



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

700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ

Motion was made by Tiemann and seconded by Clinton that the Planning Board recommends that the Board of Aldermen approve the draft ordinance with the following conditions and comments.

The Planning Board appreciates Applicants' efforts during a long design process. When considering proposed projects we experience healthy tension between the desire for increased density, affordable housing, and commercial tax base, and the need to preserve open space and existing neighborhoods.

This project will add non-residential tax base in Carrboro, and cement the intersection of Main Street and NC Hwy 54 as a commercial zone.

The current plan does a good job of preserving open space and stands of mature trees by clustering the buildings and parking on one side of the lot. Keeping the trees and open space at the corner of Hwy 54 and Old Fayetteville also helps make a pleasant gateway to Carrboro. The Planning Board would support further clustering or increases in commercial square footage by using multi-story buildings along Hwy 54. The positive impact of the open spaces could be further improved by grouping them rather than separating them by buildings. The applicant should consider periodic use of the parking lot at non-peak hours for community gatherings like music performances or markets.

The Board strongly suggests that the final plan reverse the positions of the grocery store and the buildings facing it. The intent is to reinforce a residential buffer. It would also serve to decrease the distance between the grocery store and the senior housing.

The rezoning should include conditions regarding architectural standards, including uniformity of materials and setback of taller buildings in proximity to residential areas, which mirror the Downtown Districts. The conditions suggested by the Applicants should also be included, however condition #1 should be amended to reflect the change in positions of the grocery store and the facing retail buildings.

The Board recognizes the need for senior housing in Carrboro, but is disappointed with the lack of affordable or workforce housing. We would like to see some of the senior residences made available at workforce rates. A payment-in-lieu should be required as a condition of the rezoning.

We greatly appreciate the extensive internal sidewalks and bike paths provided, as well as the walking and biking connections to nearby residential areas. We encourage the Board of Aldermen to have further discussions with the Chapel Hill Transit Authority about the need to adopt routes that encourage transit-oriented development.

VOTE:

AYES: (7) Adamson, Tiemann, Whittemore, Poulton, Hunt, Pendergrass, Clinton

NOES: (2) Foushee, Rosser

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 Tiemann and seconded by Clinton that the Planning Board of the Town of Carrboro finds the proposed map amendment is 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.

2.5 Balanced and Controlled Growth

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

3.0 ECONOMIC DEVELOPMENT

With the population of Carrboro expected to increase during the Vision2020 period, additional commercial development should be anticipated both downtown and in peripheral areas. Carrboro should seek to reduce the tax burden on single-family owners by increasing the percentage of commercial space in town.

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.

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 uses 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, Tiemann, Whittemore, Poulton, Hunt, Pendergrass, Clinton

NOES: (2) Foushee, Rosser

ABSENT/EXCUSED: (1) Cohen

ABSTENTIONS: (0)


(Chair)

6/16/16
(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

700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ

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

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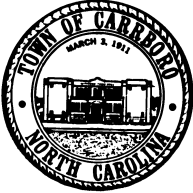
The TAB furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE:

AYES: (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 larger, more prominent script than the last name "Kleaveland".

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



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

700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ

Motion was made by Bill Thompson and seconded by Terri Turner 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 Dan Meyers and seconded by Leo Gaev that the ESC of the Town of Carrboro finds the proposed map amendment is 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.

2.5 Balanced and Controlled Growth

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

3.0 ECONOMIC DEVELOPMENT

With the population of Carrboro expected to increase during the Vision2020 period, additional commercial development should be anticipated both downtown and in peripheral areas. Carrboro should seek to reduce the tax burden on single-family owners by increasing the percentage of commercial space in town.

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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 uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

The ESC affirms the developments access to green space and higher than minimum standards for storm water management capacity as being in support of sustainability.

The ESC encourages the developer to seek out locally owned businesses as tenants and to consider health and integrative medicine businesses which would benefit the senior housing project and surrounding community providing strong stakeholder value.

VOTE:

AYES: 8

ABSENT/EXCUSED: 1

NOES: 0

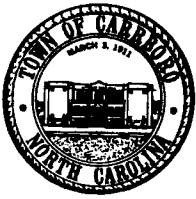
ABSTENTIONS: 0



6.8.2016

(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

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



THURSDAY, June 16th, 2016

Review of Lloyd Farm Conditional Use Rezoning

The Appearance Commission **does not** support this project the way it is presented and would like this project to meet platinum LEED certification.

Additionally, the Appearance Commission would like the Land Use Ordinance to be amended where all commercial projects requiring a Special Use Permit or Conditional Use Permit would be required to meet platinum LEED certification.

VOTING:

AYES: (Sheryl Forbis, Roy Mars, Johnny Crncic, Wendy Dale)

NOES: 0

ABSENT: (Emily Kreutzer, Gwen Barlow)

James Thomas (for chair)
Appearance Commission Chair

6-20-16
Date