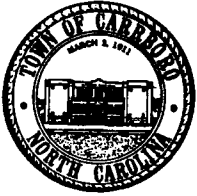


## TOWN OF CARRBORO



## 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, FEBRUARY 4, 2016**

## LAND USE ORDINANCE TEXT AMENDMENT TO ESTABLISH REGULATIONS FOR FACILITIES THAT PROVIDE SOCIAL SERVICES INCLUDING DINING

Motion was made by Adamson and seconded by Clinton that the Planning Board recommends that the Board of Aldermen approve the draft ordinance with the following alterations, that in Section 2, the list of zones be edited to include B-1(C), B-1(G), B-4, M-1, M-2, C-T, RR and R-20 and that in Section 3, the maximum distance from a public transit stop be defined as 250 ft.

### **VOTE:**

AYES (8) Foushee, Clinton, Adamson, Hunt, Haggerty, Tiemann, Whittemore, Pendergrass

ABSENT/EXCUSED (1) Poulton

NOES (1) Cohen

ABSTENTIONS: (0)

### **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 Adamson and seconded by Clinton that the Planning Board of the Town of Carrboro finds the proposed text amendment, is consistent with *Carrboro Vision 2020*, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions:

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision202. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 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.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it expands the use of a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

**VOTE:**

AYES (8) Foushee, Clinton, Adamson, Hunt, Haggerty, Tiemann, Whittemore, Pendergrass

ABSENT/EXCUSED (1) Poulton

NOES (1) Cohen

ABSTENTIONS: (0)

  
(Chair)

2/18/16  
(Date)



**TOWN OF CARRBORO**  
**Transportation Advisory 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**

**THURSDAY, FEBRUARY 18, 2016**

**LAND USE ORDINANCE TEXT AMENDMENT TO ESTABLISH  
REGULATIONS FOR FACILITIES THAT PROVIDE SOCIAL SERVICES  
INCLUDING DINING**

Motion was made by Kurt and seconded by Diana that the TAB recommends that the Board of Aldermen approved the draft ordinance with the following stipulations:

- The use should be allowed in any zone in Town, as long as it meets the transit proximity requirement. In addition to proximity, the transit requirement should also consider the particular route's schedule and frequency so the site and mealtimes are accessible.
- The TAB would like to hear other examples of other jurisdictions under 100,000 people.

**VOTE:**

AYES: (Colleen, Kurt, Rob, Diana, John, Derek)

ABSENT/EXCUSED: (Bethany, Linda)

NOES: ( )

ABSTENTIONS: ( )

**Associated Findings**

By a unanimous show of hands, the TAB 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 John and seconded by Rob that the TAB of the Town of Carrboro finds the proposed text amendment, is consistent with *Carrboro Vision 2020*, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions:

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.

- 1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.
- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision202. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 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.

The TAB furthermore finds that the above described amendment is reasonable and in the public interest because it expands the use of a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.


**VOTE:**

AYES: (Colleen, Kurt, Rob, Diana, John, Derek)

ABSENT/EXCUSED: (Bethany, Linda)

NOES: ( )

ABSTENTIONS: ( )

 For Colleen Barclay 2/19/16  
(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, FEBRUARY 4, 2016**

## **LAND USE ORDINANCE TEXT AMENDMENT TO ESTABLISH REGULATIONS FOR FACILITIES THAT PROVIDE SOCIAL SERVICES INCLUDING DINING**

Motion was made by Turner and seconded by Patrick that the EAB recommends that the Board of Aldermen approve the draft ordinance.

### **VOTE:**

AYES: (Crook, Patrick, Turner)

ABSENT/EXCUSED: (Reddy, O'Connor)

NOES: ( )

ABSTENTIONS: (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.

Motion was made by Patrick and seconded by Crook that the EAB of the Town of Carrboro finds the proposed text amendment, is consistent with *Carrboro Vision 2020*, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions:

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

- 1.44 The town should continue to seek opportunities to exercise more ~~local control of~~ revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision202. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 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.

