TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

SEPTEMBER 2, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by Poulton and seconded by Posada that the Planning Board recommends that the Town Council approve the draft ordinance with the following comments.

The Planning Board enthusiastically supports this project. It is an excellent example of a well-planned infill project, of truly affordable housing, and of a stormwater-conscious development. It's clear that Pee Wee Homes has given and will continue to give this project great thought and care.

The Planning Board encourages the Town to continue in partnerships with non-profits, like Pee Wee Homes, to develop more affordable units, especially truly affordable units that are available to residents under 30% of AMI.

Since Pee Wee Homes has found through experience that very few of their tenants have cars, we recommend that the parking requirement for the project be reduced to zero spaces. In addition, the location is convenient to public transit, is walkable, and has available on-street parking nearby. We recommend that references to on-site parking be removed from proposed condition #1.

We further recommend that the town find a way to give Pee Wee Homes the maximum possible flexibility with the recreational amenity requirement. This is a deeply affordable development situated across the street from a public park.

VOTE:
AYES: (9) Poulton, Fray, Sinclair, Mangum, Gaylord-Miles, Baker, Posada, Amina, Clinton
NOES: (0)
ABSTENTIONS: (1) Foushee
ABSENT/EXCUSED: (1) Tooloee

Associated Findings

By a unanimous show of hands, the Planning Board membership indicated that no members have any financial interests, nor any close familial, business, or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Sinclair and seconded by Gaylord-Miles that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the provisions relating to Carrboro's support of diverse of housing types and affordable housing goals in

provisions 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17, and the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE:
AYES: (9) Poulton, Fray, Sinclair, Mangum, Gaylord-Miles, Baker, Posada, Amina, Clinton
NOES: (0)
ABSTENTIONS: (1) Foushee
ABSENT/EXCUSED: (1) Tooloee

Catherine Fray 09 / 14 / 2021

(Chair) (Date)

Signature Certificate

Document Ref.: DYKEU-BUQHZ-PCJAF-2RG8G

Document signed by:

Catherine Fray

E-mail:
cadamson@alumni.unc.edu

Signed via link

IP: 136.56.102.233 | Date: 14 Sep 2021 14:28:16 UTC

Catherine Fray

Document completed by all parties on:
14 Sep 2021 14:28:16 UTC

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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

SEPTEMBER 2, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by **Swan** and seconded by **Jones-Peretto** that the **Transportation Advisory Board** recommends that the Town Council **approve** the draft ordinance.

VOTE:
AYES: (5) Pcolar, Keefe, Alexander, Swan, Jones-Peretto
NOES: (0)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (1) Davis

Associated Findings

By a unanimous show of hands, the **Transportation Advisory Board** membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by **Pcolar** and seconded by **Alexander** that the **Transportation Advisory Board** of the Town of Carrboro finds the proposed map amendment to be consistent with *Carrboro Vision 2020*, particularly the provisions relating to Carrboro's support of diverse of housing types and affordable housing goals in provisions 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17, the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI.

The **Transportation Advisory Board** furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

The Transportation Advisory Board also finds that based on the information provided by the applicant as to the type of tenant and associated expectation that vehicle ownership rates would be substantially lower than the general population, there should not be an on-site parking requirement for this project.

VOTE:
AYES: (5) Pcolar, Keefe, Alexander, Swan, Jones-Peretto
NOES: (0)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (1) Davis

Dave Pcolar 9/2/2021
(Chair) (Date)

TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

SEPTEMBER 2, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by Echart and seconded by Schalkoff that the Environmental Advisory Board recommends that the Town Council approve the draft ordinance.

General
- In favor of project

Transportation
- We recommend not adding more car parking, street parking should be adequate in this area
    - This will help mitigate flooding
- This project will be a model moving forward for affordability
- This underscores the need for adequate public transit to and from Carrboro's downtown neighborhoods

Stormwater
- We agree with your determination to elevate the floors of the housing to mitigate flooding concerns
- We recommend ensuring that the Town's Stormwater Advisory Commission is consulted on this project

Trees
- We recommend using native tree species when replanting using species from the list in the Town's Land Use Ordinance, Appendix E. We also recommend consulting with Heather Holley, the Town's Stormwater Specialist (hholley@townofcarrboro.org).

Design
- We encourage the use of as many energy efficiency measures as possible
- Overhangs on windows can be an inexpensive, simple way to prevent houses from overheating

VOTE:
AYES: (4) Echart, Kaufman, Brandon, Schalkoff
NOES: ( )
ABSTENTIONS: ( )
ABSENT/EXCUSED: (1) Blanco

Associated Findings

By a unanimous show of hands, the Environmental Advisory Board membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Brandon and seconded by Echart that the Environmental Advisory Board of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the provisions relating to Carrboro's support of diverse of housing types and affordable housing goals in provisions 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17, the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI.

