards around the state on a variety of issues such as elections, annexation, open meetings, personnel, alcohol regulation. I served for a few years as the town attorney for Enfield. I also was on the faculty of the UNC School of Government for a number of years and although my principal focus was not on local government I picked up a fair knowledge of city and county issues. Plus I've lived in Chapel Hill, Raleigh, Cary or Carrboro since the 1970s and have some knowledge of the community.

Reasons You Wish to be
Appointed

Now that I'm mostly retired I would like to use some of my experience in Carrboro. The more individual citizens are

involved the better local government works.

Have you ever served on
any Town of Carrboro
Committee or Board?

No

If yes, which one(s)?

Field not completed.

Are you currently serving
on a Town Board or
Committee?

No

If yes, are you applying
for a third consecutive
term?

No

If yes, please describe
how you meet one, or
more, of the following
exceptions noted below.
*Members of the Board
of Adjustment,
Environmental Advisory
Board, Human Services
Advisory Commission,
and Transportation
Advisory Board may be
reappointed to successive
terms without limitation
(Sections 15-29(c), 15-
45(c) 3-7(d), 3-24(c))

Not applicable.

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Town of Carrboro

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

Agenda Item Abstract

File Number:19-248

Agenda Date: 6/25/2019

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 specify use of the scope of work in seeking professional services to assist with the comprehensive planning process.

DEPARTMENT: Planning

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

INFORMATION: The Board of Aldermen reviewed drafts of a scope of work for the development of a comprehensive plan on March 26th and May 28th. An updated draft incorporates a number of comments and additional information in underlined text, as applicable.

- 1.Task Force Structure. *The scope has been edited to provide some flexibility in the structure at the time the Board of Aldermen is making appointments.*
- 2.Edits to descriptions and placement of topics related to income inequality/erosion of the middle class and declines in affordability. *Changes have been made as described.*
- 3.Dots are not to be used as part of community input sessions.
- 4.Request for worksessions on economic development and the local economy and affordability issues and on the climate crisis and how the Board can engage the community and get their input on the Town's plan. *Worksessions will be part of project schedule.*
- 5.Changes to climate action references, additions to recent questions and key trends related to climate and reduction of vehicle miles travelled. *Edits to major theme and recent questions/key trends. Reference to "climate emergency" has been added to the previous reference, which matches that used by the state.*
- 6.Implementation of local living economy and combining work with climate task force. *No changes to scope as comments appear to relate to existing structures and practices.*

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

7. Community engagement and coordination with other communities; maximizing support and participation by the Board of Aldermen. *Staff are communicating with other GARE member communities and considering their experiences for practices that are successful. Every effort will be made to maximize the support and participation of the Board of Aldermen. See edits to Plan Purpose that seek to emphasize some of the skills we'll be seeking in a consultant to assist with this effort.*

8. Renaming "Citizens' Bill of Rights" to "Community Members' Bill of Rights." *No changes to scope.*

9. Changing the phrase "racial equity" to "race and equity" in major themes. *Change made in major themes section.*

10. Systems approach, consideration of United Nations report on biodiversity and relationship between environment and economics. *No changes to scope.*

From the staff review, the following comments were made, with associated revisions incorporated.

11. Addition of culture history preamble to recognize people who occupied the area before increased intensity in historic period (1882) as well as prehistoric context. *Brief paragraph in preparation.*

12. Updates to Economic Sustainability Plan and Affordable Housing Goals and Strategies. *See edits to table in Plan Components. Staff are preparing extensive update reports for the respective advisory boards so they can begin to review conditions and trends in the fall. Staff will work with the selected consultant on a schedule that includes these actions.*

13. Update to Recreation and Parks Master Plan. *See edits to table in Plan Components that reflect necessity of plan satisfying granting agency requirements for recreation and park projects in the future.*

14. Incorporate equity in framing elements section of Plan Components. *See edit to description in Plan Components.*

15. Clearly define roles of participants, including community members, staff and the consultant. *This is a work in progress - ensuring that all participants know what is needed and expected of them will be key to our success.*

Staff anticipates the need to make non-substantive edits as a final request for proposals is completed for this effort. Any other changes would be made known to the Board of Aldermen before finalizing.

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 specify use of the scope of work in seeking professional services to assist with the comprehensive planning process.

A RESOLUTION SPECIFYING USE OF SCOPE OF WORK IN SEEKING CONSULTANT'S SERVICES FOR
COMPREHENSIVE PLANNING PROCESS

WHEREAS, the Board of Aldermen has reviewed drafts of the scope of work on two occasions, provided feedback and considered revisions; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen of the Town of Carrboro specifies use of the scope of work in seeking consultant's services for a comprehensive planning process.

This the 25th day of June in the year 2019.

Comprehensive Plan scope – DRAFTv.3

For Board of Aldermen reference – June 25, 2019

Introduction

Pre-1882 history and prehistory preamble in preparation.

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 and active community involvement in a process that, while recognizing both harmony and discord, will result in a meaningful 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.

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/Climate Emergency
- Race and Equity
- Economic/Fiscal Sustainability (evaluating costs and benefits of policies/plans)
- Decline in Affordability for Commercial and Residential Uses
- Decreases income inequality and erosion of the middle class

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 past 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. Accessibility – 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. Addressing the climate emergency
3. Downtown development/redevelopment and revitalization
4. Redevelopment opportunities, especially Jones Ferry Road and NC HWY 54 development corridors/nodes
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)
10. Reducing vehicle miles travelled through land use decisions.

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 (27 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 up to 2 other members – up to 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 (1members)
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 or members)
12. Youth Advisory Board (1or members)
13. Carrboro Business Alliance (2 members)

14. Possible additional advisory board members (up to 2 if Planning Board is limited to 3)
15. At-large, community members (up to 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 <u>equity</u> , cost-benefit analysis, <u>sustainability</u> , 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, <u>Small Area Plan for Carrboro's Northern Study Area</u>	Consultant, staff (Planning with assistance from Public Works, Fire, Police, Recreation and Parks)
Economic Sustainability	<u>Update</u> of 2017 ESP	Staff (Economic and Community Development), ESC
Housing Affordability	Component of Land Use and Design assessment; Update of 2015 Affordable Housing Goals and Strategies	Consultant, staff (Planning, Manager's Office)

Component	New/Update	Lead Staff/author(s)
Recreation, Parks, and Open Space; Arts and Culture	Update of 2004 Comprehensive Recreation and Parks Master Plan <u>so as to ensure eligibility for grant funding</u> ; assessment and update of relevant Carrboro Vision2020 policies. Update and inclusion of Physical Activity and/or Healthy Community planning perspective.	Consultant, staff (Recreation and Parks, Planning, Economic and Community Development)
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)

Component	New/Update	Lead Staff/author(s)
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)
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. Develop with staff a plan of action for information that is to be compiled, data that needs to be collected and methods for ensuring these steps are replicable in future plan iterations. Once completed, consultant will obtain and review existing plans, maps and other documents relevant to the project.
3. Meet with the Comprehensive Plan Task Force for regular updates.
4. 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.
5. Conduct periodic review meetings with staff on process.
6. 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.
7. 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.
 8. Conduct public meetings and topic-specific focus groups as necessary.
 9. Create material for the public meetings and media venues to inform and educate the public on the plan components.
 10. 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.
 11. Develop goals, objectives, implementation strategies, as well as benchmarks to measure implementation progress
 12. Analyze the consistency of current ordinances and policies in relationship to the goals and objectives developed through this process and create an implementation program.
 13. 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.
 14. Make periodic reports to the Task Force, the Board of Aldermen and other groups (e.g. advisory boards).
 15. Work with the town to determine the final product(s) that best fit the interests and needs of Carrboro.
 16. Prepare a “Public Draft” of the identified final products and present drafts to the community.
 17. 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.



Town of Carrboro

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

Agenda Item Abstract

File Number:19-245

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Energy and Climate Protection Plan and Community Climate Action Plan Implementation Update

PURPOSE: The purpose of this item is to update the Board on Energy and Climate Protection Plan and Community Climate Action Plan Implementation Efforts.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Laura Janway, Environmental Planner, ljanway@townofcarrboro.org, (919) 918-7326; Patricia McGuire, Planning Director, pmcguire@townofcarrboro.org, (919) 918-7327

INFORMATION: The purpose of this item is to provide the Board with an update on the implementation of two climate action plans, the municipal Energy and Climate Protection Plan (ECPP) and Community Climate Action Plan (CCAP). Work on the ECPP has been underway since the Board's adoption on May 28, 2014. (A complete copy of the ECPP can be found at:

<http://www.townofcarrboro.org/DocumentCenter/View/553/Energy--Climate-Protection-Plan-2014>). Progress on the CCAP has been ongoing since the Board's adoption of the plan on January 24, 2017. (A complete copy of the CCAP may be found at: <http://www.townofcarrboro.org/DocumentCenter/View/4116/Community-Climate-Action-Plan>).

This update includes a summary table (Attachment B) followed by a more detailed report describing ECPP and CCAP implementation since the March update (Attachment C).

FISCAL & STAFF IMPACT: There is no fiscal or staff impact related to this update.

RECOMMENDATION: Staff recommends the Board consider the attached resolution to receive the report.

A RESOLUTION RECEIVING AN UPDATE ON THE CLIMATE AND ENERGY
PROTECTION PLAN AND COMMUNITY CLIMATE ACTION PLAN

WHEREAS, the Board of Aldermen has received a presentation regarding the Energy and Climate Protection Plan and the Community Climate Action Plan; and

WHEREAS, the Town of Carrboro has a number of emissions-reduction projects in process; and

WHEREAS, Town staff have requested Board input and approvals at key milestones; and

WHEREAS, staff have provided the Board with updates on particularly projects at regular intervals.

NOW, THEREFORE, BE IT RESOLVED by the Carrboro Board of Aldermen that the Board receives this update on the implementation of the Energy and Climate Protection Plan and the Community Climate Action Plan.

This the 25th day of June in 2019.

Plan	Item	Section/Recommendation	FY2019	FY2020	FY2021	FY2022	Internal Staff (min #)	Potential GHG Reduction
Energy and Climate Protection Plan	LED Streetlights	Section 2A: LED Lighting	Ongoing	Complete			Planning, PW, Communication (4)	10.5% of municipal emissions
	Minor remodeling in Town Hall, including installation of energy-efficient water bottle filling stations, new high efficiency LED panel lighting, installation of two new high efficiency air source heat pumps, and plan for installing a new white membrane roof with added insulation	Section 2.B.ii: Facility Energy Efficiency	Ongoing	Complete			PW (4)	TBD – municipal GHG inventories
Community Climate Action Plan	Proclamations, Resolutions, Continued outreach through Carrboro Courier newsletter, WCHL Radio, Town Website	Community Integration Recommendations	Ongoing	Ongoing	Ongoing	Ongoing	Planning, Town Clerk, Communication (4)	
	Community Climate Action Meeting	Community Integration Recommendation #1, #5	Ongoing	Ongoing	Ongoing	Ongoing	Planning	
	Mayors Water Conservation Challenge	Community Integration Recommendation #2	Complete				Planning, Mayor's Office, Town Clerk, Communication (4)	
	Green Neighborhood Initiative	Community Integration Recommendation #3	Ongoing	Ongoing	Ongoing	Ongoing	Planning, Communication (4)	
	Integrate Climate Action and Social/Equity Initiatives – GARE	Community Integration Recommendation #7	Ongoing	Ongoing	Ongoing	Ongoing	GARE Core Team, Planning	
	Demonstrate/Pursue Energy Performance Beyond Minimum Requirements for New Development – Recognition Program	Buildings Recommendation #3	Ongoing	Ongoing	Ongoing	Ongoing	Planning	
	Create a Task Force to Pursue a Facilitative Process to Achieve Greenhouse Gas (GHG) Reductions in Rental Units	Buildings Recommendation #4	Pending Release of application	Ongoing			Planning	Reducing multi-family housing emissions by 50% reduces community emissions by approx. 12%
	Volkswagen Mitigation Funding	Transportation Recommendation #1	Pending release of application				Planning, PW (4)	1 Electric Vehicle Charging Station saves approx. 7.7 MTCDE/year
	Comprehensive Bicycle Transportation Plan Update	Transportation Recommendation #4, #6	Underway	Complete			Planning	
	Solar Projects	Renewable Energy Recommendation #1, Buildings Recommendation #1	Ongoing	Ongoing	Ongoing	Ongoing	Planning, PW	. Reducing the community's electricity use by 50% reduces total emissions by 29%
	Accelerate/Expand Organic Waste Collection/Composting, Town Hall Composting, Every-Other-Week Trash Collection Pilot	Ecosystem Recommendation #3, Community Integration Recommendation #3	Ongoing	Ongoing	Ongoing	Ongoing	Planning, PW, Communication (3)	Approx. 237 MTCDE/year.
	Urban Forestry Intern Project	Ecosystem Recommendation #4	Complete				PW (3)	Resiliency Initiative
	Improve Regulations and Community Capacity to Discourage Invasive Plants and Encourage Native Plants	Ecosystem Recommendation #4	Ongoing	Ongoing			Planning , PW (2)	Resiliency Initiative
	Bee City USA	Ecosystem Recommendation #5	Ongoing	Ongoing	Ongoing	Ongoing	Planning (3)	Resiliency Initiative
	Food Choice Measures: Survey, Outreach, Events	Food Choice Recommendation #1, #2	Ongoing	Ongoing	Ongoing	Ongoing	Planning, Communication (4)	Reducing food-related emissions 50% reduces community emissions approx. 8%
Energy and Climate Protection Plan, Community Climate Action Plan	Climate Reality Leadership Corps Training	Guides Implementation of Entire CCAP	Complete				Planning (2)	
	Interdepartmental Climate Change Committee	Transition from ECPP to CCAP Implementation	Ongoing				Representatives from Each Department	



**TOWN OF
CARRBORO**

NORTH CAROLINA

TRANSMITTAL

PLANNING DEPARTMENT

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

To: David Andrews, Town Manager
Board of Aldermen

From: Laura Janway, Environmental Planner
Patricia McGuire, Planning Director

Date: June 25, 2019

Subject: Implementation Update: Energy and Climate Protection Plan (2014) & Community Climate Action Plan (2017)

Summary

The purpose of this memo is to provide the Board with a progress report on implementation of the Energy and Climate Protection Plan (ECPP), adopted May 28, 2014, and the Community Climate Action Plan (CCAP), adopted January 24, 2017. The ECPP concentrates on lowering municipal greenhouse gas emissions and the CCAP establishes a 50% reduction goal in per capita greenhouse emissions by 2025. Town staff are examining and pursuing several initiatives to reach the emissions reductions goals.

To continue ECPP implementation, Town Staff have scheduled the LED streetlight conversion project with Duke Energy, increased staff composting efforts, installed energy-efficiency upgrades to Town buildings, and have scheduled a new energy-efficient roof to be installed on Town Hall in July.

Recent CCAP implementation measures include Bee City USA outreach events and the purchase of composting bins to begin unrolling a backyard composting program as the first phase of the Green Neighborhood Initiative. The Town has also drafted a phone survey to gather baseline data for CCAP implementation. The survey will ask questions regarding habits of Town residents related to food choices, composting, gardening, and other actions. The survey will be refined and conducted later this summer. This baseline data will be used for future benchmarking to track progress of CCAP initiatives, projects, and outreach.

Light-Emitting Diode (LED) Streetlight Conversion

- *Policy Connections:* ECPP Section 2A.

Public Works staff have been working with Duke Energy to implement the LED streetlight conversion. The project has been tentatively scheduled to begin in July and be completed in approximately 4 weeks. The conversion is estimated to reduce municipal emissions by 10%.