The EAB furthermore finds that the above described amendment is reasonable and in the *public* interest because it expands the use of a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.


**VOTE:**

AYES: (Crook, Patrick, Turner )

ABSENT/EXCUSED: (Reddy, O'Connor)

NOES: ( )

ABSTENTIONS: (Sinclair)

 2/5/2016  
\_\_\_\_\_  
S. ✓ (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

THURSDAY, FEBRUARY 4, 2016

### LAND USE ORDINANCE TEXT AMENDMENT TO ESTABLISH REGULATIONS FOR FACILITIES THAT PROVIDE SOCIAL SERVICES INCLUDING DINING

Motion was made by Andrea Tanner and seconded by Barbara Foushee that the Human Services recommends that the Board of Aldermen Approve the draft ordinance. Advisory Board  
Commission  
(HSAC)

#### VOTE:

AYES: (X) 3

ABSENT/EXCUSED: ( ) 2

NOES: ( )

ABSTENTIONS: ( )

#### Associated Findings

By a unanimous show of hands, the HSAC 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 Andrea Tanner and seconded by Barbara Foushee that the HSAC of the Town of Carrboro finds the proposed text amendment, is consistent with Carrboro Vision 2020, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions:

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision202. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 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.

The HSAC furthermore finds that the above described amendment is reasonable and in the public interest because it expands the use of a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

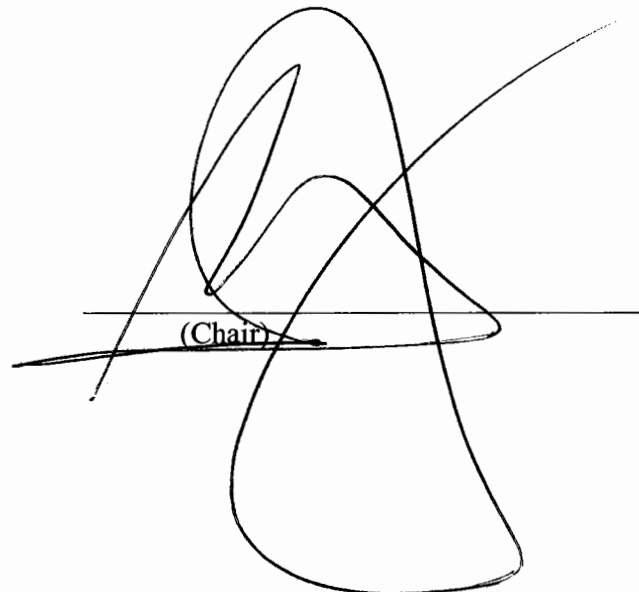
**VOTE:**

AYES: ( ) -3

ABSENT/EXCUSED: ( ) 2

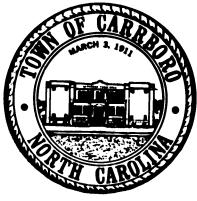
NOES: ( )

ABSTENTIONS: ( )



(Chair) \_\_\_\_\_ 2/9/16 (Date)





# TOWN OF CARRBORO

## Economic Sustainability Commission

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

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

**THURSDAY, FEBRUARY 4, 2016**

## **LAND USE ORDINANCE TEXT AMENDMENT TO ESTABLISH REGULATIONS FOR FACILITIES THAT PROVIDE SOCIAL SERVICES INCLUDING DINING**

Motion was made by Terri Turner and seconded by Leo Gaev that the Economic Sustainability Commission recommends that the Board of Aldermen approve the draft ordinance on the condition that the Residential zoning districts are not included in the ordinance.

