



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, APRIL 3, 2014

LAND USE ORDINANCE TEXT AMENDMENT MODIFYING SETBACK PROVISIONS RELATING TO ROOF OVERHANGS

Motion was made by **R. Baptista** and seconded by **D. Clinton** that the Planning Board recommends that the Board of Aldermen **adopt** the draft ordinance with the following changes and comments:

Changes:

- That the language of the revised ordinance be amended to apply only to internal setbacks of new major subdivisions.
- That the proposed language for subdivision (5) further be revised in the following manner, for clarity:

Notwithstanding the foregoing, the first three feet of roof overhang on a residential structure constructed in a residential zoning district is ~~not considered a building for the purposes of this section and is~~ not subject to the building setback requirements.

Comments:

- The Planning Board notes that property owners in existing neighborhoods should have equal opportunity to have the same design and scale of house as new homes in their neighborhoods.
- The Planning Board notes that there are only a limited number of designs for which all four sides of a house would require an extended overhang of three feet.
- The Planning Board further notes that there is only one side of a house that is effective for solar mitigation, and that is the south side.

VOTE:

AYES: C. Adamson, R. Baptista, M. Barton, B. Chaney, D. Clinton

ABSENT/EXCUSED: D. Davis, B. Foushee, S. Poulton

NOES: H. Hunt, A. Cohen

ABSTENTIONS:

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.

Furthermore, motion was made by **C. Adamson** and seconded by **R. Baptista** that the Planning Board of the Town of Carrboro finds the proposed text amendment consistent with Carrboro Vision 2020 regarding development taking place in a manner that is consistent with adopted town values, minimizes negative impacts and promotes energy conservation such as protecting solar access, specifically the following provisions:

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

5.41 The town should encourage the reduction of waste materials in the course of new construction or renovation. The town should promote, be a leader in, and require, where practical, the use of recycled building materials, recycling plans for construction and demolition materials, and the extent to which "green building" techniques are being employed.

5.51 The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets should include passive and active solar, and composted waster co-generation to fuel public vehicles and the heating of town facilities.

VOTE:

AYES: C. Adamson, R. Baptista, M. Barton, B. Chaney, D. Clinton

ABSENT/EXCUSED: D. Davis, B. Foushee, S. Poulton

NOES: H. Hunt, A. Cohen

ABSTENTIONS:



Bethany Chaney, Chair

April 3, 2014



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, APRIL 3, 2014

LAND USE ORDINANCE TEXT AMENDMENT MODIFYING SETBACK PROVISIONS RELATING TO ROOF OVERHANGS

Motion was made by Matthew Arnsberger and seconded by Michelle Holder that the EAB has no concerns with the draft ordinance as presented.

VOTE:

AYES: Matthew Arnsberger, Bruce Sinclair, Michelle Holder

ABSENT/EXCUSED: Gabe Rivins, Rob Crook, Sheila Reddy

NOES: None

ABSTENTIONS: None

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.

Furthermore, the EAB of the Town of Carrboro finds the proposed text amendment consistent with Carrboro Vision 2020 regarding development taking place in a manner that is consistent with adopted town values, minimizes negative impacts and promotes energy conservation such as protecting solar access, specifically the following provisions:

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

5.41 The town should encourage the reduction of waste materials in the course of new construction or renovation. The town should promote, be a leader in, and require, where practical, the use of recycled building materials, recycling plans for construction and

demolition materials, and the extent to which "green building" techniques are being employed.

5.51 The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets should include passive and active solar, and composted waster co-generation to fuel public vehicles and the heating of town facilities.

VOTE:

AYES: Matthew Arnsberger, Bruce Sinclair, Michelle Holder

ABSENT/EXCUSED: Rob Crook, Gabe Rivins, Sheila Reddy

NOES: None

ABSTENTIONS: None

for Rob Crook 4/9/14
(Chair) (Date)

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

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



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



TRANSMITTAL DELIVERED VIA EMAIL

April 16, 2014

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

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on March 20, 2014 and proposed for town public hearing on April 22, 2014:

- *Modifying Setback Provisions Relating to Roof Overhangs.*

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