Energy-Efficiency Upgrades to Town Buildings

- *Policy Connections:* ECPP Section 2.B.ii and CCAP Buildings Recommendation #1: Reduce Emissions Attributed to Carrboro Buildings by 50% by 2025.

Recent upgrades to Town buildings include:

- Minor remodeling in Town Hall, including installation of 33 new high-efficiency LED panel lighting fixtures. The Town is receiving rebates from Duke Energy on some of the fixtures.
- Installation of two new high-efficiency air source heat pumps at Town Hall to replace older, less efficient units.
- The existing roof on Town Hall is scheduled to be replaced with a white membrane roof with added insulation in July of this year. White roofs can reduce summer energy use by 10-40% and can lower peak energy demand, saving money and reducing emissions.

Composting at Town Hall

- *Policy Connections:* CCAP Ecosystem Recommendation #3: Accelerate/Expand Organic Waste Collection/Composting.

Staff are continuing to collect coffee grounds in the Town Hall break room and Inspections Department for composting through the partnership between the Carrboro Farmers' Market and Orange County Solid Waste Management.

The Town also worked with Orange County to provide composting at the employee Spring Picnic. Compostable utensils were used at the event and each staff member received a reusable Town of Carrboro glass water bottle. Staff will estimate the yearly emissions reduction related to composting efforts.

Electric Vehicle Charging Stations

- *Policy Connections:* CCAP Transportation Recommendation #1: Reduce Greenhouse Gas Emissions from Motor Vehicle Use by 50% by 2025.

The VW Emissions Mitigation Fund Request for Proposals has not yet been released. The NC Department of Environmental Quality has provided the following information:

Phase 1 Timeline

- Plan submission to trustee (August 2018)
- Release request for proposals (Winter 2019)-RFP will be open for 90 days
- Proposal evaluations (Spring 2019)
- Phase 1 project selections (Summer 2019)
- Phase 2 planning (Fall 2019/Winter 2020)

Staff will proceed with a funding proposal when the Request for Proposals is released, per the Board's direction in the update on December 4, 2018.

Bee City USA

- *Policy Connections:* CCAP Ecosystem Recommendation #5: Improve Regulations and Community Capacity to Discourage Invasive Plants and Encourage Native Plants.

Town staff completed the 2018 report for Bee City USA and renewed the Town's membership for 2019. The Town has multiple outreach events planned for June to celebrate National Pollinator Week, beginning with a Proclamation recognizing June 17th through 23rd as Carrboro Pollinator Week. Staff will be performing public outreach at a table with activities and educational material at the Carrboro Farmers' Market on June 15th. Seeds for native pollinator-friendly plant species such as butterfly milkweed (*Asclepias tuberosa*) will be given out to residents at the Farmers' Market to encourage pollinator conservation and the development of residential pollinator gardens.

The Town will also hold a Father's Day movie on June 16th at the Carrboro Century Center and will distribute pollinator-friendly plants to attendees. Additionally, Town staff, members of the Environmental Advisory Board and a community volunteer met on the morning of May 10th to perform maintenance of the pollinator garden at the corner of West Main Street and Hillsborough Road.

Mayors Water Conservation Challenge

- *Policy Connections:* As a social media outreach campaign and partnership between Carrboro, Chapel Hill, OWASA, the University of North Carolina, and Chapel Hill-Carrboro City Schools (CHCCS), this initiative helps to fulfill CCAP Community Integration Recommendation #2: Expand Public Partnerships to More Explicitly Consider Climate Action.

The Town of Chapel Hill invited staff from Carrboro, OWASA, the University of North Carolina, and CHCCS to participate in a challenge to save water. The group created a unique Mayors Challenge for Carrboro and Chapel Hill to promote OWASA's new "Agua Vista" Metering Initiative. Agua Vista promotes water conservation by allowing customers to track their daily water usage and providing leak detection alerts.

The Mayors Water Conservation Challenge ended in May and Agua Vista was named winner of

the challenge, as over 3,700 accounts were registered throughout Chapel Hill and Carrboro over a two-month period.

Staff will work with OWASA to obtain data regarding the number of pledges completed online and calculate greenhouse gas emissions savings based on reductions in the quantity of wastewater cleaned and delivered due to pledged water savings from the challenge.

Planning Department and Public Works staff also met with OWASA to discuss the Town's water use. Staff will utilize Agua Vista to manage leaks and analyze water use patterns at municipal buildings to design water-saving measures and strategies.

Green Neighborhoods Initiative

- *Policy Connections:* CCAP Community Integration Recommendation #3: Create Participatory Green Neighborhood Budgeting Program to Reduce Carbon Emissions, Build Community, Save Money, and Reallocate Savings to New Green Project Initiatives

Outreach Goals

The goals of the Green Neighborhoods Initiative include:

- Enlisting and engaging neighborhoods in efforts to reduce greenhouse gas emissions within the community
- Quantifying and tracking emissions reductions of successful projects and efforts
- Fostering a cooperative spirit and building community within neighborhoods
- Creating a community-scale dashboard on the Town website to track emissions savings and highlight successful projects and active neighborhoods
- Locating clusters of actively-participating champions to identify a neighborhood to implement an Every-Other-Week Trash Collection pilot initiative

Green Neighborhoods Phase 1: Backyard Composting

The Town anticipates unrolling a backyard composting program as the first phase of the Green Neighborhood Initiative this summer. Through composting promotion, the Town can begin to build communication networks within neighborhoods and between neighborhoods and the Town. These networks can be used to expand public outreach to encourage other emissions reduction initiatives outlined in the Community Climate Action Plan.

The Community Climate Action Plan includes a recommendation to promote composting to improve soil quality, increase soil organic content, enhance water quality by improving infiltration, and decrease methane gas landfill emissions and greenhouse gas emissions from trash pickup.

- *Policy Connections:* CCAP Ecosystem Integration Recommendation #3: Accelerate Efforts to Study and Implement a Comprehensive Organics Collection and Composting Program

To encourage composting, the Town is purchasing kitchen composting bins and backyard composting bins, which will be offered at a discount to Carrboro residents. Composting is an ideal option for the initial phase of this initiative due to its accessibility to many residents of Carrboro. All Carrboro residents make choices related to food each day, and diverting organic material for composting in a simple step that many can integrate into their daily routines. Composting bins are inexpensive compared to other emissions-reducing purchases such as electric vehicles and solar panels.

Multifamily Housing

While backyard composting will be relatively simple for single-family homeowners, approximately 56% of residents within the Town are renters. Those who live in rental units will have less ability to compost at home. The Town will need to ensure that these residents have access to participate. The Town will begin by offering discounted kitchen bins to residents of multifamily housing and by promoting the free composting drop-off at the Carrboro Farmers' Market. Next, the Town will pursue a pilot project with a multifamily complex to organize organic waste collection by a composting company such as CompostNow or Brooks Compost.

The Town will also promote vermicomposting for renters in the Town. Vermicomposting is the process of using earthworms to create compost. It is a more time-efficient method than backyard composting and will not result in odors indoors if performed properly. Worm bins can be placed on outdoor apartment balconies when the temperatures are higher than 40 degrees Fahrenheit.

Different types of worm bins are available commercially online. The Town can also provide instructions for residents to make their own worm bins in a brochure and on a dedicated page on the Town website.

The Franklin County Solid Waste Management District in Franklin, MA recommends a 15" x 1.5' x 2' worm bin for a household of 1-2 individuals. To prepare the bins, bedding made of shredded high-carbon materials, such as dry leaves, newspaper, or paper towels is recommended. After adding the worms and drilling ventilation holes, food scraps cut into small pieces can be added every few days. Earthworms will aerate the material in the bin as they move and produce nutrient-rich, organic waste. After three months, more bedding can be added to one side of the bin, and after the worms move to new bedding, the compost can be removed.

Public Outreach

In order to ensure public outreach is effective, the Town will need to create enthusiasm for composting and highlight the positive aspects of participation. The Washington State Compost Educators' Guide recommends emphasizing the circular nature of composting, where nutrients are returned to the soil to grow additional food. Composting promotes sustainability by connecting people to the food they eat and promoting a borrow-use-return mindset instead of a take-make-waste lifestyle.

Outreach will need to be multilingual, including Spanish and Karen translations, and can include:

- Kickoff event at Town Hall

- Social Media, Radio Promotion
 - Dedicated page on Town Website
 - Link on front page and separate page for more information
 - Twitter, Nextdoor, WHCL Radio
- Printed Materials
 - Newspaper ads, postcards, flyers
 - Cards to collect stickers from fruit and vegetables to avoid compost contamination. These cards can be mailed into Town for coupon/prize related to climate action.
- Word of Mouth
 - Announcements and updates at Environmental Advisory Board Meetings
 - E-mails
 - Tables at the Carrboro Farmers' Market
- Tie-in all materials to Community Climate Action Plan; include thermometer progress icon
- Create a Green Neighborhoods or Carrboro Composts icon
- Perform outreach to environmental groups with mailing lists and current community email listservs

Outreach can utilize the following strategies to overcome barriers to change:

Table 1. Community Based Social Marketing Tools (McKenzie-Mohr & Smith, 1999)

Strategy	Example
Pledging to try small changes makes residents more likely to follow up with broader actions.	Small changes such as leaving yard trimmings on the lawn are easier to incorporate into established routines.
Promising to try a new practice makes follow-through more likely.	Ask for verbal commitments, such as “Will you compost your yard trimmings the next few times you mow?”
Written commitments are more binding than verbal.	Ask residents to sign a petition or pledge to complete specific actions on a handout.
Involvement in an activity invests people and makes them secure enough to repeat the actions individually.	Use hands-on educational activities and encourage audience participation.
Public or group commitments are especially effective.	Ask neighbors to commit to composting yard trimmings
When people identify as environmentalists (or concerned about any issue) they are likely to adopt behavior that is consistent with this image.	Recognize and praise a measure the resident has taken. Ask resident about specific concerns and inform them of measures to combat those issues.
Providing a discounted tool makes people feel obliged to use the item.	The Town will provide low-cost kitchen and backyard compost bins.

Table 2. Prompts: Reminders help break habits that may overwhelm plans to change. It is easier to follow an old routine than to remember intentions.

Strategy	Example
Visual cues are useful reminders to break habits.	Provide a sticker that says, “Turn your compost pile before adding.”
Effective prompts must be specific and self-explanatory.	Saying, “Water the lawn once inch per week during dry summer weather” is more effective than saying “Water wisely”.
Effective prompts must be noticeable and be located in physical proximity to where the action takes place.	Placing a composting reminder sticker on a trash bin is more effective than on a mailed postcard.
Positive prompts are more effective than threats. Avoid negative messaging.	Stick with prompts for specific behavior such as, “Put in compost pile instead of putting in trash can.”

Table 3. Norms: Most members of a community want behaviors to fit in with community values. Many residents are likely to use sustainable practices if our neighbors do it, even if it seems less convenient than another method.

Strategy	Example
Make people aware that their neighbors are adopting sustainable practices.	Mention the number of composting bins which have been purchased from the Town or the number of residents who drop off composting at the Farmers’ Market/
Model the behavior you want others to adopt. Offer to help others change	The Town should continue to promote composting at Town Hall.
Make conservation behaviors visible.	Signs provide a visual reminder
Publicizing involvement makes norms visible, and goads people to follow through so they are seen as consistent.	Suggest that you may profile a resident’s sustainable practices in a local news story or use their name on a list.

Educational Events

- Workshops
- Farmers’ Market Demonstrations

Purpose: Educational events provide an in-person opportunity to learn about composting and to answer community questions.

Workshops will include:

- Explanation of composting, basics of decomposition
- Operation of composting bins
- Benefits of composting, including: reduced emissions, improved soil and water quality, waste diversion from the landfill
 - Information about the properties and functions of soil and its role in nutrient cycling, preventing stormwater issues through filtering and buffering water,

providing physical stability for plant roots, and contributing to biodiversity and habitat

- Explain how the addition of organic matter helps stabilize and add nutrients to soil
- Optimal placement of backyard bins to most effectively produce compost
- How to rodent-proof composting bins using hardware fabric
- What materials can be composted
- What materials to avoid in compost
- How to create the best ratio/mixture for optimal composting
- How to use finished compost in gardens and yards
- Frequently Asked Questions
 - Why is composting important?
 - How does composting help reduce greenhouse gas emissions?
 - How can I use compost in my garden?
 - Will it attract pests?
 - How long will it take to make compost?
 - Should I add water to my compost?
- How to measure composting success/reporting to the Town
- Participants will need to provide their address (for Green Neighborhood Initiative) and preferred contact for reporting (e-mail/SurveyMonkey or postcard)

Table 4. Timeline

May/June	<ul style="list-style-type: none"> • Obtain quotes for kitchen bins, backyard composting bins, and phone survey • Order composting bins • Draft public outreach materials, web page, and workshop presentations • Reach out to multi-family housing units for potential partnerships
June/July/August	<ul style="list-style-type: none"> • Begin workshops and compost bin distribution • Promote composting on social media • Create neighborhood participation heat map • Begin pilot project in multifamily housing • Begin calculating emissions reduction based on estimated weights of reported organic waste diverted from the landfill
August/September	<ul style="list-style-type: none"> • Evaluate participation rates and neighborhood participation for every-other-week garbage collection pilot • Design every-other-week garbage collection pilot to begin in fall 2019

Metrics, Reporting, Evaluating Participation

In order to determine the greenhouse gas emissions reduction based on participation in backyard composting, staff will use the Town's SurveyMonkey subscription.

Staff will create a separate page on the Town website containing composting links, resources, instructions, frequently asked questions, and a link to the SurveyMonkey reporting form. The reporting form will contain information needed for Town staff to calculate greenhouse gas emissions reduction and to determine participation in each neighborhood, including:

- Number of times kitchen bin is emptied each week
- Estimated percentage of kitchen bin filled with material when emptied
- Approximate percentage of specific categories of organics composted (food waste, yard waste)
- Resident address

Participants who purchase a composting bin will be asked to provide an email address and report their bin usage to the Town monthly for a specified time period. Staff will calculate greenhouse gas emissions reductions using the EPA's Waste Reduction (WARM) Model.

In the December 4, 2018 Energy and Climate Protection Plan and Community Climate Action Plan Implementation Update, Town staff analyzed multiple composting scenarios using EPA's WARM model. Staff updated the WARM model by removing yard waste components to obtain additional estimates of emissions reduction from different composting scenarios. The average emissions reduction from a composting program was 236.89 MTCDE/year. The analyzed scenarios involved only single-family housing. Promoting composting efforts in multifamily housing will increase the estimated emissions reduction.

Survey

- *Policy Connections:* CCAP Food Choice Recommendation #2: Develop Local Dietary Consumption and Associated GHG Profile

In order to gauge backyard composting progress, the Town will also need statistically-valid data regarding current composting habits. A survey can provide data for a baseline snapshot of habits related to other CCAP recommendations as well, including food choices and gardening. CCAP Food Choice Recommendation #2 involves capturing diet-related greenhouse gas emissions in order to measure progress towards the Town's reduction goal. The survey will include questions about composting habits, gardening habits, and food choices. This baseline data will allow the Town to begin benchmarking and tracking progress towards emissions-reduction goals.

Town staff have drafted the basic survey outline and questions. A research team will assist Town staff in refining and formatting questions to ensure the results provide the Town with necessary information.

To complete the survey, a research team will call 400 Carrboro residents over age 18 randomly, and call each number four times if no answer is received. This results in a +/- 5% error rate, the industry standard.

Once the survey begins, it will take 4-6 weeks to complete. A research team will cross-tabulate the data with demographic information to illustrate further trends in residents' habits.

