



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 WITH RESPECT TO BOARDING HOUSES AND ROOMING HOUSES

Motion was made by Whittemore and seconded by Clinton that the Planning Board of the Town of Carrboro recommends that the Board of Aldermen reject the draft ordinance because it these concerns:

1. The use of relatedness and consanguinity to define family is inappropriate and does not serve the purpose of the proposed amendment.
2. Better solutions to parking and nuisance behavior problems can be found such as issuing residential parking permits and enforcing existing laws that target nuisance behaviors such as noise.

VOTE:

AYES: (8) Gaylord-Miles, Adamson, Poulton, Whittemore, Meyer, Clinton, Rosser, Tiemann

ABSENT/EXCUSED: (2) Vance, Petrin

NOES: (1) Foushee

ABSTENTIONS: ()

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 Adamson and seconded by Clinton that the Planning Board of the Town of Carrboro finds the proposed text amendment is not consistent with adopted plans, such as the following provisions in *Carrboro Vision 2020* relating to development and housing because it does not accommodate communal living options as envisioned in section 6.11.

- 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.
- 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, which clarifies existing definitions is not reasonable and in the public interest.

VOTE:

AYES: (8) Gaylord-Miles, Adamson, Poulton, Whittemore, Meyer, Clinton, Rosser, Tiemann

ABSENT/EXCUSED: (2) Vance, Petrin

NOES: (1) Foushee

ABSTENTIONS: ()

A handwritten signature in black ink, appearing to read "Russ Allen", is written over a horizontal line.

(Chair)

May 17, 2018

(Date)

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Administration
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Hillsborough,
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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