

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

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TRANSMITTAL DELIVERED VIA EMAIL

February 24, 2020

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 February 23, 2020 and proposed for town public hearing on March 24, 2020:

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

We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*. Additionally, the proposal appears to be consistent with recent planning efforts in the Rogers Road community.

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, MARCH 5, 2020

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

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

The Planning Board is in general agreement that the expanded undisturbed buffer and requirement of a CUP for most uses are positive revisions to the draft ordinance. We also support the availability of both a general zone and a conditional zone of this type. We think that it is important, in order to support the vision for the area that the community has expressed, that 1) the zone should be available in future for parcels other than the one currently planned, 2) that the size of buildings should not be too far out of scale with the neighborhood, and 3) that the ordinance encourage buildings with smaller footprints, two stories, and/or multiple units rather than larger single story or single unit buildings. In order to achieve this, we suggest that the acreage minimum and building size maximum be adjusted, and a table would be appropriate.

VOTE:

AYES: (7) Fray, Clinton, Foushee, Poulton, Gaylord-Miles, Whittemore, Tooloe

ABSENT/EXCUSED: (0)

NOES: (0)

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 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.

VOTE:

AYES: (7) Fray, Clinton, Foushee, Poulton, Gaylord-Miles, Whittemore, Tooloe

ABSENT/EXCUSED: (0)

NOES: (0)

ABSTENTIONS: ()

Cathy Eg
(Chair)

3/13/2020
(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

THURSDAY, MARCH 5, 2020

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

Motion was made by Pcolar and seconded by Keefe that the Transportation Advisory Board of the Town of Carrboro recommends that the Town Council adopt the draft ordinance.

VOTE:

AYES: (4) Swan, Pcolar, Brown, Keefe

ABSENT/EXCUSED: Haac (1)

NOES: (1) Alexander

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 Pcolar and seconded by Keefe that the Transportation Advisory Board of the Town of Carrboro finds the proposed text amendment, to be 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 and adds the following comment:

The added benefit for Rogers Road residents to have close access to neighborhood scale commercial uses without needing a car outweighs the potential downside that any additional traffic generation by those uses might cause to the neighborhood or its surroundings.

VOTE:

AYES: (4) Swan, Pcolar, Brown, Keefe

ABSENT/EXCUSED: Haac (1)

NOES: (1) Alexander

ABSTENTIONS: (0)

(On behalf of Chair)

3/9/2020

(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

THURSDAY, MARCH 5, 2020

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

Motion was made by Vandegrift and seconded by Jessee that the ESC of the Town of Carrboro recommends that the Town Council Approves the draft ordinance.

VOTE:AYES: (5) Darr, Jessee, Moracco, Turner, Vandegrift

ABSENT/EXCUSED: (0)

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 Jessee and seconded by TURNER that the ESC 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 ESC 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.

VOTE:AYES: (5) Darr, Jessee, Moracco, Turner, Vandegrift

ABSENT/EXCUSED: (0)

NOES: (0)

ABSTENTIONS: (0)

(Chair)

(Date)



TOWN OF CARRBORO

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

WEDNESDAY, SEPTEMBER 16, 2020

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

Motion was made by Terri Buckner and seconded by Quinton Harper that the AHAC of the Town of Carrboro recommends that the Town Council approve the draft ordinance incorporating the following revisions/modifications:

- Allowing only the HR-MU Conditional district (CZ).
- Adding a Rogers Road community review process prior to the joint review process.

VOTE:

AYES: (Terri Buckner, Amy Singleton, Pamela Atwood, Gabe Vinas, Betty Curry, Quinton Harper, Cain Twyman)

ABSENT/EXCUSED: (None)

NOES: (None)

ABSTENTIONS: (None)

Associated Findings

By a unanimous show of hands, the AHAC 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 Amy Singleton and seconded by Terri Buckner that the AHAC 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 principles of the "Rogers Road: Mapping our Community's Future" report.

The AHAC 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 in the public interest.

The AHAC would like to offer the following comments: The AHAC requests opportunities for input and engagement from the Historic Rogers Road Community and the Fox Meadow (Tallyho) residents, as well as other interested parties within the community, when projects are proposed within the HR-MU district.

1. The HR-MU can only be a conditional zoning district.

2. Language is added to the ordinance to require the developer to conduct a neighbor outreach meeting prior to the first public conditional rezoning hearing. Minutes from the meeting, including an attendance sheet, should be included in the public hearing packet.

3. The Town offers public training for interested residents to ensure they understand the conditional rezoning process.

The Town of Carrboro equips impacted residents with the knowledge and ability to affect the zoning, affordable housing and mixed-use planning process and supports their development so that they benefit from the development of their community.

Residents should know:

- The zoning decisions being made and how to participate in the Conditional Rezoning process.
- Resource information and the supports available to access those resources and money (i.e. Carrboro Small Business loans so that residents can take advantage of opportunities to create their community) to help residents benefit from the development of their community.

The AHAC also recommends the Council look at criterion 1.7 from the Enterprise Green Communities <https://www.enterprisecommunity.org/resources/criterion-1.7-resilient-communities-strengthening-cultural-resilience-option-1-complete>.

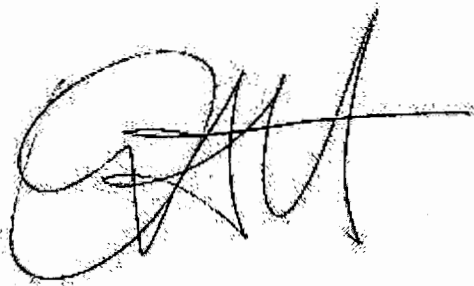
VOTE:

AYES: (Betty Curry, Amy Singleton, Terri Buckner, Pam Atwood, Quinton Harper)

ABSENT/EXCUSED: (Gabe Vinas, Cain Twyman)

NOES: (None)

ABSTENTIONS: (None)



(Chair)

09/17/2020

(Date)