

## ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

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### TRANSMITTAL DELIVERED VIA EMAIL

June 7, 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 revisions to the following Land Use Ordinance amendments received by us May 26, 2016 and proposed for town public hearing on June 28, 2016:

- *An Ordinance to Provide Flexibility with Respect to Street Design Standards and to Allow Multi-Family with an Increased Building Height Limit in the B-4-CZ District.*
- *An Ordinance to Reduce the Minimum Lot Size Requirement for R-2-CZ in Architecturally Integrated Subdivisions.*

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  
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

**JUNE 16, 2016**

**Land Use Ordinance Text Amendments to Provide Flexibility with Respect to Street Design Standards in the B-4-CZ District, to Allow Multi-family uses in the B-4-CZ District, and to Increase the Building Height Limit for Multi-family Buildings in the B-4-CZ District.**

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

**VOTE:**

AYES: (8) Adamson, Tiemann, Whittemore, Poulton, Hunt, Pendergrass, Clinton, Rosser

NOES: (1) Foushee,

ABSENT/EXCUSED: (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 Poulton and seconded by Whittemore that the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions:

**2.5 Balanced and Controlled Growth**

2.52 The town should continue to require the construction of a diverse housing stock.

**3.3 New Commercial Growth**

3.312 All shopping centers should be connected to residential areas with increased pedestrian access.

**4.5 New Development**

4.51 The town should continue to require developers to install sidewalks and bicycle paths in new developments.

4.52 New developments should bear the costs of upgrading connector and arterial facilities in the areas adjacent to their properties to the extent appropriate, including upgrades to serve pedestrians and bicycles, given the added load to the infrastructure and anticipated use of facilities.

**6.1 Housing for a Diverse Population**

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it links the potential for mixed-use development and more diverse housing options as part of conditional zoning, a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

**VOTE:**

**VOTE:**

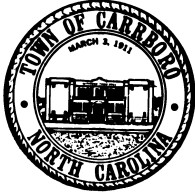
AYES: (8) Adamson, Tiemann, Whittemore, Poulton, Hunt, Pendergrass, Clinton, Rosser

NOES: (1) Foushee,

ABSENT/EXCUSED: (1) Cohen

ABSTENTIONS: (0)

 6/16/16  
\_\_\_\_\_  
(Chair) (Date)



# TOWN OF CARRBORO

## Economic Sustainability 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

**JUNE 2, 2016**

**Land Use Ordinance Text Amendments to Provide Flexibility with Respect to Street Design Standards in the B-4-CZ District, to Allow Multi-family uses in the B-4-CZ District, and to Increase the Building Height Limit for Multi-family Buildings in the B-4-CZ District.**

Motion was made by Bill Thompson and seconded by Matt Neal that the ESC recommends that the Board of Aldermen approve the draft ordinance.

**VOTE:**

AYES: (8 )

ABSENT/EXCUSED: (0 )

NOES: (0 )

ABSTENTIONS: (0 )

**Associated Findings**

By a unanimous show of hands, the ESC 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 Bill Thompson and seconded by Matt Neal that the ESC of the Town of Carrboro finds the proposed text amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions:

**2.5 Balanced and Controlled Growth**

2.52 The town should continue to require the construction of a diverse housing stock.

**3.3 New Commercial Growth**

3.312 All shopping centers should be connected to residential areas with increased pedestrian access.

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6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.

The ESC furthermore finds that the above described amendment is reasonable and in the public interest because it links the potential for mixed-use development and more diverse housing options as part of conditional zoning, a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

### **VOTE:**

AYES: 8

ABSENT/EXCUSED: 0

NOES: 0

ABSTENTIONS: 0

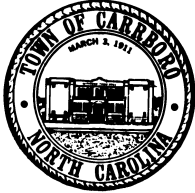


6.8.2016

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(Chair)

(Date)



# TOWN OF CARRBORO

## TAB

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

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

**JUNE 2, 2016**

**Land Use Ordinance Text Amendments to Provide Flexibility with Respect to Street Design Standards in the B-4-CZ District, to Allow Multi-family uses in the B-4-CZ District, and to Increase the Building Height Limit for Multi-family Buildings in the B-4-CZ District.**

Motion was made by Linda Haac and seconded by Derek Powers that the TAB recommends that the Board of Aldermen adopt the draft ordinance.