The Environmental Advisory Board furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE:
AYES: (4) Brandon, Echart, Schalkoff, Kaufman
NOES: (0)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (1) Blanco

Laura Janway 9-2-21
(For Kathy Kaufman, Chair) (Date)

TOWN OF CARRBORO

Stormwater Advisory Commission

301 West Main Street, Carrboro, North Carolina 27510

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

SEPTEMBER 9, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by John Cox and seconded by Mike Paul that the Stormwater Advisory Commission (SWAC) recommends that the Town Council not accept the draft ordinance.

VOTE:
AYES: (5)
NOES: (0)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (2)

Associated Findings

By a unanimous show of hands, the Stormwater Advisory Commission membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Mike Paul and seconded by John Cox that the SWAC of the Town of Carrboro finds the proposed map amendment is not consistent with *Carrboro Vision 2020* provisions 2.1, 3.1, 5.22, 5.23, and 5.31 relating to avoidance of adverse effects on public health and safety, nature of development, water, and open space, but is consistent with *Carrboro Vision 2020* provisions relating to Carrboro's support of diverse of housing types and affordable housing goals in provisions 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17, the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI.

The SWAC also finds that:

- The proposed project does nothing to resolve existing stormwater problems on the site, which may actually present a threat to future residents who are likely to have more limited resources and potentially limited mobility.
- We would encourage the Town to find alternate locations without existing stormwater problems such as those in the adjacent park property.

VOTE:
AYES: (5)
NOES: (0)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (2)

Jennifer O'Connor 9/13/21

(Chair) (Date)

TOWN OF CARRBORO

Affordable Housing Advisory Commission

301 West Main Street, Carrboro, North Carolina 27510

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

SEPTEMBER 20, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by Amy Singleton and seconded by Betty Curry that the AHAC recommends that the Town Council approve the draft ordinance.

VOTE:
AYES: (Heather Nash, Betty Curry, Amy Singleton, Quinton Harper)
NOES: (0)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (Pam Atwood)

Associated Findings

By a unanimous show of hands, the Affordable Housing Advisory Commission membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Betty Curry and seconded by Amy Singleton that the Affordable Housing Advisory Commission of the Town of Carrboro finds the proposed map amendment is consistent with the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI, and with *Carrboro Vision 2020,* particularly the following provisions relating to Carrboro's support of diverse of housing types and affordable housing goals:

> **2.52** The town should continue to require the construction of a diverse housing stock.
>
> **3.28** Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.
>
> **Goal 6.0** HOUSING: The town should develop a comprehensive housing policy that seeks to provide housing for all of Carrboro's citizens.

6.1 Housing for a Diverse Population

Specifically, this project aligns with these directives:

6.11 Town policy should accommodate a variety of housing styles, sizes, and pricing. It should also address issues of density, funding and rezoning to allow for more nondetached housing, mixed-use development, and communal living options.

6.13 The town should review all vacant municipally owned land for the purpose of making unneeded tracts available for housing programs.

6.17 The town should interact with non-profit groups that work to provide affordable housing.

Additionally, the AHAC believes that while both affordable housing and stormwater are priorities of the Town, stormwater concerns can be mitigated, but affordable housing is far more difficult to achieve. Other approaches to stormwater mitigation that could be considered are reducing the impervious surfaces, such as removing the parking and/or recreation requirements.

Carrboro needs housing and there is a significant gap in housing affordable to people earning 30% AMI and under. Environmental justice looks like building affordable housing for those earning 30% AMI or under, and not using environmental concerns to further marginalize low-income people from our communities.

The Affordable Housing Advisory Commission furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE:
AYES: (Betty Curry, Heather Nash, Amy Singleton, Quinton Harper)
NOES: (0)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (Pam Atwood)

Quinton A. Harper
(Chair)

September 22, 2021
(Date)

TOWN OF CARRBORO

Economic Sustainability Commission

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

SEPTEMBER 8, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by Mr. Moracco and seconded by Chair Jessee that the Economic Sustainability Commission recommends that the Town Council approve the draft ordinance.

VOTE:
AYES: (6)
NOES: (0)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (0)

Associated Findings

By a unanimous show of hands, the Economic Sustainability Commission membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Chair Jessee and seconded by Mr. Moracco that the Economic Sustainability Commission of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the provisions relating to Carrboro's support of diverse of housing types and affordable housing goals in provisions 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17, the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI.

The Economic Sustainability Commission furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE:
AYES: (6)
NOES: (0)
ABSTENTIONS: (0)
ABSENT/EXCUSED: (0)

(Chair) 9/24/21 (Date)