



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

MARCH 1, 2018

802 & 806 South Merritt Mill Road – Conditional Use Rezoning to R-2-CU

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

VOTE:

AYES: (7) Adamson, Clinton, Foushee, Gaylor-Miles, Rosser, Whittemore

ABSENT/EXCUSED: (1) Poulton

NOES: (0)

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 Foushee that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020* and the Town's Affordable Housing Strategy, particularly the following provisions relating to Carrboro's support of human services, compatible infill development, and diverse and affordable housing as described below:

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 income.

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 impacts of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

2.22 Where development is acceptable, there should be well defined dense development with areas of well-preserved open space.

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.

6.17 The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Housing Corporation, Empowerment Inc., and Habitat for Humanity.

2.1 Increase the number of rental units that are permanently affordable to individuals and families earning less than 60% of Area Median Income (AMI).

2.3 Slow the pressure on rental prices by increasing rental housing stock, particularly in high-transit areas.

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, Clinton, Foushee, Gaylor-Miles, Rosser, Whittemore

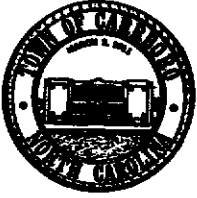
ABSENT/EXCUSED: (1) Poulton

NOES: (0)

ABSTENTIONS: (0)


(Chair)

March 1, 2018
(Date)



TOWN OF CARRBORO

Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

MARCH 1, 2018

802 & 806 South Merritt Mill Road – Conditional Use Rezoning to R-2-CU

Motion was made by *Diana* and seconded by *John* that the *Transportation Advisory Board* recommends that the Board of Aldermen *approve* the draft ordinance.

VOTE:

AYES: (5) Colleen, Diana, John, Linda, Rob

ABSENT/EXCUSED: (1) Kurt

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the *Transportation Advisory 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 *Colleen* and seconded by *Linda* that the *Transportation Advisory Board* of the Town of Carrboro finds the proposed map amendment *is* consistent with *Carrboro Vision 2020* and the Town's Affordable Housing Strategy, particularly the following provisions relating to Carrboro's support of human services, compatible infill development, and diverse and affordable housing as described below:

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 income.

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 impacts of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

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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.

6.17 The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Housing Corporation, Empowerment Inc., and Habitat for Humanity.

2.1 Increase the number of rental units that are permanently affordable to individuals and families earning less than 60% of Area Median Income (AMI).

2.3 Slow the pressure on rental prices by increasing rental housing stock, particularly in high-transit areas.

The *Transportation Advisory 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.

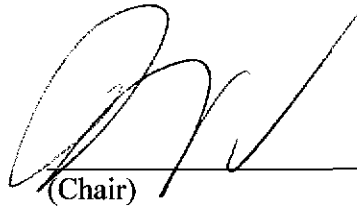
VOTE:

AYES: Colleen, Diana, John, Linda, Rob

ABSENT/EXCUSED: Kurt

NOES: none

ABSTENTIONS: none


(Chair)

2/28/15
(Date)



TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

MARCH 1, 2018

802 & 806 South Merritt Mill Road – Conditional Use Rezoning to R-2-CU

Motion was made by O'Connor and seconded by Sinclair that the EAB recommends that the Board of Aldermen approve the rezoning.

VOTE:

AYES: O'Connor, Sinclair, Turner

ABSENT/EXCUSED: Perera, Skelton

NOES: ()

ABSTENTIONS: ()

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 Sinclair and seconded by O'Connor that the EAB of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020* and the Town's Affordable Housing Strategy, particularly the following provisions relating to Carrboro's support of human services, compatible infill development, and diverse and affordable housing as described below:

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 income.

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 impacts of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

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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.

6.17 The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Housing Corporation, Empowerment Inc., and Habitat for Humanity.

2.1 Increase the number of rental units that are permanently affordable to individuals and

families earning less than 60% of Area Median Income (AMI).

2.3 Slow the pressure on rental prices by increasing rental housing stock, particularly in high-transit areas.

The EAB 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: O'Connor, Sinclair, Turner

ABSENT/EXCUSED: Perera, Skelton

NOES: ()

ABSTENTIONS ():

802 & 806 South Merritt Mill Road – CUP

Motion was made by O'Connor and seconded by Sinclair that the EAB recommends that the applicant and Board of Aldermen consider the following recommendations as part of the CUP review:

1. Running conduit that can serve any spot in the parking lot for future installation of Level 2 electric vehicle charging stations.
2. Investigating the possibility of laying conduit for connection to the public fiber-optic backbone.
3. Using the species of specimen and rare trees that are removed when creating the landscape plan to maintain diversity and use well adapted species on the site.
4. The EAB finds that the design of the bioretention area and the ephemeral stream and buffer as shown is acceptable.


VOTE:

AYES: O'Connor, Sinclair, Turner

ABSENT/EXCUSED: Perera, Skelton

NOES: ()

ABSTENTIONS: ()

for  3/2/2018
(Chair) (Date)



TOWN OF CARRBORO

Affordable Housing Advisory Commission

301 West Main Street, Carrboro, North Carolina 27510

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

MARCH 1, 2018

**802 & 806 South Merritt Mill Road
Conditional Use Rezoning to R-2-CU**

Motion was made by Tyran Hill and seconded by Gabe Vinas that the AHAC recommends that the Board of Aldermen approve the draft ordinance for the CU Rezoning to R-2-CU

VOTE:

AYES: (7)

ABSENT/EXCUSED: (0)

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the AHAC 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 Amy Singleton and seconded by Terri Buckner that the AHAC of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020* and the Town's Affordable Housing Strategy, particularly the following provisions relating to Carrboro's support of human services, compatible infill development, and diverse and affordable housing as described below:

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6.17 The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Housing Corporation, Empowerment Inc., and Habitat for Humanity.

2.1 Increase the number of rental units that are permanently affordable to individuals and families earning less than 60% of Area Median Income (AMI).

2.3 Slow the pressure on rental prices by increasing rental housing stock, particularly in high-transit areas.

There was a motion by Terri Buckner and seconded by Vijay Sivaraman that the AHAC 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.

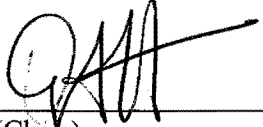
VOTE:

AYES: (7)

ABSENT/EXCUSED: (0)

NOES: (0)

ABSTENTIONS: (0)


(Chair)

03/21/18
(Date)