Program Expansion

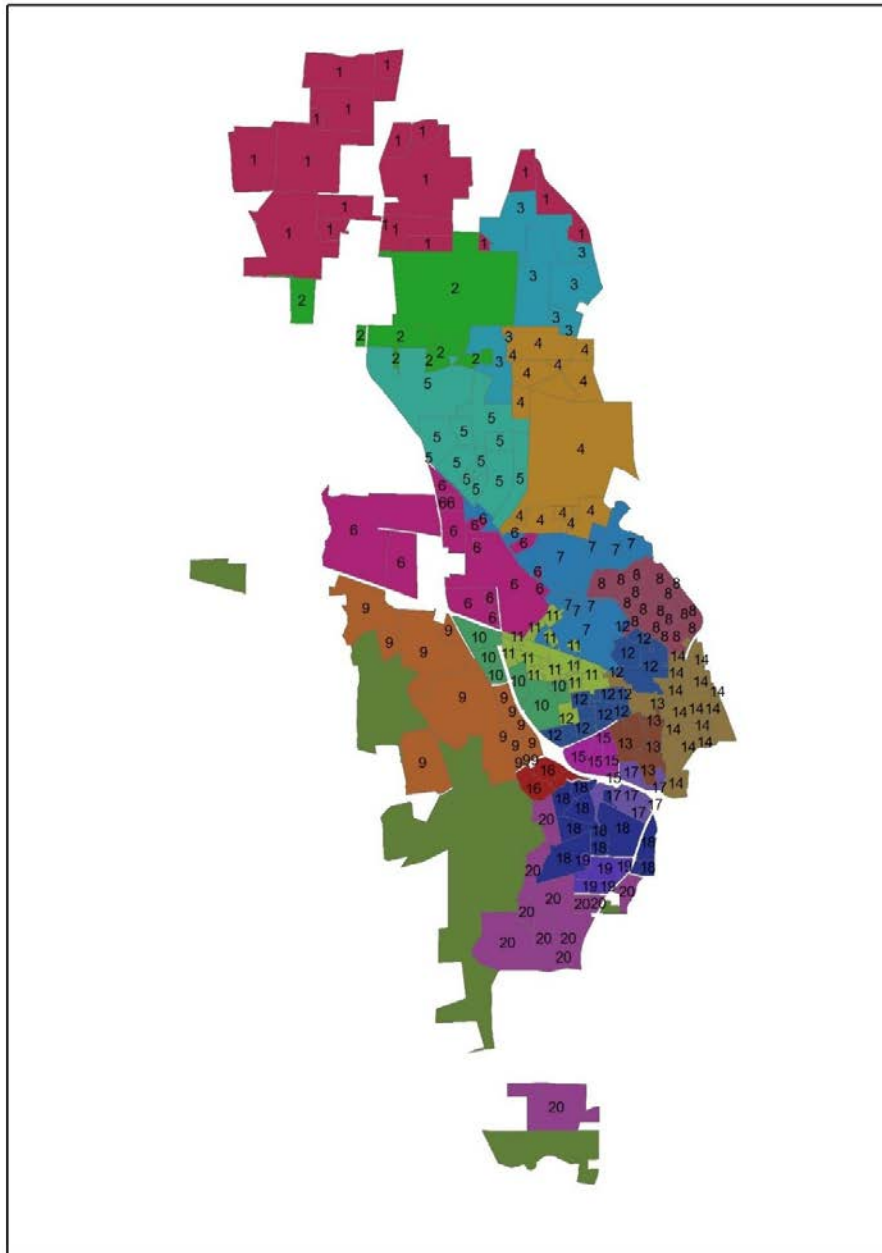
In order to maximize emissions reduction, the Town will need to continue to promote composting beyond backyard efforts. The Town will explore the following options to expand the program:

- Hold discussions with Orange County and Brooks for potential organics drop-off station in Town Hall parking lot
 - Brooks currently collects bins from Town Hall for the Farmers' Market composting initiative with Orange County.
- Hold discussions with local businesses such as restaurants to expand composting through CompostNow, Brooks, or McGill
- Identify local institutions and businesses that generate substantial quantities of food scraps and assess potential for on-site composting
- Explore incentives and grants for businesses and institutions to purchase supplies and equipment to facilitate the organics collection and on-site composting.

The Town has created a preliminary Green Neighborhoods Map (Figure 1). As residents purchase bins and provide address information, the Town will create a heat map showing neighborhoods actively participating in organic waste diversion. An active neighborhood will be chosen for an Every-Other-Week pilot initiative designed by Planning Department and Public Works staff. The heat map will also provide information about the success of composting in rental units and inform Town staff how to modify strategies for greater waste diversion.

The Green Neighborhood initiative will be expanded as composting momentum grows. Town staff will pursue other initiatives outlined in the CCAP, such as promoting home energy efficiency and invasive species management as Green Neighborhoods are formed and communication channels are established.

Figure 1. Town of Carrboro Green Neighborhoods Map



TOWN OF CARRBORO

301 W. Main St.
Carrboro, NC 27510

Created on March 7, 2019
by Evan Crane

**THIS MAP IS NOT A CERTIFIED SURVEY
NO RELIANCE MAY BE PLACED IN ITS ACCURACY**



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Environmental and Climate Action Advisory Board and Staff Climate Action Working Group

- *Policy Connections:* CCAP Community Integration Recommendation #5: Expand Capacity to Pursue Community Sustainability Initiatives.

The Board of Aldermen will consider a Land Use Ordinance Text Amendment to modify the Environmental Advisory Board's title to the Environmental and Climate Action Advisory Board (ECAAB) to more fully identify its role in CCAP implementation. The ECAAB will work to prioritize CCAP recommendations and outline a process for the Town to continue CCAP implementation.

The Interdepartmental Staff Climate Action Committee met on May 30th. At the meeting, staff and provided a summary of current ECPP and CCAP implementation. Staff discussed the committee's transition from implementation of the municipal plan to the community plan and also outlined methods of sharing resources and ideas, coordinating projects, and interdepartmental communication. Staff shared ideas for project prioritization related to the municipal fleet, buildings, and renewable energy, and listed items that were important to each department when considering emissions reduction.

Staff also discussed a potential fleet assessment to help with efforts for right sizing, clean energy assessment and planning, and CFAT grant preparation through the NC Clean Energy Technology Center.

Energy-Efficiency Loan Program

- *Policy Connections:* CCAP Buildings Recommendation #1: Reduce Emissions from Buildings by 50%.

The Town currently has available funding to provide residents with loans to perform energy-efficiency upgrades. Planning Department staff will work with Economic and Community Development staff and perform outreach to promote a new initiative.

The average cost for energy-efficiency upgrades is \$3,365.29 per MTCDE in emissions reduction. Reducing emissions from buildings by 50% will reduce total community emissions by 33.7%.

Table 5. Carrboro WISE Program Data: Average Energy and Cost Savings for Installed Measures

Carrboro WISE Program Data: Average Energy and Cost Savings for Installed Measures			
Costs and Savings	Residential Average	Multi-family Average	Commercial Average
Retrofit Invoiced Cost	\$8,123.81	\$2,996.52	\$32,037.60
Annual Electricity Savings (kWh)	1,877.94	3,268.44	1,648.00
Annual % Electricity Savings (kWh)	13%	22%	15%
Annual Natural Gas Savings (Therms)	138.13	550	164.6
Annual % Natural Gas Savings	30%	89%	76%
Average Annual Cost Savings (\$)	\$363.12	\$361.24	\$359.15

Government Alliance on Race and Equity (GARE)

- *Policy Connections:* CCAP Community Integration Recommendation #7: Integrate Climate Action and Social/Equity Initiatives.

In October 2018, the Town joined the GARE initiative. GARE will provide the Town with tools to integrate consideration of racial equity in decisions, policies, practices, programs, and budgets. The Town has formed a GARE Core Team with representatives from each department who will use GARE toolkits to when working to implement climate action initiatives. As a first step in participation, the Town will be conducting an employee survey to review employee understanding of equity and inclusion. The Urban Sustainability Directors Network (USDN) recommends this type of internal review as a first step for municipalities when designing an equitable climate action or clean energy program. The USDN next recommends meeting and listening to community members in order to ensure program design is responsive and fits the needs of the community.

Green Development Recognition Program

- *Policy Connections:* CCAP Buildings Recommendation #3: For New Developments and/or Individual New Buildings or Major Retrofits, Pursue Compliance with Voluntary Section of Building Code, or Request Specific Energy Performance Rating/Measures as Part of Land Use and/or Building Permit.

This recommendation would require the Town to pursue statutory authority or voluntary compliance from developers/builders. At the May 7th Board of Aldermen meeting, a member of the Environmental Advisory Board (EAB) provided a presentation outlining an idea to

incentivize developers to construct buildings that will use less resources and integrate emissions-savings into project design. Town staff plan to research the feasibility of these incentives and also work with members of the EAB to outline a plan to recognize developers who help the Town reach emissions reduction goals.

Solar Projects

- *Policy Connections:* CCAP Buildings Recommendation #1: Reduce Emissions from Buildings by 50% and Renewable Energy Recommendation #1: Pursue Community Solar Projects.

Town staff are in the process of comparing options for solar projects on Town buildings, including solar leasing.

Municipal Greenhouse Gas Inventory

- *Policy Connections:* ECPP Section 4 (Measurement, Inventory, Assessment, and Reporting). Pursuing these activities will inform actions and stakeholders and create transparency.

Town staff will complete the 2018 Municipal Greenhouse Gas Inventory this summer to continue to track ECPP implementation progress.

References

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Town of Carrboro

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

Agenda Item Abstract

File Number:19-244

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing on the Voluntary Annexation of Eubanks/Old NC 86 Properties

PURPOSE: The Town has received a petition to voluntarily annex approximately 27.5 acres known as the Parker Louis, LLC/Eubanks and Old NC 86 property. The Board must receive public comment before taking action on this petition.

DEPARTMENT: Planning

CONTACT INFORMATION: Patricia McGuire, pmcguire@townofcarrboro.org
<<mailto:pmcguire@townofcarrboro.org>> - 919-918-7327; Nick Herman, gnherman@gmail.com
<<mailto:gnherman@gmail.com>> - 919-929-3905

INFORMATION: The Town has received a petition for voluntary annexation from Parker Louis, LLC related to parcels along the north side of Eubanks Road just east of the intersection with Old NC 86. The parcels may be more specifically identified as Orange County PINs 9860-87-8399; 9860-97-2554; 9860-97-9520; 9870-07-0266; 9870-07-2362; 9860-97-5382 and 9860-97-1159.

An ordinance that annexes these properties as well as the adjacent street rights-of-way (which increases the annexation area to 31 acres) is provided for the Board's consideration (*Attachment A*). The properties are located within the New Hope Fire District. Annexation of property within the New Hope Fire District requires the town to make an annual payment to the district for the proportional share of current debt. The fire district encompasses 10,608.11 acres. The proposed annexation area is .29 percent of the total area. The Town received fire district debt information on June 18th. Further information is provided below. The 2018 Orange County tax rate code listing is included as *Attachment B*.

The Board of Aldermen must receive public comment before taking action on a petition for voluntary annexation.

FISCAL & STAFF IMPACT: Town property taxes are applied to properties following annexation. This annual payment to the New Hope Fire District is estimated to be \$198 in the first of ten years during which payments appear to be needed. The total cost of these payments is estimated to be \$ 1,580. Verification of the payment from the Local Government Commission is required. The properties are valued at \$ 606,000; annual tax revenue is estimated to be \$ 3,602. Staff impacts with verifying the information and further processing of the petition are involved.

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

RECOMMENDATION: It is recommended that the Board of Aldermen consider annexation of the properties following the receipt of public comment and upon verification of debt payment requirements to the New Hope Fire District.

AN ORDINANCE ANNEXING ORANGE COUNTY PARCELS IDENTIFIED AS
9860-87-8399; 9860-97-2554; 9860-97-9520; 9870-07-0266; 9870-07-2362; 9860-97-5382
and 9860-97-1159

WHEREAS, petitions were received requesting the annexation of properties which are contiguous to each other and contiguous to the existing primary corporate limits of the Town of Carrboro and for purposes of this annexation ordinance are being considered together as a single annexation area; and

WHEREAS, the petitions were signed by the owners of all the real property located within such area; and

WHEREAS, a public hearing on the question of annexation was held on June 25, 2019, following notice of such hearing published in the Herald Sun on June 17, 2019.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO
ORDAINS:

Section 1. The Board of Aldermen finds that the petitions requesting the annexation of the area comprised of the Properties described in section 2 were properly signed by the owners of all real property located within such area and that such area is contiguous to the boundaries of the Town of Carrboro, as the term "contiguous" is defined in G.S. 160-31(f).

Section 2. The area comprised of the following Properties is hereby annexed to and made a part of the Town of Carrboro:

**Metes and bounds legal description for the annexation by the Town of Carrboro
of multiple parcels in Orange County.**

Said parcel numbers are: 9860-87-8399; 9860-97-2554; 9860-97-9520; 9870-07-0266; 9870-07-2362; 9860-97-5382 and 9860-97-1159

This description represents the exterior boundary or the footprint of these parcels.

Beginning at a concrete monument in the line with the property of the Peng Family Trust, thence South 04° 59' 06" West for 365.87 feet to an existing iron pin, thence South 03° 45' 20" West for 209.67 feet to an existing iron (this being the eastern property boundary of the Mazie Hogan Cradle property); thence North 82° 08' 33" West for 211.33 feet to an existing iron and thence North 82° 32' 19" West for 30.61 feet to an existing iron (these being the southern boundary of the Mazie Hogan Cradle property, also known as Orange County PIN 9870-07-2362); thence North 82° 32' 58" West for 150.51 feet to an existing iron; thence North 85° 19' 12" West 307.15 feet to an existing iron; thence North 84° 27' 54" West for 129.93 feet to a calculated point in the public right of way with Eubanks Road; thence North 88° 30' 56" West for 120.75 feet to a calculated point also in the public right of way with Eubanks Road; and thence continuing in the public right of way with Eubanks Road South 85° 04' 13" West for 84.28 feet to a calculated point that is 10.76 southwest of an existing pin; then turning north from the public right of way with Eubanks Road and running North 21° 49' 08" East for a total of 401.41 feet to an existing iron; thence South 70° 38' 04" West for 377.65 feet to a calculated point in the northwest corner of the property of Jude C. King; thence South 14° 53' 36" West 99.61 to an existing iron; thence South 14° 53' 36" West for 190.05 to a calculated point in the southwest corner of the Marsha F. Tinnen property and in the line with the right of way of Eubanks Road; thence along and with the curve of the right of way of Eubanks Road said curve having a radius of 360 feet a length of 61.75 feet, the delta being 9° 49' 39" and with a

chord bearing of North 86° 04' 09" West said chord being 61.67 feet to a calculated point in the right of way of Eubanks Road; thence North 14° 53' 36" East for 199.32 feet to an existing iron; thence North 79° 59' 59" West for 189.11 feet to an existing iron; thence South 09° 03' 09" West for 160.08 feet ; thence along and with the curve of the right of way of Eubanks Road said curve having a radius of 360 feet a length of 49.79 feet, the delta being 7° 55' 26" and with a chord bearing of North 49° 15' 11" West said chord being 49.75' to a calculated point in the right of way of Eubanks Road; thence along and with the right of way of Eubanks Road North 45° 17' 45" West .for 35.77 feet to a calculated point; thence South 44° 41' 38" West for 10.00 feet to a calculated point; thence North 45° 17' 45" West for 297.57 feet to a to a calculated point in the right of way of Eubanks Road; thence along and with the curve of the right of way of Eubanks Road said curve having a radius 330 feet a length of 74.72 feet, the delta being 12° 58' 21"" and with a chord bearing of North 51° 46' 56" West said chord being 74.56 feet to a calculated point in the right of way of Eubanks Road and just beyond the right of way stake; thence North 22° 45' 23" for 123.42 feet to a calculated point near the intersection of Eubanks Road and Old NC Highway 86; thence North 17° 11' 53" East for 51.24 feet to a calculated point very near an existing iron; thence South 78° 23' 58" East for 194.84 feet to an existing iron; thence North 15° 28' 56" East for a total of 181.62 feet to an existing iron; thence South 72° 30' 26" East for 222.98 feet to an existing iron; thence North 17° 23' 33" East for 112.93 feet to an existing iron; thence South 82° 57' 41" East for 220.96 feet to an existing iron; thence North 14° 35' 47" East for 225.37 feet to an existing iron; thence South 71° 56' 31" East for 1,250.47 feet to the POINT AND PLACE OF BEGINNING.

