

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 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 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

JUNE 2, 2016

Land Use Ordinance Text Amendments to Reduce the Minimum Lot Size Requirement for R-2-CZ District in Architecturally Integrated Subdivisions

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

VOTE:

VOTE:

AYES: (7) Adamson, Foushee, Hunt, Cohen, Tiemann, Pendergrass, Rosser;

ABSENT/EXCUSED: (3) Poulton, Haggerty, Whittemore

NOES: (0)

ABSTENTIONS: (1) Clinton

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 Tiemann and seconded by Hathaway that the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions:

2.1 Avoidance of Adverse Effects on Public Health and Safety

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.

2.5 Balanced and Controlled Growth

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

3.2 Downtown Vitality

3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.

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.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it reduces the minimum lot size creating opportunities for 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: (7) Adamson, Foushee, Hunt, Cohen, Tiemann, Pendergrass, Rosser;

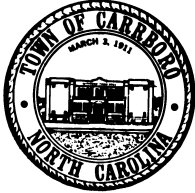
ABSENT/EXCUSED: (3) Poulton, Haggerty, Whittemore

NOES: (0)

ABSTENTIONS: (1) Clinton

 6/2/2016

(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 Reduce the Minimum Lot Size Requirement for R-2-CZ District in Architecturally Integrated Subdivisions

Motion was made by Kurt Štolka and seconded by Rob Dow 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 Kurt Štolka and seconded by Rob Dow that the TAB of the Town of Carrboro finds the proposed text amendment consistent with *Carrboro Vision 2020*, particularly the following provisions:

2.1 Avoidance of Adverse Effects on Public Health and Safety

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.

2.5 Balanced and Controlled Growth

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

3.2 Downtown Vitality

3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.

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.

The TAB furthermore finds that the above described amendment is reasonable and in the public interest because it reduces the minimum lot size creating opportunities for 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 the first name "Jeff" written in a large, stylized loop.

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



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

JUNE 16, 2016

**102 & 104 Fidelity Street – Conditional Rezoning to R-2CZ
and Text Amendment**

Motion was made by Turner and seconded by O'Connor that the EAB recommends that the Board of Aldermen approve the rezoning and text amendment subject to the following considerations.

The EAB would like to see more density on the site.

Design the roofs for rooftop solar and the entire buildings for passive solar

Consider permeable pavement and perhaps green roofs.

VOTE:

AYES: O'Connor, Sinclair, Turner

ABSENT/EXCUSED: Hoban, 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 this amendment.

Motion was made by O'Connor and seconded by Turner that the EAB of the Town of Carrboro finds that the proposed map and text amendments are consistent with *Carrboro Vision 2020*, particularly the following provisions:

2.0 DEVELOPMENT

Carrboro's development should take place in a manner consistent with a set of adopted values. Growth should occur in a balanced fashion, and at a rate that does not jeopardized the values set forth by Vision 2020. 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 Avoidance of Adverse Effects on Public Health and Safety

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.

2.5 Balanced and Controlled Growth

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

3.2 Downtown Vitality

3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.

3.6 Economic Diversity

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

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.

6.15 The town should pursue the development of density bonus provisions for projects incorporating environmentally sensitive development and building practices.

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

VOTE:

AYES: O'Connor, Sinclair, Turner

ABSENT/EXCUSED: Hoban, Patrick, Perera

NOES: None

ABSTENTIONS: None

for  6/16/2016
(Chair) (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

JUNE 2, 2016

Land Use Ordinance Text Amendments to Reduce the Minimum Lot Size Requirement for R-2-CZ District in Architecturally Integrated Subdivisions

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

VOTE:

AYES: (8)

ABSENT/EXCUSED: (1)

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 Terri Turner and seconded by Matt Neal that the ESC of the Town of Carrboro finds the proposed text amendment _____ consistent with *Carrboro Vision 2020*, particularly the following provisions:

2.1 Avoidance of Adverse Effects on Public Health and Safety

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.

2.5 Balanced and Controlled Growth

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

3.2 Downtown Vitality

3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.

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.

The ESC furthermore finds that the above described amendment is reasonable and in the public interest because it reduces the minimum lot size creating opportunities for 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:

ABSENT/EXCUSED:

NOES:

ABSTENTIONS:

(Chair)

(Date)