### **VOTE:**

AYES: (9 )

ABSENT/EXCUSED: (0)

NOES: (0 )

ABSTENTIONS: (0 )

### **Associated Findings**

By a unanimous show of hands, the Economic Sustainability Committee 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 Terri Turner and seconded by Leo Gaev that the Economic Sustainability Commission of the Town of Carrboro finds the proposed text amendment, is consistent with *Carrboro Vision 2020*, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions:

**1.31** The town should continue to look for unmet needs, to inform the Orange County Commissioners of those needs, and to urge them to address those unmet needs.

**1.32** The town should continue to support human service needs that are above and beyond those met by the County.

1.33 The town should develop a comprehensive plan for supporting the needs of special populations, including senior citizens and immigrants, in which these populations identify their needs rather than the community at large. Such a plan would focus particularly on transit needs easy access and proximity to health care and integration into the greater community.

1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

## 2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision202. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

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.

3.21 The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

- To double commercial square footage in the downtown from that existing in the year 2000.
- To accommodate additional square footage by building up, not out.
- To increase the density of commercial property in the downtown area.
- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.
- To develop transit and traffic initiatives which enhance the viability of downtown.

3.63 The town should encourage the development of underutilized property in the downtown area.

- 4.13 The town should cooperate with Chapel Hill and other regional entities in a comprehensive transportation plan to include: regional transit service conducted by the Triangle Transit Authority, seamless connections among all the region's public transit systems, and shorter routes and more frequent service

The Economic Sustainability Commission furthermore finds that the above described amendment is reasonable and in the public interest because it expands the use of a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

**VOTE:**

AYES: (9 )

ABSENT/EXCUSED: (0 )

NOES: (0 )

ABSTENTIONS: (0 )

*Arthur "Beven" Ramsey*

(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

March 14, 2016

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 text amendments received by us February 19, 2016 and proposed for town public hearing on March 22, 2016:

- *An Ordinance to Establish Regulations for Facilities that Provide Social Services Including Dining.*

We have reviewed the amendments and have the following comments:

1. The proposed use would be allowed within the RR zoning district. Large portions of the Transition Areas, as designated by the *Joint Planning Area Land Use Plan*, are currently zoned RR.
2. The *Joint Planning Area Land Use Plan* (page 71) stipulates that the *Facilitated Small Area Plan for Carrboro's Northern Study Area* "supersedes the *Joint Planning Area Land Use Plan* to the extent that it is inconsistent with the *Joint Planning Area Land Use Plan*." Therefore, Orange County Planning staff referred to the *Facilitated Small Area Plan for Carrboro's Northern Study Area* in its review.
3. The *Facilitated Small Area Plan for Carrboro's Northern Study Area* identifies the desire for Mixed Use Villages but calls for "very modest retail components at appropriate locations" within these potential villages (page 41). Additionally, page 47 of the plan specifies "neighborhood-scale commercial and neighborhood-scale office."

4. The *Facilitated Small Area Plan for Carrboro's Northern Study Area* (page 58) also identifies possible business/office/assembly uses and proposes these uses be subject to "good neighbor" performance standards.
5. Commercial activities in the potential mixed use village centers "are intended to serve only the residents of the community and should not attract a large number of consumers from outside of the village" (page 92 of the *Facilitated Small Area Plan for Carrboro's Northern Study Area*).
6. The specific use being proposed for addition to the Town's code (Facilities that Provide Social Services Including Dining) does not appear to be a commercial facility type contemplated by the *Facilitated Small Area Plan for Carrboro's Northern Study Area*. Because of this, Orange County staff questions whether the proposed use is consistent with the relevant joint planning area documents. Before such a use were contemplated for approval within the Transition Area, Town and County staffs and, likely, elected officials would have to come to greater clarity on whether the use is consistent with adopted plans/documents.

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

Sincerely,

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

Perdita Holtz, AICP  
Planning Systems Coordinator

cc: Bonnie Hammersley, County Manager  
Travis Myren, Deputy County Manager  
Board of County Commissioners  
Craig Benedict, County Planning Director