And

BEGINNING at a point 46.28 feet North 57° 50' 03" East from a nail set at the centerline intersection of the unimproved public right of way of Eubanks Road and Old N.C. Highway 86 which is a calculated point heading North 17° 25' 24" East for 50.38 feet to a calculated point; thence South 47° 17' 41" East for 3.35 feet to a calculated point; thence North 24° 48' 34" East for 92.27 feet to a calculated point; thence North 17° 17' 57" East for 61.75 feet to a calculated point; thence North 66° 45' 25" East for 99.27 feet to a calculated point; thence along and with the curve of the right of way of Eubanks Road said curve having a radius of 270 feet a length of 33.35 feet, the delta being 7° 04' 34" and with a chord bearing of South 48° 50' 02" East said chord being 33.32 feet to a calculated point in the right of way of Eubanks Road; thence South 45° 17' 45" East for 333.34 feet to a calculated point; thence along and with the curve of the right of way of Eubanks Road (improved) said curve having a radius of 430 feet a length of 61.53 feet, the delta being 8° 11' 55" and with a chord bearing of South 49° 23' 42" East said chord being 61.48 feet to a calculated point thence North 81° 45' 19" West for 479.48 feet to the POINT AND PLACE OF BEGINNING.

Section 3. The area within the street right-of-way of Old NC 85 (to the center of the street) and within the street right-of-way of Eubanks Road (to the center of the street or the property line opposite) immediately adjacent to the boundaries of the above described area and as depicted on the attached annexation area map is also annexed to the Town of Carrboro.

Section 4. The Town Clerk shall cause to be recorded in the Office of the Register of Deeds of Orange County and in the Office of the Secretary of State an accurate map of the annexed territory described in sections 2 and 3 together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Orange County Board of Elections as required by G.S. 163A-1594

Section 5. This ordinance shall become effective upon adoption.

HICKORY
FOREST

W

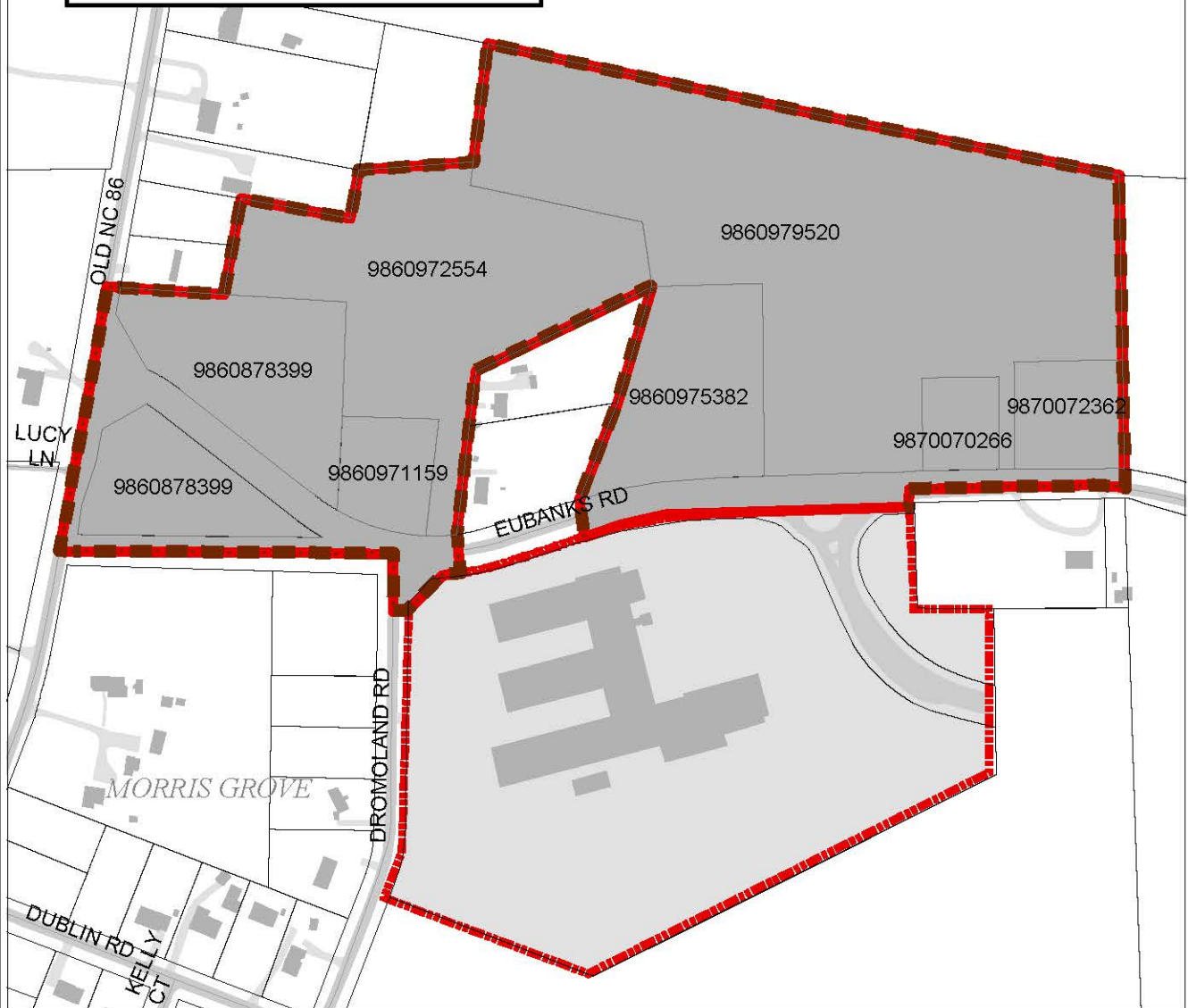
K

W

Parker Louis

Annexation Area: 31 Acres

PINs: 9860-87-8399, 9860-97-2554,
9860-97-9520, 9870-07-0266, 9870-
07-2362, 9860-97-5382, 9860-97-1159
Effective Date: XXXXXXXXXXXX



TOWN OF CARRBORO
301 W. Main St.
Carrboro, NC 27510

Printed May 15, 2019

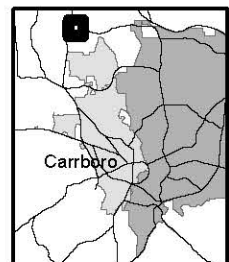
0 90 180 360 Feet

THIS MAP IS NOT A CERTIFIED SURVEY
NO RELIANCE MAY BE PLACED IN ITS ACCURACY

The Town of Carrboro assumes no liability for damages
caused by inaccuracies in this map or supporting data
and makes no warranty, expressed or implied, as to the
accuracy of the information presented. The fact of
distribution does not constitute such a warranty.

Proposed Annexation: Parker Louis

- • • New City Limits Boundary
- Annexation Boundary
- City Limits
- Carrboro



2018 ORANGE COUNTY TAX RATES

<u>CODE</u>	<u>JURISDICTION</u>	<u>RATE</u>
GO/MO	ORANGE COUNTY	0.008504
G1/M1	CARRBORO	0.005944
G2/M2	CHAPEL HILL	0.00528
G3/M3	HILLSBOROUGH	0.0062
G6/M6	MEBANE	0.0047
/M7	DURHAM	0.005786
CH	CHAPEL HILL/CARRBORO SCHOOL DST	0.002018
DR	C.H. DOWNTOWN SERVICE DISTRICT	0.0007
<u>CODE</u>	<u>FIRE DISTRICTS</u>	<u>RATE</u>
FA	ORANGE RURAL	0.000915
FB	EFLAND	0.000678
FC	SOUTH ORANGE	0.000968
FD	NEW HOPE	0.000994
FE	ENO	0.000968
FF	ORANGE GROVE	0.000681
FG	GREATER CHAPEL HILL	0.001491
FH	LITTLE RIVER	0.000592
FI	CEDAR GROVE	0.00081
FJ	SOUTHERN TRIANGLE	0.00103
FK	DAMASCUS	0.00103
FL	WHITE CROSS	0.001137
<u>CODE</u>	<u>VEHICLE FEES</u>	<u>RATE</u>
V1	CARRBORO	30.00
V2	CHAPEL HILL	30.00
V3	HILLSBOROUGH	30.00
V7	DURHAM	15.00

<u>RC</u>	<u>TOTAL RATE</u>	<u>COMBINATION</u>
00	0.009419	County Tax + Orange Rural Fire Tax
01	0.009641	County Tax + White Cross Fire
02	0.011659	County Tax + C.H./Carrboro Sch. Dst. + White Cross Fire Tax
03	0.009182	County Tax + Efland Fire Tax
04	0.01149	County Tax + C.H./Carrboro Sch.Dst. + South Orange Fire Tax
06	0.009472	County Tax + South Orange Fire
07	0.011516	County Tax + C.H./Carrboro Sch. Dst. + New Hope Fire Tax
08	0.009498	County Tax + New Hope Fire Tax
09	0.009472	County Tax + Eno Fire Tax
10	0.009185	County Tax + Orange Grove Fire
11	0.011203	County Tax + C.H./Carrboro Sch. Dst. + Orange Grove Fire Tax
14	0.012013	County Tax + C.H./Carrboro Sch. Dst. + Greater Chapel Hill Fire Tax
15	0.009096	County Tax + Little River Fire
16	0.009314	County Tax + Cedar Grove Fire
17	0.011552	County Tax + C.H./Carrboro Sch. Dst. + Southern Triangle Fire Tax
19	0.011552	County Tax + C.H./Carrboro Sch. Dst. + Damascus Fire Tax
21	0.016466	County Tax + C.H./Carrboro Sch. Dst. + Carrboro City
22	0.015802	County Tax + C.H./Carrboro Sch. Dst. + Chapel Hill City
23	0.014704	County Tax + Hillsborough City
24	0.013204	County Tax + Mebane City
25	0.008504	County Tax only (Inside Durham City)
* 26	0.013204	County Tax + Mebane City
* 27	0.01429	County Tax + Durham City
32	0.016502	County Tax + C.H./Carrboro Sch. Dst. + Chapel Hill City + C.H. Downtown Service District

*RC 26 Vehicles only

*RC 27 Vehicles only

THIS INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.



Town of Carrboro

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

Agenda Item Abstract

File Number:19-242

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing on Amendments to the Text of the Land Use Ordinance and the Town Code Relating to Advisory Boards

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider proposed amendments to the Land Use Ordinance regarding the membership and duties of various advisory boards and a proposed amendment to the Town Code to restructure the SRTS Implementation Committee as a subcommittee of the TAB. Draft ordinances have been prepared. Consideration of an amendment to the LUO is a legislative decision and the Board must receive public input before reaching a decision. The Board has also set a public hearing to receive comment on the proposed Town Code amendment.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327

INFORMATION: In response to requests to modify the membership, quorum requirements and duties and responsibilities of various advisory boards, two draft ordinances have been prepared.

Land Use Ordinance (Attachment B)

1. The quorum requirements for the Appearance Commission, 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) to reflect 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 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.

Town Code (Attachment E)

The Town Code would be amended to restructure the Safe Routes to School Implementation Committee from a standalone advisory board to a subcommittee of the Transportation Advisory Board (TAB). The

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

change would also facilitate the TAB's consideration and integration of SRTS recommendations in its review of development proposals.

The draft Land Use Ordinance text amendments were referred to Orange County. Amendments for the LUO and Town Code were presented to the advisory boards at the June 6th Joint review meeting, and the draft LUO amendment was subsequently presented to the Affordable Housing Advisory Commission at its meeting on June 19th. Comments on the proposed text amendments are provided as (*Attachment D*); the Transportation Advisory Board's courtesy comments on the Town Code amendment are provided as (*Attachment F*).

It is staff's understanding from the EAB's comments and subsequent discussion that consideration of the proposed changes to that particular advisory board warrants further discussion and/or revision. In order to facilitate consideration of the remaining provisions, the draft ordinance has been revised to remove the sections relating to the EAB (*Attachment C*). Staff will continue to work with the EAB and will bring a new draft ordinance back to the Board for consideration at a future meeting.

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:

- 1) The resolution of consistency (*Attachment A*) and the revised draft ordinance amending the Land Use Ordinance provisions relating to the Appearance Commission and Affordable Housing Advisory Commission (*Attachment C*);
- 2) The draft amendment to the Town Code (*Attachment E*). No resolution of consistency is needed for a Town Code amendment.

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 as an ordinance amending the Land Use Ordinance relating to the membership size, quorum requirements, and powers and duties of various advisory boards.

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 Carrboro Vision 2020 in that it encourages citizen participation in community planning.

_____ *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 which finds the proposed text amendment, is reasonable in the public interest because it promotes efficient and effective government which is 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 25th day of June 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 AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO THE QUORUM REQUIREMENT FOR THE APPEARANCE COMMISSION AND THE POWERS AND DUTIES OF THE AFFORDABLE HOUSING ADVISORY COMMISSION

****DRAFT 6-20-2019****

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. 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 3. 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 4. 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 5. 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 6. 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 7. All provisions of any Town ordinance or resolution in conflict with this ordinance are repealed

Section 8. This ordinance shall become effective upon adoption.

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

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



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



TRANSMITTAL DELIVERED VIA EMAIL

June 4, 2019

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

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on May 30, 2019 and proposed for town public hearing on June 25, 2019:

- *An Ordinance Amending the Carrboro Land Use Ordinance Relating to the Quorum Requirements 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.*

We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*.

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

Sincerely,

A handwritten signature in black ink that reads "Perdita Holtz". The signature is written in a cursive style.

Perdita Holtz, AICP
Planning Systems Coordinator

TOWN OF CARRBORO

Planning Board



301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, JUNE 6, 2019

LAND USE ORDINANCE TEXT AMENDMENT RELATING TO VARIOUS TOWN ADVISORY BOARDS

Motion was made by Meyer and seconded by Foushee that the Planning Board recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (6) Clinton, Fray, Foushee, Meyer, Poulton, Whittemore

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Gaylord-Miles

Associated Findings

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

Motion was made by Meyer and seconded by Foushee that the Planning Board of the Town of Carrboro finds that the proposed text amendment is consistent with Carrboro Vision 2020 in that it provides opportunities for community input.

Furthermore, the Planning Board of the Town of Carrboro finds that the proposed text amendment promotes efficient and effective government which is in the public interest.

VOTE:

AYES: (6) Clinton, Fray, Foushee, Meyer, Poulton, Whittemore

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Gaylord-Miles

Tina Moon for Catherine Fray 6/6/2019
(Chair) (Date)



TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, JUNE 6, 2019

LAND USE ORDINANCE TEXT AMENDMENT RELATING TO VARIOUS TOWN ADVISORY BOARDS

Motion was made by O'Connor and seconded by Kaufman that the EAB recommends that the Board of Aldermen accept the draft ordinance with the following provisions:

1. The EAB would like to recommend that the quorum requirements will be a majority of filled seats with a minimum of three.
2. We recommend a separate climate action committee with a dedicated staff member.
3. In the interim, we recommend a climate subcommittee that consists of members of the EAB and members of the TAB.

