

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, MAY 17, 2018

LAND USE ORDINANCE TEXT AMENDMENT TO ESTABLISH A LLOYD/BROAD/SUNSET OVERLAY DISTRICT

Motion was made by Poulton and seconded by Rosser that the Planning Board of the Town of Carrboro recommends that the Board of Aldermen approve the draft ordinance, noting the following suggestions and comments:

1. The Board should recognize that this is probably a short or medium-term solution for maintaining a sense of community in the Lloyd/Broad/Sunset area.
2. The Board should revisit the ordinance to judge its success or failure within five years.
3. The ordinance probably does not promote affordability in the long run.
4. This ordinance largely precludes development of denser, diverse types of affordable housing in the overlay district.

VOTE:

AYES: (9) Gaylord-Miles, Foushee, Adamson, Poulton, Whittemore, Meyer, Clinton, Rosser, Tiemann

ABSENT/EXCUSED: (2) Vance, Petrin

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the Planning Board membership 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 Rosser and seconded by Foushee that the Planning Board of the Town of Carrboro finds the proposed text amendment, is consistent with adopted plans, such as the following provisions in *Carrboro Vision 2020* relating to infill development and housing:

- 2.0 Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision2020. 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.

- 2.32 New development that blends single-family and multi-family units should be designed and landscaped to ensure compatibility.
- 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 detached housing, mixed-use, and communal living options.

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment is reasonable and in the public interest because it responds to a community request for context sensitive development in an existing neighborhood, as part of a public process.

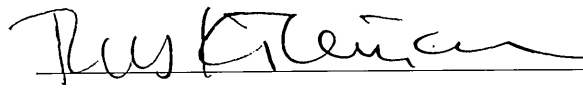
VOTE:

AYES: (9) Gaylord-Miles, Foushee, Adamson, Poulton, Whittemore, Meyer, Clinton, Rosser, Tiemann

ABSENT/EXCUSED: (2) Vance, Petrin

NOES: (0)

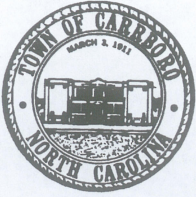
ABSTENTIONS: (0)



(Chair)

May 17, 2018

(Date)



TOWN OF CARRBORO

Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

MAY 17, 2018

LAND USE ORDINANCE TEXT AMENDMENT TO ESTABLISH A LLOYD/BROAD/SUNSET OVERLAY DISTRICT

Motion was made by *Kurt* and seconded by *Colleen* that the *Transportation Advisory Board* agrees with the staff recommendations and further recommends that the Board of Aldermen *reject* the draft ordinance.

VOTE:

AYES: Rob, Colleen, John, Kurt, David, Diana (6)

ABSENT/EXCUSED: Linda (1)

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 *Kurt* that the *Transportation Advisory Board* of the Town of Carrboro finds the proposed text amendment inconsistent with adopted plans, such as the following provisions in Carrboro Vision 2020 relating to infill development and housing:

- 2.0 Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision2020. 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.
- 2.32 New development that blends single-family and multi-family units should be designed and landscaped to ensure compatibility.

- 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 detached housing, mixed-use, and communal living options.

The *Transportation Advisory Board* would also like to add that their objections to the proposed text amendment arise almost exclusively from section (e) of the proposed Lloyd/Broad/Sunset Overlay District Requirements related to parking. The Transportation Advisory Board indicates that section (e) parking requirements are in conflict with and in excess of the existing Land Use Ordinance parking requirements for Single Family Dwelling Units. This attempts to address the parking issue which may have sparked the conversation by requiring off street parking for the 'boarding house' type of dwelling units in question, but would do little to prevent their development within the overlay district. Furthermore, increasing the parking requirements is not consistent with the existing neighborhood character and would cause an increase in impervious surface area for future developments. Finally, requiring even more off-street parking (than already required in the Land Use Ordinance) isn't supportive of increased multimodal transportation usage for a neighborhood in an accessible location adjacent to downtown.

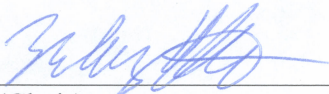
VOTE:

AYES: Rob, Colleen, John, Kurt, David, Diana (6)

ABSENT/EXCUSED: Linda (1)

NOES: (0)

ABSTENTIONS: (0)


(Chair)

on behalf of
Rob Daw

5/18/18
(Date)

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

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Hillsborough,
North Carolina, 27278



TRANSMITTAL DELIVERED VIA EMAIL

May 7, 2018

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 amendments received by us May 4, 2018 and proposed for town public hearing on June 5, 2018:

- *An Ordinance Amending Town of Carrboro Land Use Ordinance with Respect to Boarding Houses and Rooming Houses.*
- *An Ordinance to Amend the Town of Carrboro's Land Use Ordinance to Establish a Lloyd/Broad Overlay District.*

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