

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, APRIL 18, 2019

Land Use Ordinance Text Amendment Relating to the Historic Rogers Road Community

Motion was made by Foushee and seconded by Whittemore that the Planning Board of the Town of Carrboro recommends that the Board of Aldermen approve the draft ordinance, noting the following:

The Planning Board respects the Historic Rogers Road Neighborhood's expressed wishes for increased density, flex spaces, and major home occupations to support their livelihoods while limiting large-scale commercial development. We recommend the Board of Aldermen support this goal. However, the eight particular parcels designated for the proposed HR-MU district seem an arbitrary choice due to their sharing a single owner. The owner of these parcels may be open to this classification, but this does not seem like an adequate justification for treating these parcels differently from similarly situated parcels that are designated HR-R. Perhaps the HR-R District could incorporate more of the flex space and neighborhood services uses, such that a single district would be suitable for all of the similarly situated lots in the neighborhood.

Furthermore, because the proposed HR-MU district abuts single-use residential properties on Tallyho Trail and Meadow Run Court, the proposed district may need to include stronger buffer requirements. For example, that a berm would be the preferred solution for the required Type A screening when the intended use will create noise.

In addition, the Planning Board strongly suggests that the inclusion of affordable housing units be encouraged by requiring the actual construction of affordable units in order to receive a density bonus.

VOTE:

AYES: (6) Clinton, Foushee, Fray, Gaylord-Miles, Poulton, Whittemore

NOES: (0)

ABSENT/EXCUSED: (1) Meyer

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 Foushee and seconded by Gaylord-Miles that the Planning Board of the Town of Carrboro finds the proposed text amendment, is consistent with the provisions in *Carrboro Vision2020* to promote diverse housing options with regard to type and size, the *Facilitated Small Area Plan for Carrboro's Northern Study Area* to allow for opportunities for commercial uses at a community-scale, and the four principals of the "Rogers Road: Mapping our Community's Future" report.

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, prepared in response to a community initiative with considerable public input from the residents it is intended to serve is in the public interest.

Clinton votes No and wishes to emphasize that he does not feel the proposed text amendment does enough to protect the adjacent neighborhood.

VOTE:

AYES: (5) Foushee, Fray, Gaylord-Miles, Poulton, Whittemore

NOES: (1) Clinton

ABSENT/EXCUSED: (1) Meyer

ABSTENTIONS: (0)

Cathy Ry
(Chair)

4/18/2019
(Date)



301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

THURSDAY, APRIL 4, 2019

Land Use Ordinance Text Amendment Relating to the Historic Rogers Road Community

Motion was made by Rich and seconded by Dorito that the NTAC of the Town of Carrboro recommends that the Board of Aldermen delay a the draft ordinance.
decision

VOTE:

AYES: (3) (Dorito, Rich, Jeroloman)
ABSENT/EXCUSED: (2) (Vrana, McGurk)
NOES: (0) (zero)
ABSTENTIONS: (0) (zero)

Associated Findings

By a unanimous show of hands, the NTAC 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 Rich and seconded by Dorito that the NTAC of the Town of Carrboro finds the proposed text amendment, in consistent with the provisions in *Carrboro Vision2020* to promote diverse housing options with regard to type and size, the *Facilitated Small Area Plan for Carrboro's Northern Study Area* to allow for opportunities for commercial uses at a community-scale, and the four principals of the "Rogers Road: Mapping our Community's Future" report.

Furthermore, the see below* of the Town of Carrboro finds the proposed text amendment, prepared in response to a community initiative with considerable public input from the residents it is intended to serve is in the public interest.

- * 1. The NTAC does not have sufficient input directly from the Roger Road community.
2. The NTAC is concerned about the negative impacts to the Tallyho neighborhood with regards to stormwater, noise, and property value.
3. Insufficient detail provided about uses that might constitute flex space.

VOTE:

AYES: (3)
ABSENT/EXCUSED: (2)
NOES: (0)
ABSTENTIONS: (0)

Amy Jeroloman 4/18/2019

(Chair)

(Date)

note: 15-176.8(e-g) - needs correction, reverse hours.

4. Need to provide a checklist that demonstrate how this ordinance reflects the specific goals and recommendations of the "Rogers Road Zoning Standards-Zoning Strategies Outline"



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, APRIL 4, 2019

Land Use Ordinance Text Amendment Relating to the Historic Rogers Road Community

Motion was made by Diana and seconded by Linda that the Transportation Advisory Board of the Town of Carrboro recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (7): Rob, Kurt, Linda, Diana, Dave, David, Mark

ABSENT/EXCUSED: (0):

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.

Motion was made by Diana and seconded by Linda that the Transportation Advisory Board of the Town of Carrboro finds the proposed text amendment consistent with the provisions in Carrboro Vision2020 to promote diverse housing options with regard to type and size, the Facilitated Small Area Plan for Carrboro's Northern Study Area to allow for opportunities for commercial uses at a community scale, and the four principals of the "Rogers Road: Mapping our Community's Future" report.

Furthermore, the Transportation Advisory Board of the Town of Carrboro finds the proposed text amendment, prepared in response to a community initiative with considerable public input from the residents it is intended to serve is in the public interest. The Transportation Advisory Board submits this recommendation with the following comments:

The Towns of Carrboro and Chapel Hill should work with NCDOT to facilitate the development of traffic calming and pedestrian safety improvements along Rogers Road, in particular at Purefoy Road. Potential improvements to investigate should include (but not limited to): High visibility crosswalks, Pedestrian Hybrid Beacon Signals (HAWK), or Rapid Rectangular Flashing Beacons (RRFB).

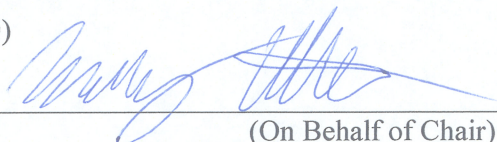
VOTE:

AYES: (7): Rob, Kurt, Linda, Diana, Dave, David, Mark

ABSENT/EXCUSED: (0):

NOES: (0)

ABSTENTIONS: (0)


(On Behalf of Chair)

4/12/2019
(Date)

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director



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TRANSMITTAL DELIVERED VIA EMAIL

April 16, 2019

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 on March 28, 2019 and proposed for town public hearing on April 23, 2019:

- *An Ordinance Amending the Carrboro Land Use Ordinance to Establish Historic Rogers Road Residential and Mixed Use Districts and Associated Development Standards.*

We have reviewed the amendments and have the following comments:

- Although we know the districts are intended for the Historic Rogers Road Area, we do not see any language in the proposed text restricting application of the districts to only that specific geographic area. Application of the districts to areas covered by the adopted *Joint Planning Area Land Use Plan* (the Town's Transition Areas) may not be consistent with said plan.
- As an aside, on pages 3-4, you may wish to check the language of #9 as it appears to require that noise occur only between the hours of 6PM and 8AM, likely the opposite of what is intended.

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