VOTE:

AYES: Turner, Kaufman, Gavin, O'Connor, Desai

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: Sinclair

Associated Findings

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

The EAB of the Town of Carrboro also finds that the proposed text amendment is consistent with Carrboro Vision 2020 in that it provides opportunities for community input.

Furthermore, the EAB of the Town of Carrboro finds that the proposed text amendment promotes efficient and effective government which is in the public interest.

VOTE:

AYES: Turner, Kaufman, Gavin, O'Connor, Desai

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: Sinclair

(Chair)

(Date)

TOWN OF CARRBORO



301 West Main Street, Carrboro, North Carolina 27510

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

WEDNESDAY JUNE 19, 2019

LAND USE ORDINANCE TEXT AMENDMENT RELATING TO VARIOUS TOWN ADVISORY BOARDS

Motion was made by Amy S. and seconded by Cain T. that the Affordable Housing Advisory Commission recommends that the Board of Aldermen approves the draft ordinance.

VOTE:

AYES: 5

NOES: 0

ABSTENTIONS: 0

ABSENT/EXCUSED: 2

Associated Findings

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

The Affordable Housing Advisory Commission of the Town of Carrboro also finds that the proposed text amendment is consistent with Carrboro Vision 2020 in that it provides opportunities for community input.

Furthermore, the Affordable Housing Advisory Commission of the Town of Carrboro finds that the proposed text amendment promotes efficient and effective government which is in the public interest.

VOTE:

AYES: 5

NOES: 0

ABSTENTIONS: 0

ABSENT/EXCUSED: 2

[Signature]
(Chair)

06/19/19
(Date)

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

Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, JUNE 6, 2019

LAND USE ORDINANCE TEXT AMENDMENT RELATING TO VARIOUS TOWN ADVISORY BOARDS

Motion was made by *Diana* and seconded by *David* that the *Transportation Advisory Board* recommends that the Board of Aldermen *approve* the draft ordinance.

VOTE:

AYES: Diana, Dave, David, Rob

NOES: None

ABSTENTIONS: None

ABSENT/EXCUSED: Linda, Kurt, Mark

Associated Findings

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

The *Transportation Advisory Board* _ of the Town of Carrboro also finds that the proposed text amendment is consistent with Carrboro Vision 2020 in that it provides opportunities for community input.

Furthermore, the *Transportation Advisory Board* of the Town of Carrboro finds that the proposed text amendment promotes efficient and effective government which is in the public interest.

VOTE:

AYES: Diana, Dave, David, Rob

NOES: None

ABSTENTIONS: None

ABSENT/EXCUSED: Linda, Kurt, Mark

(On behalf of Chair)

6/13/19

(Date)



Town of Carrboro

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

Agenda Item Abstract

File Number: 19-243

Agenda Date: 6/25/2019

File Type: Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Request-to-Set a Public Hearing on the Draft Text Amendment and Conceptual Master Plan to Establish the Old NC 86-Eubanks Road Site Specific, Flexible Zoning District and the associated Map Amendment to Rezone Approximately Seven Properties to the New FLX District

PURPOSE: The purpose of this item is for the Board of Aldermen to consider setting a public hearing for the proposed Site Specific Flexible, Zoning District for the northeast corner of Old NC 86 and Eubanks Road for September 24, 2019. Amendments to the text and official zoning map of the Land Use Ordinance are legislative decisions; the Board must receive public comment prior to reaching a decision.

DEPARTMENT: Planning

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

INFORMATION: Adam and Omar Zinn, the owners of Parker Louis, LLC, have submitted a request to have seven parcels located along the north side of Eubanks Road rezoned to a new Site Specific, Flexible Zoning District (FLX). The establishment of a FLX district involves the creation of a standalone ordinance and conceptual master plan describing, in detail, the regulations and performance standards applicable to the district and the drafting of these materials is intended to be iterative. The preliminary materials-draft ordinance and conceptual master site plan-are not yet complete (*Attachments B-D*). The purpose of this agenda item is for the Board to consider setting a public hearing for September 24th and referring the matter to the advisory boards for the September 5th joint advisory board review meeting. The proposed schedule would allow the Zinns to continue working on the project during the summer months to add additional information to the draft materials as well as to incorporate any specific direction from the Board. Staff would anticipate at least one public drop-in information session before the public hearing as well.

Staff has identified areas in the draft ordinance where more work is needed, such as developing criteria for expanding the FLX district, reviewing the parking standards, and adding more specificity with regard to affordable housing. The Zinns have provided images of residential and nonresidential buildings that represent the type and style of building that they would anticipate using for this district and this information can be described as architectural standards for inclusion in the draft ordinance (*Attachment F*). Comments from the advisory boards have been compiled and are attached for information (*Attachment G*); the Zinns have expressed

Agenda Date: 6/25/2019

File Type:Agendas

In Control: Board of Aldermen

Version: 1

their interest in incorporating a number of these requests into the project.

The FLX district is also distinct from other Carrboro districts in that one of the prerequisites for consideration is that the property in question must have been the subject of a Town sponsored site specific planning study. Staff has not yet been able to complete a detailed comparison of the Zinn's proposal with the DAD concept plans because the conceptual master plan is not yet finished. An initial review indicates that the FLX proposal appears to be consistent with certain aspects of the five DAD concept plans such as: diversity of housing choices-single family and multi-family, architectural design-village feel, variety of land uses, elements of central common areas and internal bike-ped infrastructure. The current FLX proposal, however, includes more residential density and more built upon area overall. Some of this reflects the anticipation that the extent of the wetlands area (a wetlands study is currently under review with the U.S. Army Corps of Engineers (USACE)) is less than what was identified by GIS mapping at the time of the DAD workshops. The LUO lists hardwoods as well as wetlands as primary natural constraints intended to be preserved as open space, which for residential developments should consist of 40 percent of the site. The LUO includes provisions for open space reductions for other Town priorities such as affordable housing. This will likely be a topic for further analysis as the conceptual master plan is fleshed out.

The Zinns have also submitted a petition for voluntary annexation for all of the parcels identified for inclusion in the proposed FLX District. A public hearing to consider this request is provided as part of a separate agenda item (19-244).

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 consider the resolution provided (*Attachment A*) setting a public hearing for September 24, 2019 and referring the text amendment to Orange County and the text and map amendments to the Planning Board and other advisory boards.

A RESOLUTION SETTING A PUBLIC HEARING ON AMENDMENTS TO THE LAND
USE ORDINANCE TO ESTABLISH A SITE SPECIFIC, FLEXIBLE ZONING DISTRICT

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 September 24, 2019, to consider adopting amendments to the text and official zoning map of the Land Use Ordinance to establish a Site Specific, Flexible Zoning District.

BE IT FURTHER RESOLVED that the amendments to the text of the Land Use Ordinance is referred to Orange County.

BE IT FURTHER RESOLVED that the draft amendments to the text and map of the Land Use Ordinance are referred to the Town of Carrboro Planning Board for consideration and recommendation prior to the specific public hearing date, and are also referred to the following Town of Carrboro advisory boards and commissions.

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

This is the 25th day of June in the year 2019.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO
ESTABLISH A SITE SPECIFIC, FLEXIBLE ZONING DISTRICT

****DRAFT 2-22-2019****

THE CARRBORO BOARD OF ALDERMEN ORDAINS:

Section 1. The Carrboro Land Use Ordinance is amended by adding a new Article XXII, "Site Specific Flexible Zoning Districts," as provided below.

ARTICLE XXII

SITE SPECIFIC FLEXIBLE ZONING DISTRICTS

The purpose of this district is to establish detailed standards for alternative possibilities for the development of a specific tract of land, thereby facilitating the development of that property according to the demands of the market, but in a way that is consistent with sound planning and the promotion of the public health, safety, and welfare.

PART I. SITE SPECIFIC FLEXIBLE ZONING DISTRICT AT NC 86 AND EUBANKS ROAD

Section 15-350 Site Specific Flexible Zoning District Established

(a) Pursuant to Section 15-141.5 of this Chapter, there is hereby established a Site Specific Flexible Zoning District for property located at the northeast corner of Old NC 86 and Eubanks Road.

(b) The district shall encompass the five tracts or parcels of land that were the subject of the 2011 Northern Study Area—Eubanks Road Site Facilitated Workshop, a site specific planning study initiated by the Town of Carrboro. The district may be expanded to include additional parcels of land as long as such parcels: (i) are contiguous to the district, and (ii) become an integral part of the design for the district.

(c) All development in the district shall be governed by the provisions of this article.

(d) Any applicable provisions of the Carrboro Land Use Ordinance not specifically exempted or modified by this section shall apply; and, for each of the land uses developed in the district, all provisions of the Land Use Ordinance pertaining to the use classifications for such land uses shall apply except as specifically exempted or modified by this section.

(e) Development in the district shall be consistent with the 2011 site specific planning study in that the district shall include: (i) commercial uses at a neighborhood or community scale, (ii) diversity of housing types and sizes, (iii) shared green spaces, (iv) bicycle and pedestrian connectivity, (v) designated locations for transit service serving the district, (vi) central parking

areas that can be shared among uses, and (vii) opportunities for uses intended to provide services for senior or elderly populations. Furthermore, development in the district shall be designed to retain a rural setting through the use of undisturbed buffers, building setbacks, landscaping, including, to the extent practicable, existing trees and the natural topography.

(f) The district shall contain four flexible use areas. Two of these areas shall be used for residential purposes, one for low-to- medium density residential and the other for high-density residential such as multifamily units. For the remaining two use areas, one may be used for a mixture of commercial and residential uses and the other for commercial uses. For the purpose of this section, the use areas shall be described with the prefix, “EU,” for example: EU-R1, EU-R2, EU-MU, and EU-C. Residential dwelling units may be located in all use areas, but the maximum density for the district shall be limited to _____; for the purpose of this calculation, accessory dwelling units shall be counted as a half dwelling unit. Specific requirements and performance standards for each use area are described in Subsection (h) below.

(g) Development in the district shall be subject to the following requirements:

- (1) The more intensive uses of the district (i.e., EU-R2, EU-MU, and EU-C shall be oriented toward Eubanks Road.
 - a. Buildings that are visible from Eubanks Road shall be designed and constructed with two primary elevations or facades, one facing Eubanks and the other facing the corresponding internal street.
 - b. A combination of a Type “B” semi-opaque screen and Type “C” broken screen shall be used along Eubanks Road to soften the visual impact of the building massing while retaining sufficient sight-lines for viewing signage and street intersections.
- (2) Development in proximity to Old NC 86 and the northern district boundaries shall: (i) consist of uses that are less intensive (i.e., EU-R1), or (ii) be constructed to bear a resemblance to residential buildings in terms of design or scale and massing. A Type “C” broken screen shall be used along NC Old 86.
- (3) The district shall contain a minimum of 20-percent open space as defined by Section 15-198(b)(1) of this chapter, except that the requirement for a minimum width of 50 feet, described in subsection 15-198(b)(2), shall be reduced to a minimum width of 25 feet.
 - a. At least 5 percent of the open space shall be maintained and centrally located for outdoor activities or visual enjoyment.
 - b. Open space shall be connected to the bicycle and pedestrian networks within the district.
 - c. Up to 25 percent of the recreation facilities required for the residential uses pursuant to Section 15-196 of this chapter, may be located within the common open space described in subsection 15-350(g)(4)(a) above

so long as such facilities are within a quarter mile of the residential use area they are intended to serve.

- (4) A traffic impact analysis shall be conducted pursuant to Section 15-141.5(c)(10A) of this chapter as part of the establishment of the district.
 - a. Access points to the district shall be provided off of Eubanks Road.
 - b. Future road improvements to Eubanks Road and Old NC 86 shall be determined in consultation with NCDOT as part of the transportation impact analysis.
 1. Improvements shall include the construction of bicycle lanes and sidewalks along the road frontage for Eubanks Road.
 2. Pursuant to Section 15-316 of this chapter, street trees shall be planted along Eubanks Road.
 - c. All streets shall connect to existing streets or anticipated or proposed surrounding streets pursuant to Sections 15-214 and 15-217.
 - d. Internal streets shall be constructed to the design standards in Article XIV as public streets including, where required, bicycle and pedestrian infrastructure. Street trees shall be required in accordance with Section 15-316.
 - e. Streets shall be designed to accommodate refuse and recycling collection in an efficient manner.
- (5) The design for the district shall meet or, to the extent practicable, exceed the minimum tree canopy coverage standards described in Section 15-319.
- (6) A master parking plan shall be established for the district based on (i) the presumptive standards in Section 15-291 for the anticipated land uses in the four use areas, and (ii) an additional number of parking spaces equal to 20 percent of the total and located on the master conceptual plan for the district as “over flow parking area.” This additional number of parking spaces is intended to allow for flexibility in the overall development while assuring sufficient parking at any time. Applicant shall provide a table to account for scenarios relating to different use ratios for commercial and mixed-use use areas that have been used to generate the totals in (i) and (ii) above as well as any anticipated use of satellite parking.
 - a. All other standards applicable to parking (i.e., the dimensions for parking spaces, aisle width, percentage of compact and ADA spaces and shading requirements in Article XVIII and XIX) shall apply.
 - b. The number of bicycle parking spaces and design standards in Sections 15-291 and 15-291.5 shall govern.
- (7) A bicycle and pedestrian network shall extend throughout the district, connecting the residential use areas to destinations within and outside of the

district, including transit stops. The approximate location of this network shall be shown on the master plan. Infrastructure shall extend to the boundaries of the district to provide connections to existing and anticipated bicycle and pedestrian facilities outside of the district.

- (8) The district shall include infrastructure for transit service, including pull-offs and/or bus shelters alongside and/or within the district. The approximate locations of transit facilities shall be shown on the master plan.
- (9) The master plan for the district shall include a stormwater analysis sufficient to determine compliance with requirements of Article XVI, Part II, Storm Water Management for the overall district as well as each use area or phase of development.
 - a. The master plan shall include a timeline for the installation of stormwater features as well as the schedule for converting erosion control features into permanently maintained SCMs.
 - b. Erosion control features shall be designed and installed to provide sufficient stabilization during each phase of development.
 - c. Stream buffers and Town drainage easements located within the district shall be identified and delineated.
- (10) Graphic illustrations adopted as part of the establishment of the district shall include examples of buildings and architectural standards for the district overall and for the use areas.
 - a. Buildings and architectural standards shall be generally consistent with the conceptual plans and narrative report prepared during the site specific planning study.
 - b. Examples of architectural standards shall include representations of typical buildings and building elements by use in each use area, such as building massing, roof design, the inclusion of porches or not, exterior cladding, fenestration patterns, etc.
 - c. The adopted standards shall be used for the purposes of approving subsequent zoning and building permits.
- (11) A master sign plan shall be provided as part of the establishment of the district subject to the standards in Article XVII of this chapter. The total number of freestanding signs shall be limited to entrance signs at each point of access to the district and identification signs for the use areas.

(h) For the purposes of this Section, the residential, mixed use and commercial uses areas may consist of the permissible uses identified in the Table of Permissible Uses adopted as part of the establishment of the district (Table 1 attached). All uses shall be subject to a zoning permit in accordance to Subsection 15-141.5(11)(d) and Subsection 15-350(o) of this chapter.

(i) Dimensional regulations for the use areas are shown in the following tables.

a. Minimum Lot Size Requirements:

Table 2 Minimum Lot Size Requirements - Square Feet

ZONE	Minimum Square Feet
EU-R1	4,000 except that the size may be reduced to 2,000 square feet in an architecturally integrated subdivision on a tract of at least 40,000 square feet.
EU-R2	1,500 square feet
EU-MU	7,500 square feet if used for residential purposes, but no minimum lot size for other permitted uses.
EU-C	7,500 square feet if used for residential purposes, but no minimum lot size for other permitted uses.

b. Residential density shall be subject to the provisions of this section and for use area EU-R1 the provisions of Section 15-187, (Architecturally Integrated Subdivisions); every lot developed for residential purposes shall have the number of square feet per dwelling unit indicated in the following table.

