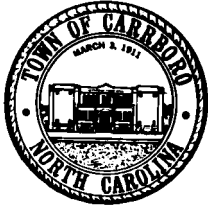


SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS CONDITIONAL USE PERMIT FOR A WATERSHED RESIDENTIAL SUBDIVISION AT 721 JONES FERRY ROAD	
STAFF RECOMMENDATIONS	
I. Staff Recommendations (w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance and are represented by #s 1-5 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
Recommended by	Recommendations
Staff, PB, TAB, EAB	1. That the final plat for the project include the exact amount of impervious surface allowed on each lot, in accordance with LUO Section 15-266.
Staff, PB, TAB, EAB	2. That Town Council finds this subdivision exempt from the open space and recreation requirements of the Land Use Ordinance per the provisions of Section 15-197(a) of the Land Use Ordinance as it does not seek improvements (i.e. water, sewer, or road extensions).
Staff, PB, TAB, EAB	3. That Orange County Environmental Health well and septic permits be issued prior to final plat approval.
Staff, PB, TAB, EAB	4. That all new utilities required by the subdivision be placed underground per the provisions of Section 15-246 of the Land Use Ordinance.
Staff, PB, TAB, EAB	5. That the final plat for the project will indicate right of way dedication to NCDOT thirty feet from the centerline of Jones Ferry Road, consistent with the historically maintained right of way along the road.

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
II. Additional Advisory Board Comments & Recommendations:	<i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Council may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i>
Recommended by	Recommendations reworded as Conditions

TAB	6. There is a recurring issue of existing regulations which no longer properly represent Carrboro's values and priorities which leads to a situation of something being grandfathered in. It seems inconsistent with the Town's interest in environmental protection that bike paths cannot be built near University Lake but this development is allowable. The TAB recommends that the Council take a closer look at these regulations to determine what needs to be revised to better reflect our Town's values.
EAB	7. We would like to reaffirm our comments from the September 3, 2020 Concept Plan Review for this project.
EAB	8. We suggest that the applicant consider a net zero building design.
EAB	9. We suggest that the applicant and the Town consider the sensitivity of the site due to its proximity to University Lake when following best management practices for stormwater.



## TOWN OF CARRBORO

### Planning Board

***301 West Main Street, Carrboro, North Carolina 27510***

---

**THURSDAY, FEBRUARY 11, 2021**

### **Recommendation regarding CUP for 721 Jones Ferry Road**

The Planning Board is in favor of the approval of this CUP including the staff recommendations

Moved by Foushee, seconded by Gaylord-Miles. Passes unanimously.

**VOTE:**

AYES: (6) Foushee, Fray, Gaylord-Miles, Mangum, Posada, Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Clinton, Poulton, Tooloee

*Catherine Fray*

02 / 18 / 2021

---

(Chair)


(Date)



# Signature Certificate

Document Ref.: BDT9K-37K5R-XXNMX-IYZWT

Document signed by:

	<p><b>Catherine Fray</b> E-mail: <a href="mailto:cadamson@alumni.unc.edu">cadamson@alumni.unc.edu</a> Signed via link</p> <p>IP: 98.26.109.4      Date: 18 Feb 2021 21:25:11 UTC</p>	 
---	--	--

Document completed by all parties on:  
18 Feb 2021 21:25:11 UTC

Page 1 of 1

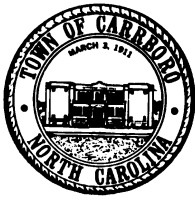


Signed with PandaDoc.com

PandaDoc is the document platform that boosts your company's revenue by accelerating the way it transacts.







## 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

**FEBRUARY 4, 2021**

### **721 Jones Ferry Conditional Use Permit**

Motion was made by Swan and seconded by Haac that the **TAB** recommends that the Town Council **approve** the draft ordinance.

#### **VOTE:**

AYES: Swan, Pcolar, Haac, Keefe, Brown (5)

ABSENT/EXCUSED: Alexander (1)

NOES: (0)

ABSTENTIONS: (0)

#### **Associated Findings**

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

The TAB recommends approval but raises the following concern regarding process:

There is a recurring issue of existing regulations which no longer properly represent Carrboro's values and priorities which leads to a situation of something being grandfathered in. It seems inconsistent with the Town's interest in environmental protection that bike paths cannot be built near University Lake but this development is allowable. The TAB recommends that the council take a closer look at these regulations to determine what needs to be revised to better reflect our Town's values.

#### **VOTE:**

AYES: Swan, Pcolar, Haac, Keefe, Brown (5)

ABSENT/EXCUSED: Alexander (1)

NOES: (0)

ABSTENTIONS: (0)

(On Behalf of Chair)

2/8/2021

(Date)



## TOWN OF CARRBORO

### Environmental Advisory Board

*301 West Main Street, Carrboro, North Carolina 27510*

---

## RECOMMENDATION

**February 11, 2021**

### **Final CUP Review for 721 Jones Ferry Road**

Motion was made by Brandon and seconded by Blanco that the EAB recommends that the Town consider the following recommendations:

- We would like to reaffirm our comments from the September 3, 2020 Concept Plan Review for this project.
- We suggest that the applicant consider a net zero building design.
- We suggest that the applicant and the Town consider the sensitivity of the site due to its proximity to University Lake when following best management practices for stormwater.

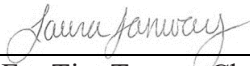
#### VOTE:

AYES: (4) Brandon, Kaufman, Blanco, Turner

ABSENT/EXCUSED: (2) Echart, Schalkoff

NOES: (0)

ABSTENTIONS: (0)

  
For Tim Turner, Chair

2-11-21  
(Date)