



PLANNING *and* INSPECTIONS

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## TRANSMITTAL DELIVERED VIA EMAIL

April 27, 2023

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 April 24, 2023 and proposed for town public hearing on May 23, 2023:

- *An Ordinance Amending the Carrboro Land Use Ordinance to Modify Uses, Building Height, and Open Space Standards Related to the M-3 Special Light Manufacturing Districts.*

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 cursive script that reads "Perdita Holtz".

Perdita Holtz, AICP  
Deputy Director, Long-Range Planning and Administration



## TOWN OF CARRBORO

## PLANNING BOARD

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

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

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THURSDAY, MAY 4, 2023

**Land Use Ordinance Text Amendment to Modify Uses, Building Height, and Open Space Standards Related to the M-3 Special Light Manufacturing District**

Motion was made by Fray and seconded by Rachel Gaylord-Miles that the Planning Board recommends that the Town Council approve the draft ordinance.

**VOTE:**

AYES: (8) Gaylord-Miles, Fray, Sinclair, Mangum, Poulton, Clinton, Kirkpatrick, Scales, Foushee

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2) Amina, Peretin

**Associated Findings**

By a unanimous show of hands, the Planning Board membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Sinclair and seconded by Mangum that the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly strategies relating to:

- Affordable Housing – adding multifamily residential uses to the special manufacturing district creates opportunities for diverse housing for rent or purchase the possibility of live/work or work within the neighborhood. (2.1, 3.3, 4.4)
- Economic Development – allowing the M-3 special light manufacturing district to become mixed-use, with commercial and residential uses, which can strengthen business districts and commercial areas in Carrboro's neighborhoods. (2.2)
- Land Use – creating opportunities to add density along priority corridors, and increasing the amount of land available for commercial and mixed-use development. (4.1, 5.1)

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the relationship between the additional uses and the site and building elements deemed to satisfy the standard.

**VOTE:**

AYES: (8) Gaylord-Miles, Fray, Sinclair, Mangum, Poulton, Clinton, Kirkpatrick, Scales, Foushee

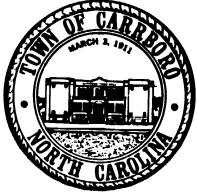
NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2) Amina, Peretin

*Cathy Ry*  
 (Chair)  
 Vice Chair

*5/8/2023*  
 (Date)



## TOWN OF CARRBORO

### Affordable Housing Advisory Commission

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

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

**WEDNESDAY, MAY 17, 2023**

### **Land Use Ordinance Text Amendment to Modify Uses, Building Height, and Open Space Standards Related to the M-3 Special Light Manufacturing District**

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

**VOTE:**

AYES: (3-Lindsay Griffin, Heather Nash, Betty Curry)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2- Amy Singleton, Bobby Funk)

**Associated Findings**

By a unanimous show of hands, the Affordable Housing Advisory Commission membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Lindsay Griffin and seconded by Heather Nash that the Affordable Housing Advisory Commission of the Town of Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly strategies relating to:

- Affordable Housing – adding multifamily residential uses to the special manufacturing district creates opportunities for diverse housing for rent or purchase the possibility of live/work or work within the neighborhood. (2.1, 3.3, 4.4)
- Economic Development – allowing the M-3 special light manufacturing district to become mixed-use, with commercial and residential uses, which can strengthen business districts and commercial areas in Carrboro's neighborhoods. (2.2)
- Land Use – creating opportunities to add density along priority corridors, and increasing the amount of land available for commercial and mixed-use development. (4.1, 5.1)

Furthermore, the Affordable Housing Advisory Commission of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the relationship between the additional uses and the site and building elements deemed to satisfy the standard.

**VOTE:**

AYES: (3-Lindsay Griffin, Heather Nash, Betty Curry)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2- Amy Singleton, Bobby Funk)

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(Chair)

(Date)