Table 3 Residential Density*

ZONE	Minimum Square Feet per Dwelling Unit, Multi-family and Duplex
EU-R1	2,000
EU-R2	1,500
EU-MU	7,500
EU-C	7,500

c. Minimum lot width requirements are shown in Table 4 below.

Table 4 Lot Width

ZONE	LOT WIDTH
EU-R1	100
EU-R2	50
EU-MU	75
EU-C	75

d. Setback requirements by use area are shown in the table below.

Table 5 Setbacks

ZONE	Minimum Distance from Street Right of Way line		Minimum Distance from Street Center line		Minimum Distance from Lot Boundary line
	Building	Freestanding Sign	Building	Freestanding Sign	Building and Freestanding Sign
EU-R1	15	7.5	45	37.5	0
EU-R2	15	7.5	45	37.5	5
EU-MU	15	7.5	45	37.5	15
EU-C	15	7.5	45	37.5	15

- e. The maximum number of stories or maximum building height as measured in feet is listed in Table 6 below. Height is determined by the calculation defined in subsections 15-185(g)(1) through 15-185(g)(3) of this chapter.

Table 6 Building Height Limitations

ZONE	MAXIMUM HEIGHT
EU-R1	35'
EU-R2	Three stories or 50'
EU-MU	Two stories or 28'
EU-C	28'

(j) In accordance with the standards described in Section 15-188 of this chapter, the district shall contain at least 25 percent size-limited dwelling units, consisting of at least 15 percent of the total dwelling units constructed with not more than 1,350 square feet in heated floor area, and 10 percent with not more than 1,100 square feet in heated floor area. The determination of square footage shall be made at the time such units are initially conveyed.

The location of the size limited dwelling units shall not be limited to the residential use areas and may be located throughout the district so long as at least 25 percent of the total number of dwelling units meet the size limited criteria at any time.

The inclusion of affordable housing units, as defined in Section 15-182.4 is encouraged. The maximum density for the district shall take into account the possible density bonuses permissible by the inclusion of affordable units, in subsection 15-350(f) above.

(k) Pursuant to the Section 15-196 of this chapter, active recreational areas and facilities shall be provided for the residential use areas (EU-R1 and EU-R2) in the district as determined by the calculations in subsections 15-196(b), 15-196(c), and Appendix G. The provisions outlined in subsections 15-196(e) through 15-196(g) shall also apply to the district. The urban amenities provisions, described in subsection 15-204, exclusive of 15-205, shall be applicable to residential units located in the commercial use areas (EU-MU and EU-C).

(l) The number of parking spaces in the district for the residential use areas shall conform to the vehicular and bicycle space calculations in Section 15-291, except that parking for restaurant uses (8.000) shall be reduced from 1 space per 100 square feet of gross floor area to 1

space per 200 square feet of gross floor area. Requirements for shading in parking areas described in Section 15-318 shall apply to the district.

- (m) Provisions for utilities shall be in compliance with Article XV of this chapter.
 - (1) The petitioner seeking to rezone to a FLX district shall provide evidence of approval for water and sewer service by OWASA prior to the establishment of the district. The developer of any use area shall provide evidence of construction plan approval for the installation of water and sewer by OWASA prior to receiving permit approval of each use area.
 - (2) Outdoor lighting in the district shall comply with the requirements of Article XV, Part II.
- (o) Development in the district shall be approved with a zoning permit, subject to the requirements in Article IV of this chapter.
 - (1) Notwithstanding the foregoing, for the purposes of determining whether the development will have or may have a substantial impact on surroundings properties pursuant to Section 15-52(d), the administrator shall evaluate whether the development is consistent with the requirements of Section 15-350 and any graphic illustrations, such as a master plan, adopted as part of the establishment of the district.
 - (2) The phasing or sequencing of development shall be determined as part of the establishment of the district.
 - (3) Amendments to the provisions of this Section may be made after a new public hearing based on substantial changes in (i) market forces, or (ii) circumstances regarding the use or development of properties within or in the vicinity of the district, or (iii) a request to increase the maximum density for the district.
 - (4) Property within the district may be subdivided following the provisions applicable to minor subdivisions pursuant to Section 15-141.5(g).
- (p) Pursuant to subsections 15-350(d) and 15-350(e) above, development in the district shall be governed by regulations in this article where articulated; standards are not specifically enumerated in this chapter are subject to the applicable regulations in this chapter.

Section 2. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 3. This ordinance shall become effective upon adoption.

TABLE OF PERMISSIBLE USES

Last Amended: 2/20/19

DESCRIPTION	R-1	R-2	C	M U
1.000 Residential				
1.100 Single Family Residences				
1.110 Single Family Detached				
One Dwelling Unit Per Lot				
1.111 Site Built/Modular	Z			
1.112 Class A Mobile Home				
1.113 Class B Mobile Home				
1.120 Single Family Detached				
More Than One Dwelling				
Unit Per Lot				
1.121 Site Built/Modular	Z			
1.122 Class A Mobile Home				
1.123 Class B Mobile Home				
1.200 Two-Family Residences				
1.210 Two-Family Conversion	Z			
1.220 Primary Residence with				
Accessory Apartment	Z			
1.230 Duplex	Z			
1.231 Maximum 20% units				
> 3 bedrms/du	Z			
1.232 No bedroom limit				
1.240 Two Family Apartment	Z			
1.241 Maximum 20% units				
> 3 bedrms/du	Z			
1.242 No bedroom limit				
1.300 Multi-Family Residences				
1.310 Multi-Family Conversion				
1.320 Multi-Family Townhomes	Z	Z		Z
1.321 Maximum 20% units				
> 3 bedrms/du	Z			Z
1.322 No bedroom limit				
1.330 Multi-Family Apartments		Z	Z	Z
1.331 Maximum 20% units				
> 3 bedrms/du		Z	Z	Z
1.332 No bedroom limit				
1.340 Single-Room Occupancy		Z	Z	Z
1.400 Group Homes				
1.410 Fraternities, Sororities,				
Dormitories and Similar				
Housing				
1.420 Boarding Houses,				
Rooming Houses				
1.430 Adult Care Home, Class A	Z			Z
1.440 Adult Care Home, Class B				
1.450 Child Care Home, Class A	Z			Z
1.460 Child Care Home, Class B				

TABLE OF PERMISSIBLE USES

Last Amended: 2/20/19

DESCRIPTION	R-1	R-2	C	M U
1.470 Maternity Home				
1.480 Nursing Care Home				Z
1.500 Temporary Residences				
1.510 Tourist Homes and other Temporary Residences Renting Rooms for Relatively Short Periods of Time	Z	Z	Z	Z
1.600 Homes Emphasizing Services, Treatment or Supervision				
1.610 Temporary Homes for the Homeless				
1.620 Overnight Shelters for Homeless				
1.630 Senior Citizen Residential Complex		Z		Z
1.700				
1.800				
1.900 Home Occupation	Z	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			Z	Z
2.111 ABC Stores			Z	Z
2.112 Specialty High Volume Retail				
2.120 Low-Volume Traffic Generation			Z	Z
2.130 Wholesale Sales				
2.140 Drive-In Windows				
2.150 Retail Sales with Subordinate Manufacturing and Processing			Z	Z
2.200 Display of Goods Outside Fully Enclosed Building				
2.210 High-Volume Traffic Generation			Z	Z
2.220 Low-Volume Traffic Generation			Z	Z
2.230 Wholesale Sales				
2.240 Drive-In Windows				
2.300 Storage of goods outside fully enclosed building				
2.310 High-volume traffic generation			Z	Z

TABLE OF PERMISSIBLE USES

Last Amended: 2/20/19

DESCRIPTION	R-1	R-2	C	M U
2.320 Low-volume traffic			Z	Z
2.330 Wholesale Sales				
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.			Z	Z
3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use			Z	Z
3.130 Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area			Z	Z
3.140 Watershed research				
3.150 Copy Centers/Printing Operations			Z	Z
3.200 Operations conducted within or outside fully enclosed buildings				
3.210 Operations designed to affect and serve customers or clients on the premises			Z	Z
3.220 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use			Z	Z
3.230 Banks with drive-in window				
3.240 Watershed research				
3.250 Automatic Teller Machine, Freestanding			Z	Z

TABLE OF PERMISSIBLE USES

Last Amended: 2/20/19

DESCRIPTION	R-1	R-2	C	M U
3.260 Social Service Provider with Dining				
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				
4.200 Operations conducted within or outside fully enclosed buildings				
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)				Z
5.120 Trade or vocational school				Z
5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc)				Z
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	Z	Z		Z
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				Z
5.320 Located within any permissible structures				Z
5.400 Social, fraternal clubs and lodges, union halls, and similar uses			Z	Z
6.000 Recreation, Amusement, Entertainment				
6.100 Activity conducted entirely within building or substantial structure				
6.110 Bowling alley, skating rinks,				

TABLE OF PERMISSIBLE USES

Last Amended: 2/20/19

DESCRIPTION	R-1	R-2	C	M U
indoor tennis and squash courts, billiards and pool halls, indoor athletic and exercise facilities and similar uses.				
6.120 Movie Theaters				Z
6.121 Seating capacity of not more than 300				
6.122 Unlimited Seating Capacity				
6.130 Coliseums, stadiums, and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1000 people				
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
6.150 Electronic Gaming Operations				
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.		Z		Z
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				

TABLE OF PERMISSIBLE USES

Last Amended: 2/20/19

DESCRIPTION	R-1	R-2	C	M U
and operated facilities.				
6.222 Facilities owned and operated by public entities other than the Town of Carrboro				
6.230 Golf driving ranges not accessory to golf course, par 3 golf courses, miniature golf course, skateboard parks, water slides, and similar uses.				
6.240 Horseback riding stables (not constructed pursuant to permit authorizing residential development)				
6.250 Automobile and motorcycle racing tracks				
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				Z
7.200 Nursing care institutions, intermediate care institutions, handicapped, aged or infirm institutions, child care institutions				Z
7.300 Institutions (other than halfway houses) where mentally ill persons are confined				
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	Z
8.200 Outside Service or Consumption			Z	Z
8.300 Drive-in (service to and consumption in vehicle on premises)				
8.400 Drive Through Windows (service directly to vehicles primarily for off-premises consumption)				
8.500 Carry Out Service (food picked up inside of off-premises consumption)			Z	Z
8.600 Food Delivery			Z	Z
8.700 Mobile prepared food vendors			Z	Z

TABLE OF PERMISSIBLE USES

Last Amended: 2/20/19

DESCRIPTION	R-1	R-2	C	M U
9.000 Motor Vehicle-Related Sales and Service Operations				
9.100 Motor vehicle sales or rental of sales and service				
9.200 Automobile service stations				
9.300 Gas sales operations				
9.400 Automobile repair shop or body shop				
9.500 Car wash				
10.000 Storage and Parking				
10.100 Independent automobile parking lots or garages				Z
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				
10.220 Storage inside or outside completely enclosed structures				Z
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				
11.000 Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards				
12.000 Services and Enterprises Related to Animals				
12.100 Veterinarian				Z
12.200 Kennel				
13.000 Emergency Services				
13.100 Police Stations				Z
13.200 Fire Stations				
13.300 Rescue Squad, Ambulance Service				
13.400 Civil Defense Operation				
14.000 Agricultural, Silvicultural, Mining, Quarrying Operations				
14.100 Agricultural operations, farming				
14.110 Excluding livestock				
14.120 Including livestock				
14.200 Silvicultural operations				
14.300 Mining or quarrying operations, including on-site sales of products				
14.400 Reclamation landfill				
15.000 Miscellaneous Public and Semi-Public				

TABLE OF PERMISSIBLE USES

Last Amended: 2/20/19

DESCRIPTION	R-1	R-2	C	M U
Facilities				
15.100 Post Office				
15.200 Airport				
15.300 Sanitary landfill				
15.400 Military reserve, National Guard centers				
15.500 Recycling materials collection operations				
15.510 Using collection facilities other than motor vehicles				Z
15.520 Aluminum recycling using motor vehicles				
15.600 Public utility service complex				
15.700 Cable Television Signal Distribution Center				
15.750 Data Service Provider Facility				
15.800 Town-owned and/or Operated Facilities and Services				
15.810 Town-owned and/or Operated Public Parking Lot				
15.820 All other town-owned and/or operated facilities and services				
16.000 Dry Cleaner, Laundromat				
16.100 With drive-in windows				
16.200 Without drive-in windows				Z
17.000 Utility Facilities				
17.100 Neighborhood	Z	Z	Z	Z
17.200 Community or regional				
17.300 Cable Television Satellite Station				
17.400 Underground Utility Lines				
17.410 Electric Power Lines & Gas Lines	Z	Z	Z	Z
17.420 Other Underground Lines	Z	Z	Z	Z
17.500 Solar Array				
17.501 Solar Array Facility, Level 1	Z	Z	Z	Z
17.502 Solar Array Facility, Level 2		Z	Z	Z
17.503 Solar Array Facility, Level 3				
18.000 Towers and Related Structures				
18.100 Towers and antennas fifty feet tall or less			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)				
18.300 Antennas exceeding 50 feet in height attached to structures other than towers,				

TABLE OF PERMISSIBLE USES

Last Amended: 2/20/19

DESCRIPTION	R-1	R-2	C	M U
[other than accessory uses under 15-150(c)(5)]		Z	Z	Z
18.400 Publicly-owned towers and antennas of all sizes that are used in the provision of public safety services				Z
19.000 Open Air Markets and Horticultural Sales				
19.100 Open air markets (farm and craft markets, flea markets, produce markets)			Z	Z
19.200 Horticultural sales with outdoor display			Z	Z
19.300 Seasonal Christmas or pumpkin sales			Z	Z
20.000 Funeral Homes				
21.000 Cemetery and Crematorium				
21.100 Town-owned cemetery				
21.200 All other cemeteries				
21.300 Crematorium				
22.000 Day Care				
22.100 Child Day Care Home	Z			Z
22.200 Child Day Care Facility		Z		Z
22.300 Senior Citizens Day Care, Class A	Z	Z		Z
22.400 Senior Citizens Day Care, Class B				
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				
23.200 Temporary parking facilities located on or off-site of activity generating need for parking				
24.000 Bus Station				
25.000 Commercial Greenhouse Operations				
25.100 No on-premises sales				
25.200 On-premises sales permitted				
26.000 Subdivisions				
26.100 Major	Z	Z	Z	Z
26.200 Minor	Z	Z	Z	Z
27.000 Combination Uses	Z	Z	Z	Z
28.000 Planned Unit Developments	development District conditional use permit			
29.000 Special Events				

