

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

October 2, 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 September 24, 2018 and proposed for town public hearing on October 23, 2018:

- *An Ordinance Amending the Land Use Ordinance to Allow Music Venues in Existing Buildings in Certain Districts.*

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



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, NOVEMBER 1, 2018

Land Use Ordinance Text Amendment to Allow Performing Arts Spaces in Existing Buildings in Certain Districts

Motion was made by Adamson and seconded by Gaylord-Miles that the Planning Board of the Town of Carrboro recommends that the Board of Aldermen approve the draft ordinance with following recommendations:

We support both encouraging this use and encouraging preservation of historic and characteristic buildings, However binding the two together may be too restrictive.

Because of the shortage of public parking, we feel that the parking requirement may be burdensome.

VOTE:

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

ABSENT/EXCUSED: (2) Petrin, Vance

NOES: (1) Poulton

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 Meyer that the Planning Board of the Town of Carrboro finds the proposed text amendment, is consistent with adopted plans, particularly the provisions under Section 1.2, Arts and Culture to promote music and the arts and the provisions under Section 2.0, Development to preserve Carrboro's town character, support the evolution of a downtown district that embodies and is consistent with the town's distinctive character.

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, which allows new uses consistent with the Town's vision with permitting requirements based on size and intensity, reasonable and in the public interest.

VOTE:

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

ABSENT/EXCUSED: (2) Petrin, Vance

NOES: (0)

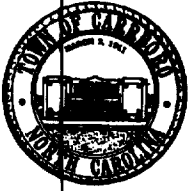
ABSTENTIONS: (0)

[Signature]

(Chair)

[Signature]

(Date)



TOWN OF CARRBORO

Appearance Commission

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, NOVEMBER 1, 2018

Land Use Ordinance Text Amendment to Allow Performing Arts Spaces in
Existing Buildings in Certain Districts

Motion was made by Johnson and seconded by Haygood that the Appearance of the Town of Carrboro recommends that the Board of Aldermen Approve the draft ordinance. — Subject Commission
to the attached recommendations

VOTE:AYES: ☒ fiveABSENT/EXCUSED: ☒ twoNOES: ☒ zeroABSTENTIONS: ☐ zeroAssociated Findings

By a unanimous show of hands, the AC 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 Johnson and seconded by Haygood that the AC of the Town of Carrboro finds the proposed text amendment, is consistent with adopted plans, particularly the provisions under Section 1.2, Arts and Culture to promote music and the arts and the provisions under Section 2.0, Development to preserve Carrboro's town character, support the evolution of a downtown district that embodies and is consistent with the town's distinctive character.

Furthermore, the AC of the Town of Carrboro finds the proposed text amendment, which allows new uses consistent with the Town's vision with permitting requirements based on size and intensity, reasonable and in the public interest.

VOTE:AYES: ☒ABSENT/EXCUSED: ☒NOES: ☒ABSTENTIONS: ☒

[Signature] [for Sheryl K. Forbis]
(Chair)

11-1-18
(Date)

**APPEARANCE COMMISSION
RECOMMENDATIONS REGARDING:**

LAND USE TEXT AMENDMENT RELATING TO PERFORMING ARTS SPACE

November 1, 2018

The AC made the following recommendation motions to be added to the standard amendment recommendation sheet:

Motion (Forbis) Second (Brown)

- 1. The Appearance Commission recommends that the LUO Amendment relating to Performing Arts Space include a more specific goal statement as it pertains to the use of older buildings to clarify why these buildings are specified. Is it to promote historic preservation? To what extent is the building allowed to be modified? Should, even for Zoning Permits, the Appearance Commission be allowed to review and comment on the project as happens in the existing Neighborhood Preservation District?*
- 2. The Appearance Commission recommends that the proposed amendment include language allowing additional flexibility in the parking requirement without creating situations that cause additional overflow parking into surrounding neighborhoods.*
- 3. The Appearance Commission does not quite understand the disability accessibility implications of the language that associates the amendment to ‘performances that are often geared toward standing audiences’ and believes this language should be removed from the new Performing Arts Space definition.*

Vote: Unanimous



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

THURSDAY, NOVEMBER 1, 2018

Land Use Ordinance Text Amendment to Allow Performing Arts Spaces in Existing Buildings in Certain Districts

Motion was made by **Linda** and seconded by **Kurt** that the TAB of the Town of Carrboro recommends that the Board of Aldermen **reject** the draft ordinance.

VOTE:

AYES: (6): Rob, John, Kurt, Linda, Diana

ABSENT/EXCUSED: (1): Colleen

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the Transportation Advisory Board membership indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

The Transportation Advisory Board of the Town of Carrboro finds the proposed text amendment, which allows new uses inconsistent with the Town's vision with permitting requirements based on size and intensity, reasonable and in the public interest and recommend the Board of Aldermen consider the following comments:

- The preservation intent of the proposed change is good and should be pursued; but
- The language about Performing Arts spaces not impeding traffic is vague and should be reworded. [Section 15-176.8(f)] Is the concern about pedestrian traffic on sidewalks or car traffic on streets? What exactly is 'normal' traffic patterns?
- Why are there parking requirements for a proposed adaptive reuse? This seems to miss the point of preserving the old space.
- The language about satellite parking needs to be simplified if at all possible.

VOTE:

AYES: (6): Rob, John, Kurt, Linda, Diana

ABSENT/EXCUSED: (1): Colleen

NOES: (0)

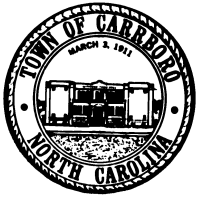
ABSTENTIONS: (0)



(On Behalf of 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

Wednesday, NOVEMBER 14, 2018

Land Use Ordinance Text Amendment to Allow Performing Arts Spaces in Existing Buildings in Certain Districts

Motion was made by Tanya Jisa and seconded by David Darr that the ESC of the Town of Carrboro recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (6)

ABSENT/EXCUSED: (3)

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the ESC 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 Tanya Jisa and seconded by David Darr that the ESC of the Town of Carrboro finds the proposed text amendment, is consistent with adopted plans, particularly the provisions under Section 1.2, Arts and Culture to promote music and the arts and the provisions under Section 2.0, Development to preserve Carrboro's town character, support the evolution of a downtown district that embodies and is consistent with the town's distinctive character.

Furthermore, the ESC of the Town of Carrboro finds the proposed text amendment, which allows new uses consistent with the Town's vision with permitting requirements based on size and intensity, reasonable and in the public interest. However, the ESC offers the following comments and questions on the proposed amendment:

- 1) Reconsider the number of shows required by the art space.
- 2) Reconsider allowing buildings less than 50 years old for this use to expand available inventory.
- 3) Be clear on criteria that constitutes a nuisance.
- 4) Clarify if a residential structure could be used for this type use?

VOTE:

AYES: (6)

ABSENT/EXCUSED: (3)

NOES: (0)

ABSTENTIONS: (0)

11/14/2018

(Chair)

(Date)