**VOTE:**

AYES: (6)

ABSENT/EXCUSED: (1)

NOES: (0)

ABSTENTIONS: (0)

**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 Linda Haac and seconded by Derek Powers that the TAB of the Town of Carrboro finds the proposed text amendment consistent with *Carrboro Vision 2020*, particularly the following provisions:

**2.5 Balanced and Controlled Growth**

2.52 The town should continue to require the construction of a diverse housing stock.

**3.3 New Commercial Growth**

3.312 All shopping centers should be connected to residential areas with increased pedestrian access.

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## **6.1 Housing for a Diverse Population**

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.

The TAB furthermore finds that the above described amendment is reasonable and in the public interest because it links the potential for mixed-use development and more diverse housing options as part of conditional zoning, a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

### **VOTE:**

AYES: (6)

ABSENT/EXCUSED: (1)

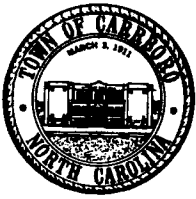
NOES: (0)

ABSTENTIONS: (0)

A handwritten signature in black ink, appearing to read "Jeff Kleaveland". The signature is fluid and cursive, with a large initial "J" and "K".

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Jeff Kleaveland for Colleen Barclay (Chair) on 6/6/16



# TOWN OF CARRBORO

## Environmental 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

**JUNE 16, 2016**

### **700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ and Text Amendment**

Motion was made by Turner and seconded by Hoban that the EAB recommends that the Board of Aldermen approve the rezoning and text amendment subject to the following considerations:

- 1) Add multistory mixed use development with ground floor commercial with residential and/or office use above, and increased clustering of buildings relative to the current site plan. Consider the model of Southern Village. The current site plan has too many buildings too far apart with too much separated parking. Building up and clustering would reduce impervious surface and therefore more effectively address stormwater runoff and flooding issues. Modify the plan to improve access to commercial buildings and bus service by senior residents. Include golf cart charging stations and covered bike racks with the senior living.
- 2) Include a condition that requires compliance with all current Town Land Use Ordinance provisions.
- 3) To address flooding issues in the adjacent neighborhood, include a condition to exceed the Town's LUO requirements for peak flow stormwater requirements by treating for the 50 year storm event. Also include a condition that the developer will post a bond to protect the neighboring properties in the event of delayed construction that increases stormwater impacts and results in neighboring properties incurring increased risk of flooding damage.

The EAB appreciates the applicant's efforts to protect specimen trees and a buffer for adjacent neighborhoods.

#### **VOTE:**

AYES: Hoban, O'Connor, Sinclair, Turner

ABSENT/EXCUSED: Patrick, Perera

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 these amendments.

Motion was made by O'Connor and seconded by Turner that the EAB finds the proposed map and text amendments are **not** consistent as proposed with the following provisions of *Carrboro Vision 2020*:

**3.1 Nature of Development**

In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

**3.3 New Commercial Growth**

Opportunities for new commercial growth exist primarily in four areas: downtown, across from the Carrboro Plaza Shopping Center, within the commercial core of a village mixed-use development, and within new office/assembly conditional use developments. The latter two options are most obviously appropriate in the transition area, but may be approved throughout the town's jurisdiction.

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


**VOTE:**

AYES: Hoban, O'Connor, Sinclair, Turner

ABSENT/EXCUSED: Patrick, Perera

NOES: None

ABSTENTIONS: None

  
 (Chair) 6/16/2016  
 (Date)

For