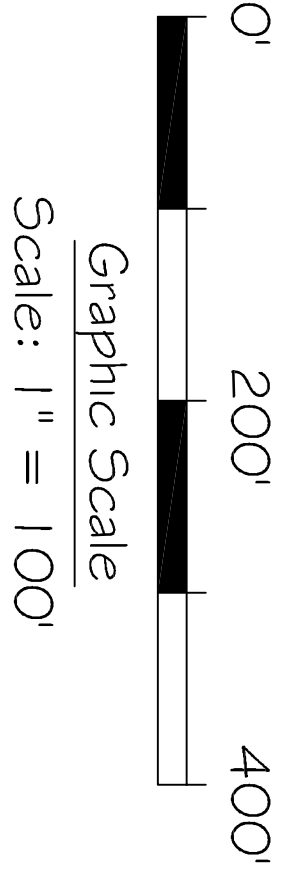
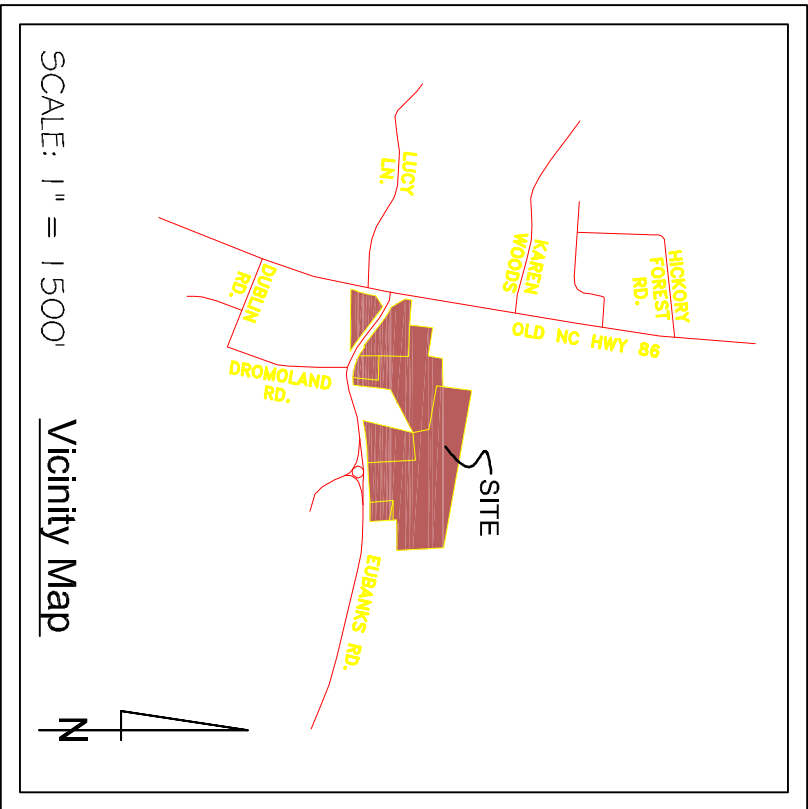
Permissible only in Planned Industrial Development Districts [See Subsection 15-137(c)]

TABLE OF PERMISSIBLE USES

Last Amended: 2/20/19

DESCRIPTION	R-1	R-2	C	M U
30.000 Planned Industrial Development	nt to a conditional use			
31.000 Off-Premises Signs				
32.000 Village Mixed Use Development	d Use Districts (8 conditional use permit) bly Conditional Use D			
33.000 Office/Assembly Planned Development				
34.000 Temporary Lodging				
34.100 Hotels and Motels				Z
34.200 Bed and Breakfast	Z			Z

DRAFT



EUBANKS PROPERTY

Parker Louis, LLC
301 Montclair Way
Chapel Hill, North Carolina 27516
Contact: Adam Zinn at 919-422-6477

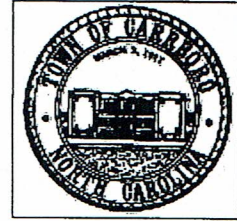
5-10-2019
DATE

PRELIMINARY MASTER PLAN

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING



PETITIONER:

Parker Louis, LLC

DATE:

2.6.2019

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from RR to FLEX zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME Parker Louis, LLC
 ADDRESS: 301 Montclair way
 TELEPHONE #:() 919-422-6477
2. INTEREST IN PROPERTY (IES):
owner
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: Evbanks / old Hwy 86 - 4 lots.
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
 - a. OWNER: Parker Louis LLC - 9860878399
 TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE 4.84 PARCEL: _____
 SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____
 EXISTING STRUCTURES AND USES : _____
 - b. OWNER: Parker Louis LLC - 9860972554
 TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE 5.93 PARCEL: _____
 SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

EXISTING STRUCTURES AND USES:

c. OWNER: Parker Louis LLC - 9860975382TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: 2.43 PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

EXISTING STRUCTURES AND USES:

d. OWNER: Parker Louis LLC - 9860979520TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: 12.67 PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

G. Parker Louis LLC - 9860-97-1159 0.77 AC ±

EXISTING STRUCTURES AND USES:

e. Parker Louis LLC - 9870070266f. Ervin Cradle - 9870072362 - 1.02 acres

5. NAMES AND ADDRESSES OF ALL PERSONS WHOSE PROPERTY OR ANY PART THEREOF IS WITHIN 1000 FEET IN ANY DIRECTION OF THE PROPERTY SOUGHT TO BE REZONED.

NAME	ADDRESS
Peng Family Trust	16309 Jousting Terrace, Rockville, MD 20851
Byron Chambers	3747 Sepulveda Blvd, Apt 18, Los Angeles, CA 90031
James Neville	7302 Old Hwy 86, Chapel Hill, NC 27516
Frankie Gladden	3747 Sepulveda Blvd, Apt 18, Los Angeles, CA 90031
Pamela Butler	2312 Blackwatch Circle, Marietta, GA 30008
Jeffrey Tate	1011 Highland Woods Rd, Chapel Hill, NC 27514
Ervin Cradle	402 Eubank Rd, Chapel Hill, NC 27514
Orange County	Po Box 8181, Hillsborough, NC 27278
Joan Hickey	7508 Old Hwy 86, Chapel Hill, NC 27516
Erni Hunter Properties	2 Kenbridge Ct, Greensboro, NC 27410
Marsha Cinner	706 Eubank Rd, Chapel Hill, NC 27516
Jude King	Po Box 571, Chapel Hill, NC 27514

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES
- ☐
- NO
- ☒

IF "YES", WHEN? _____

COMX →

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

- (a) How do the potential uses in the new district classification relate to the existing character of the area?

SEE ATTACHED

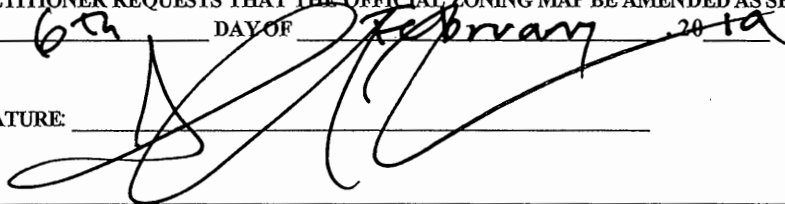
(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

(c) How will the proposed rezoning affect the value of nearby buildings?

(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 6th DAY OF February 2019

PETITIONER'S SIGNATURE: _____



PLEASE NOTE:

For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.

(cont.)

Property within 1000' of Property

Sara Minton 7511 Old Hwy 86 Chapel Hill, 27516

Josef Woodman 7305 Old Hwy 86 Chapel Hill, 27516

Duke University Forestry 324 Blackwell St, Durham, 27701

Maduay Cotton 7202 Old Hwy 86, Chapel Hill 27516

Weiner 2435 Sedgefield Dr, Chapel Hill 27514

Kuo 107 Buena Vista Way, Chapel Hill 27514

Omair 111 Dranoland Rd, Chapel Hill 27516

Decker 109 Dublin Rd, Chapel Hill 27516

Raney/Ibarra 107 Dublin Rd, Chapel Hill 27516

Maller/Cummings 105 Dublin Rd, Chapel Hill 27516

William Klein 116 Old Spring Rd, Chapel Hill 27516

William Klein 1217 Ford Rd, Chapel Hill 27516

Petition for Change of Zoning from RR to FLEX

7(a) The existing character of the area is a mix of vacant land, stand alone single family homes and the Morris Grove neighborhood of 23 lots (12 of the lots are vacant) . Morris Grove Elementary is across the street from the site as well as future plans for a park and middle school. This site was designated as a potential FLEX zone by the town.

(b) Under current zoning laws (RR), the property would produce +-20 large (+- 1 acre) single family lots. The change of zoning to a FLEX zone will allow a subdivision supplying a mixture of product: Commercial, Office, Small Single-Family lots, Multi-Family and a General Store. Much of this speaks directly to Carrboro Vision 2020, Development section 2.52, to "require the construction of diverse housing stock." It will also provide Carrboro with potentially more commercial inventory.

(c) The proposed rezoning will have a positive impact on the value of nearby homes. The site's single - family product will be modestly priced by Carrboro standards (+- \$300,000 homes) and the construction of commercial and office will increase the value of surrounding parcels.

(d) The most appropriate use of this property is to rezone it to a FLEX zone and Carrboro has been strongly pushing for this change. The town of Carrboro has consistently stated a desire to increase density (with mixed use) in this area and this rezoning will accomplish that.





































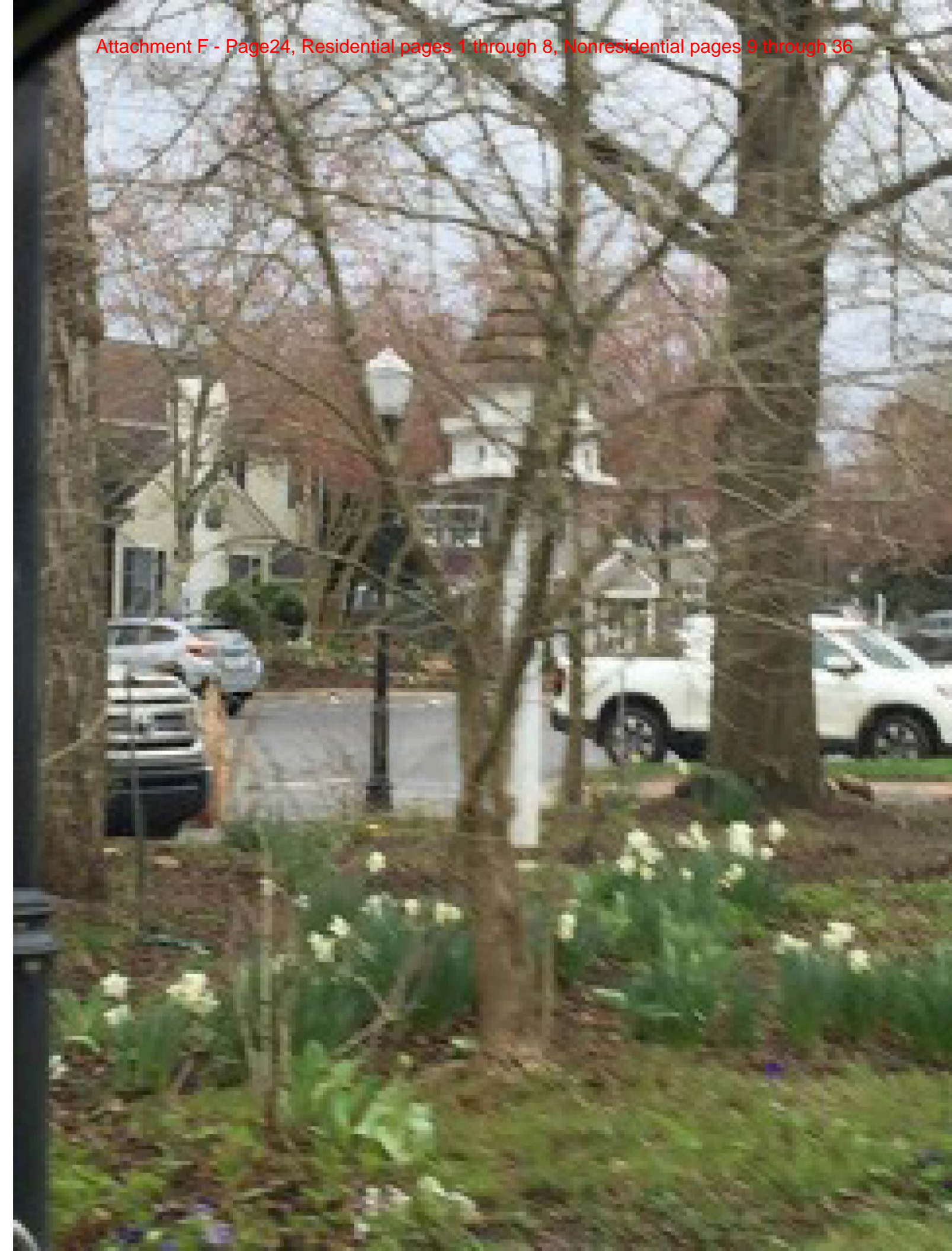




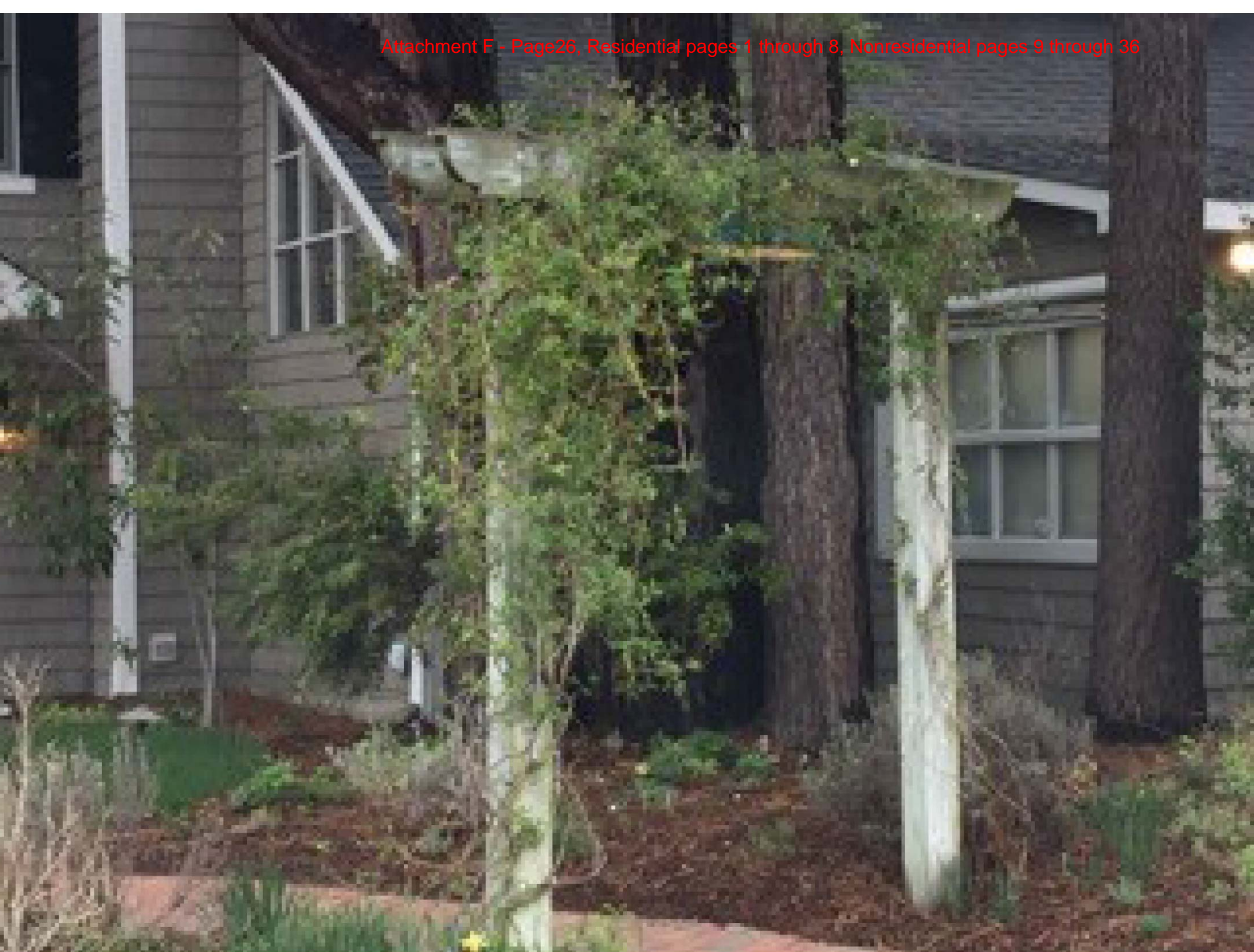


























WELCOME TO FEARRINGTON VILLAGE



1992

The Huntington Music Department
The Huntington Library
The Great Hall
Huntington Library

