



TOWN OF CARRBORO
NORTH CAROLINA

TRANSMITTAL

PLANNING DEPARTMENT

DELIVERED VIA: ☒ HAND ☐ MAIL ☒ FAX ☐ EMAIL

To: David Andrews, Town Manager
Mayor and Board of Aldermen

From: Tina Moon, Planning Administrator & Marty Roupe, Development Review Administrator

Date: June 14, 2019

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Subject: Responses to May 21st Questions about Historic Rogers Road Neighborhood Draft Zoning Concepts

At the May 21st Board of Aldermen meeting, discussion and deliberation on the draft text amendments for the Historic Rogers Road Neighborhood continued, and the Board requested follow up information on a couple of questions, along with an updated map showing the broader study area including Carrboro and Chapel Hill. The purpose of this memorandum is to provide that information. The memo is organized with a short description of the question or comment followed by a response.

1. The draft ordinance includes a size limit for residential uses in both districts but does not include a size limit for non-residential buildings
Response: New language has been added to limit the size of non-residential accessory buildings (for home occupations) to a 6,000 square foot, foot print, the approximate size of the Oasis of Love Tabernacle on Rogers Road.
2. Some of the larger parcels seem to be land-locked, how does that affect their development potential?
Response: Standard land use planning options are available to allow for development on the few parcels without direct access to Rogers Road. These include recombination, combining lots to create larger unified development projects or establishing access easements.
3. Is there a way to ensure that the mixed-use parcels will be developed as a single project, such as an overlay district?
Response: Opportunities for developing the eight parcels identified for the HR-MU District as a unified development could occur organically under the proposed text amendment and associated rezoning with an owner initiated application for a single project on the whole site. Other options to encourage that the eight parcels would be developed as part of a single project could include: revising the draft amendment such that the entire 30-parcel area would be rezoned from RR to HR-R and an applicant

would have to subsequently seek a rezoning to change the zoning from HR-R to HR-MU district. The Town could also modify the draft amendment to change the proposed HR-MU district from a general district to a conditional district, which would require an applicant to bring in a site-specific development proposal for consideration and adoption. The latter two options, however, are less consistent with the Mapping Our Community's Future document than the current version.

4. Does one have to be the property owner to establish a home occupation?

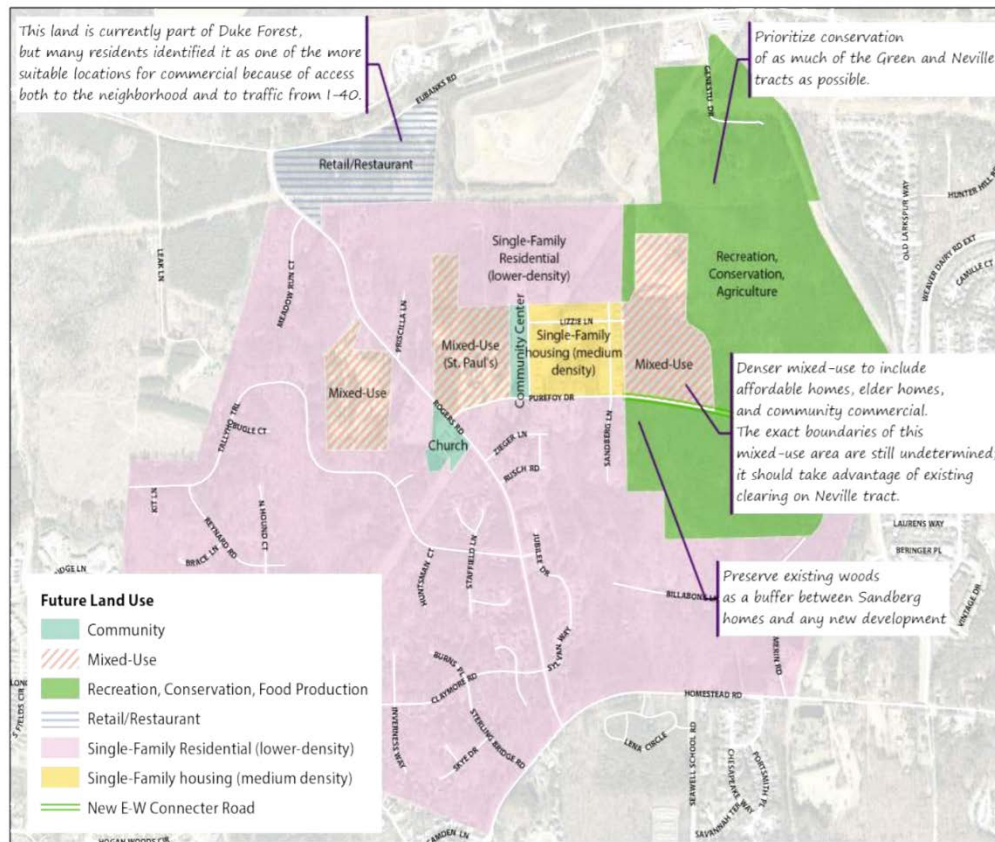
Response: To operate a home occupation or major home occupation one would have to reside on the property; he or she could own or rent the property.

5. Are there ways to restrict restaurant uses?

Response: Staff has heard interest in a coffee house as a potential use, but has also received concerns with regard to the potential sale of alcohol as well as uses that were more in line with a bar or nightclub rather than a restaurant. The revised ordinance contains new language limiting the hours of operation to 6:00 AM to 2:00 PM and building square footage to a maximum of 1000 square feet with the idea that certain performance standards relating to size and particular, hours of operation would help attract a small-scale breakfast/lunch type establishment which seems in keeping with the interests of the community. A follow up with neighborhood representatives, however, has indicated that the 2:00 PM closing time may be too limiting and that the original 9:00 PM closing time may be more in keeping with their interests.

6. Maps showing the extent of the study area and the proposed zoning districts for Carrboro and Chapel Hill is provided below. Staff will provide a comparison of the home occupation standards for Carrboro and Chapel Hill at the meeting.
7. A map showing the area where residents can request Orange County Environmental Health Department wells and septic system inspections is also provided.

The map of the greater planning area (shown below) includes three areas for mixed-use (a combination of residential and non-residential uses).



The map below, shows the study area including Carrboro and Chapel Hill with the proposed new zoning districts applied. The area to the west (left) of Rogers Road is in Carrboro’s jurisdiction. The area to the east (right) is in Chapel Hill. The Greene Tract properties (labeled as RT) will be discussed as part of a separate effort.