1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 26

The Frayington House Inn The Sign of Frayington

1999

Milwaukee City's
 Hallenbeck's Book
 House & Stationery

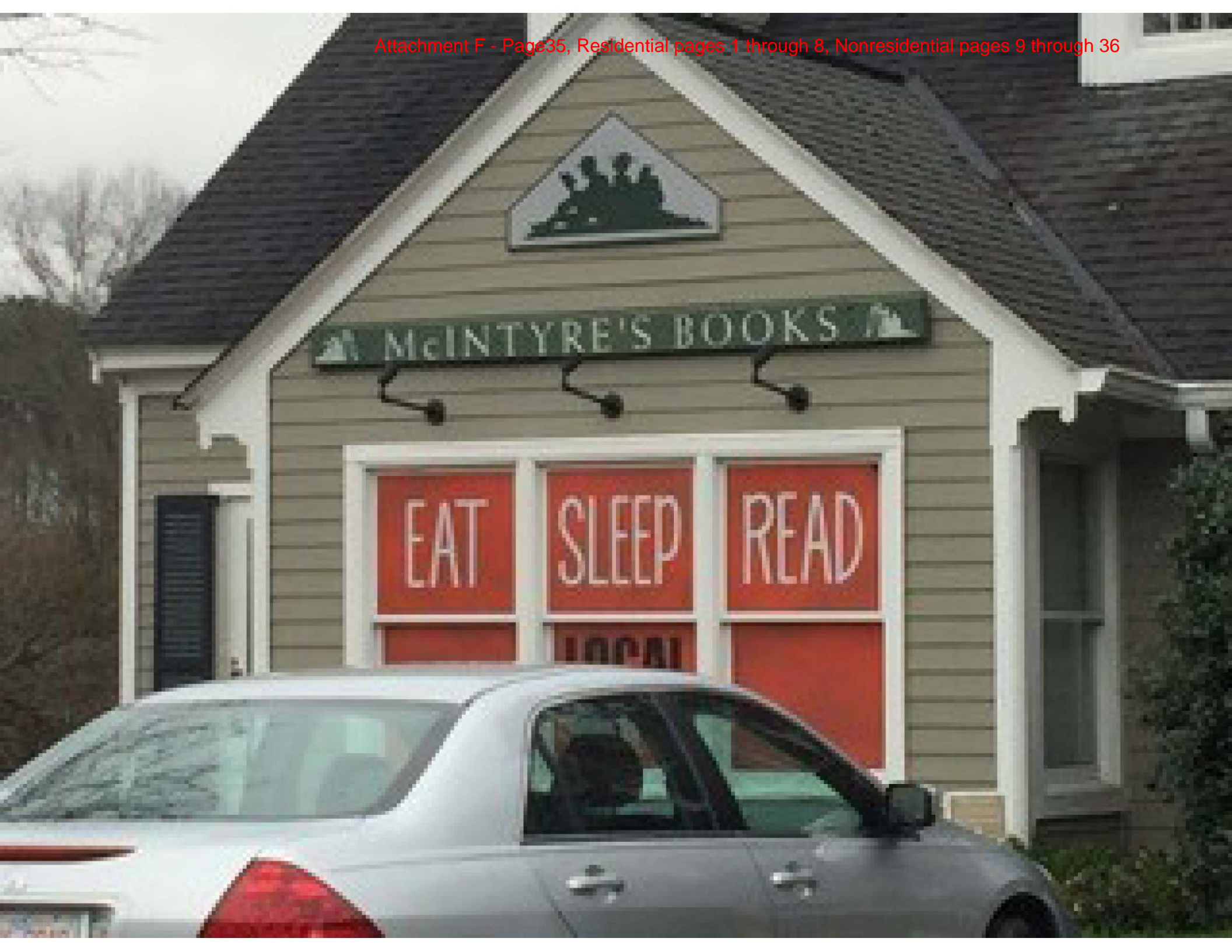
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Windings in Special Events Series: The Leaning Tower the Garden Tour Meeting Room:

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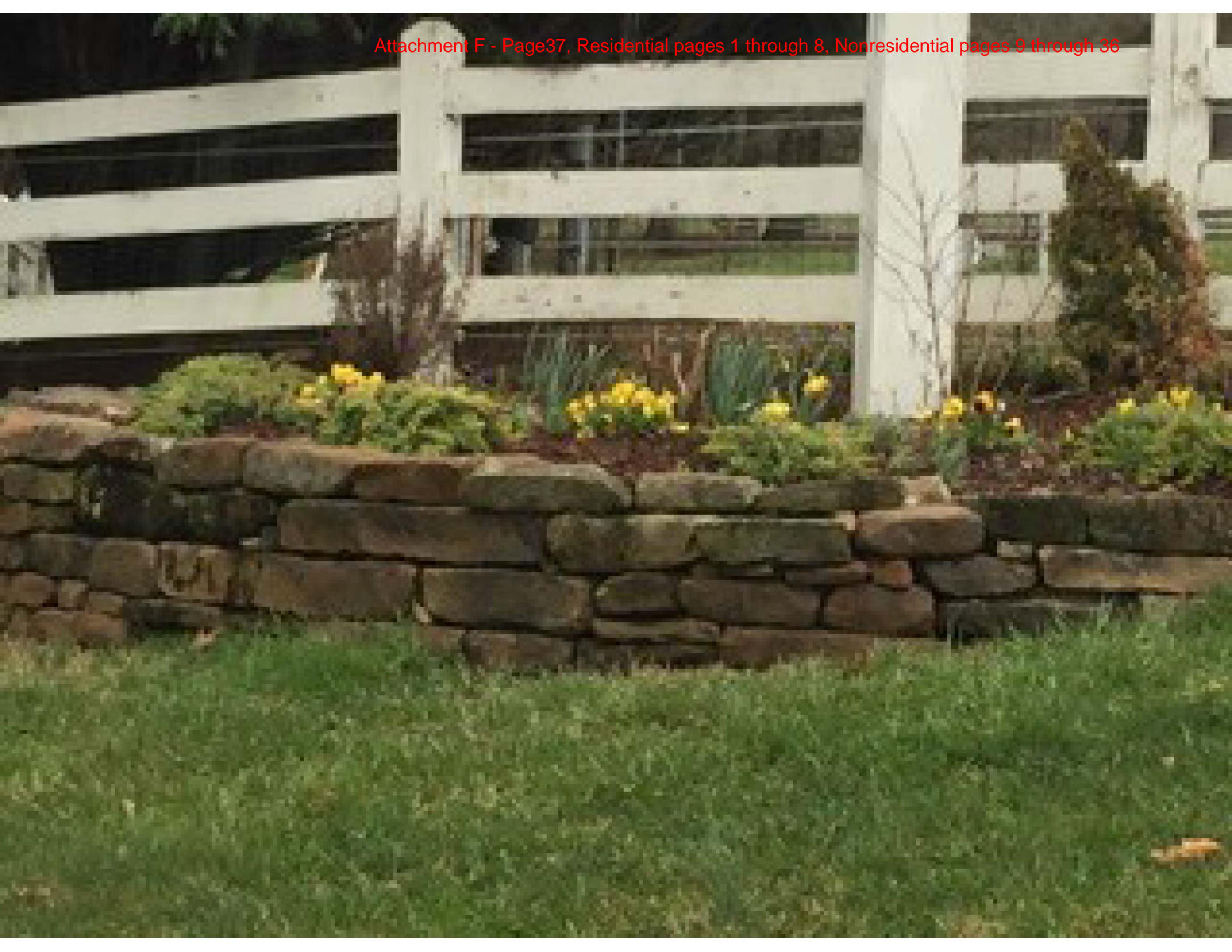
Paula Curcio, Inc. Real Estate
Southwest Realty
The Village South Shop







The
FEARRINGTON
VILLAGE
CENTER



**SUMMARY SHEET OF ADVISORY BOARD
COMMENTS**
FLX District at Old NC 86 and Eubanks Road

Advisory Board	Comments
PB	1. We would strongly urge a revision of his concept to remove this extension of the single family residential area. We have included rough sketches showing multi-family in red, residentially scaled retail/office in black, and single-family in brown, and purple representing public open space. Gray represents roads and parking areas, while the orange line represents a pedestrian connection. Blue are possible sites for stormwater BMPs. We also urge the developer to consider the arrangement and scale of uses in Franklin Square, located in Chapel Hill at the east end of Franklin Street. Clustering the retail/office uses would allow for more open space.
	2. We also urge the alderman to consider strengthening the language regarding affordable housing as provided for in Sec. 15-350-D. We would like to see affordable units scattered throughout the development and for these to include both multi-family and single-family options, for renters and for homebuyers.
	3. We also have concern about the ability of roads in the area to handle the traffic generated by the development of the site, but we also recognize that this area will density in the future and we recommend phasing this development with improvements to road and other infrastructure.
	4. We also are concerned about potential blasting on the site and recommend looking into raising the site to prevent the need for extensive blasting.
	5. We believe the optimal access for this property would be off of Eubanks across from Dromoland, and a second point of access off of Eubanks at the roundabout. The single family road should extend the full length of the northern end of the parcel to allow for future connections to adjacent properties
EAB	1. Use a tool such as iTree to estimate carbon capture eliminated.
	2. Supply a LEED worksheet
	3. Strive for carbon neutral or negative design.
	4. Provide on-site renewal energy or make buildings renewable energy ready
	5. Retain or integrate open space and contiguous, protected wildlife corridors
	6. Increase stormwater design to address up to 100 year events
	7. Implement grey water recycling with cisterns for commercial building
	8. Green roofs and walls
	9. ADA compliant compacted dirt walking paths rather than hard surface
	10. Use raised walkways for any through wetlands if it is done

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EAB	11. To minimize idling time and implement an east-bound turn lane into school
	12. That, in the construction plans the greenway trails be designed to meet or exceed the specifications identified in the AASHTO Guide for the Development of Bicycle Facilities, and that the proposed greenway be constructed to the Type IV AASHTO standard.
	13. Maintain bicycle and pedestrian connectivity northbound from school and Greenway south of Eubanks
	14. That at least one accessible parking space be provided in close proximity to the main entrance of Building 3 in the option A site plan proposal.
	15. Source materials locally (within 50 miles if possible)
	16. Use cement substitutes to reduce carbon footprint
	17. Use materials that emit low levels or no air pollutants (adhesives, paints) to allow people with chemical sensitivity equal access
	18. Use salvaged/recycled materials
	19. Strive for net-zero or net-positive construction
	20. Use native plants and no invasive species using Town planting guide as a reference
	21. To the greatest degree possible use integrated pest control measures
	22. Abide by shading requirements based on localized uses – eg residential shading requirements for residential area, parking lot shading requirements for parking lots
	23. Retain existing forest canopy to the greatest extent possible.
	24. We recommend some level of co-housing
	25. Increase urban transition zone (buffer) between development adjacent to wetlands to 100 feet and streams to 200 feet
	1. The density of the development should reflect the rural and current character of the area; and be more consistent with the DAD workshop. The NTAAC plans to make a specific recommendation on the density further in to this planning process.
	2. Any affordable housing density bonuses be defined at the beginning of the planning process
	3. To reflect the DAD workshop vision of a mixed-use development, the ordinance should ensure that a phased build out and/or market conditions do not allow for solely residential.
	4. The ordinance should more closely reflect the vernacular standards as discussed at the DAD workshop, and should comply with the requirements regarding Architectural Standards in Section 15-177 in Article XI.

Advisory Board	Comments
NTAAC	5. The development should maintain a 100-foot road buffer as a minimum.
	6. Screening should predominantly, but not wholly, be an understated vegetative buffer throughout the edges of development, and comply with the requirements in Article XIX Screening and Trees. The NTAAC requests site-specific street-level visuals or renderings of the proposed screening for both Eubanks Rd and Old Hwy 86
	7. Facades of buildings facing Eubanks Road should reflect the rural character of the area and not attempt to create a faux suburban look. The NTAAC requests site-specific street-level visuals or renderings of the building facades
	8. To mitigate traffic impacts, a right turning lane into the elementary school at the roundabout should be added, traffic calming measures and roundabouts should be installed on Eubanks Road, and priority should be given completing the Lake Hogan Farm Road extension. The required traffic analysis should capture data that reflects the impact that school traffic has on the area. The NTAAC plans to make more specific traffic mitigation recommendations once a comprehensive traffic analysis has been completed.
	9. Prioritize the expansion and connection of the Twin Creeks Greenway to the development
	10. A multi-use path should be constructed along Eubanks Road to facilitate both pedestrian and bicycle connections to the school and the nearby greenway.
	11. CH Transit should expand route options to the area, and explore opportunities for bus stops either inside the development or on Eubanks Road.
	12. Locate parking, especially for the multi-family residential, behind buildings, on the interior of the development
	13. Lighting standards and specific measures should be taken to protect the dark skies.
	14. The Table of Permissible Uses should more closely reflect the proximity of the school and the DAD workshop. The NTAAC plans to contribute more specific comments on the table of permissible uses further in to this planning process
TAB	1. Define a medium residential use within the proposed district, which would represent three-plex and four-plex type housing units. This would be distinct from the low density (single family and townhomes) and high density (multi-family) residential uses
	2. Limit the minimum density on to 15 DU per area as this is a well-documented density which supports transit use
	3. Reduce the setback requirements for any buildings oriented towards Eubanks road as this can facilitate reduction in driving speed due to the feeling of entering a village type setting
	4. Use pooled greenspace to reduce the single family lot sizes and provide a large, common use, community open space
	5. Remove the restriction on the percentage of recreation facilities which can be located in common open space
	6. Access points along Eubanks Road should be limited to two (2

Advisory Board	Comments
TAB	7. If the completion of the Traffic Impact Analysis would indicate improvements are needed at Eubanks Rd and Old NC 86, the preferred intersection type is a roundabout
	8. If the completion of the Traffic Impact Analysis would indicate improvements are needed at Eubanks and Drummond, the preferred intersection type is a roundabout
	9. If the completion of the Traffic Impact Analysis would indicate improvements are needed along Eubanks Rd, provision of bike/ped facilities in the form of a separated sidepath (as opposed to a bike lane) should be provided at time of construction
	10. Design of roundabouts or other improvements along Eubanks Road must include high visibility crosswalks at appropriate locations
	11. Roadways internal to the development should be interconnected between the access points along Eubanks Road
	12. Roadways internal to the development should be designed with sidewalks on both sides of the street
	13. Protect the shag bark hickory trees currently on the land.
	14. Consider creation of site specific shared parking ratios to reduce the overall parking space requirements for the commercial and retail uses proposed
	15. Provide appropriate internal bike/ped connections such that they would facilitate extension of the Jones Creek Greenway through Morris Grove, across Eubanks Road, and into the proposed development
	16. Provide an enhanced pedestrian crosswalk where the greenway crosses Eubanks, this should include a high visibility crosswalk, and traffic control such as a Rapid Rectangular Flashing Beacon (RRFB) or High Intensity Activated Crosswalk Beacon (HAWK).
	17. Coordinate with Chapel Hill Transit to ensure to internal design of the site would facilitate provision of direct transit access (consider stop locations and bus operations during design) with modification to the existing HS route if needed
	18. Clarify this language to indicate that bike parking requirements are not reduced in this district and that the town-wide standard will be followed.
	19. Consider use of low glare outdoor lighting to minimize light pollution