

# **Town of Carrboro**

*301 W. Main St., Carrboro, NC 27510*



## **Meeting Agenda - Final**

**Tuesday, June 13, 2023**

**7:00 PM**

**Council Chambers - Room 110**

**Town Council**

**7:00-7:05****PROCLAMATION**

1. [23-194](#) Proclamation: Juneteenth

**PUBLIC HEARING****7:05-8:05**

1. [23-200](#) Public Hearing on Town Manager's Recommended Budget for FY24

**PURPOSE:** The purpose of this agenda item is to provide an opportunity for the public to comment on the Town Manager's Recommended Budget for FY24 as required by G. S. 159-12 (b)

**PUBLIC HEARING****8:05-9:00**

2. [23-188](#) Continuation of a Quasi-Judicial Public Hearing for Jade Creek Architecturally Integrated Subdivision Special Use Permit-A at 8522 Old NC 86

**PURPOSE:** The purpose of this agenda item is for Town Council to continue holding a quasi-judicial public hearing for consideration of a Special Use Permit-A request for property at 8522 Old NC 86, and to consider making a decision on the request.

**Attachments:** [A - Real Estate Appraisal Submitted by Applicant](#)  
[B - Staff & Advisory Boards Recommendations Summary Sheet](#)



## Town of Carrboro

301 W. Main St., Carrboro,  
NC 27510

### Agenda Item Abstract

**File Number:** 23-194

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**Agenda Date:** 6/13/2023  
**In Control:** Town Council  
**Version:** 1

**File Type:** Agendas

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Proclamation: Juneteenth



## Agenda Item Abstract

**File Number:** 23-200

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**In Control:** Town Council

**Version:** 1

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Public Hearing on Town Manager's Recommended Budget for FY24

**PURPOSE:** The purpose of this agenda item is to provide an opportunity for the public to comment on the Town Manager's Recommended Budget for FY24 as required by G. S. 159-12 (b)

**DEPARTMENT:** Town Manager, Finance

**CONTACT INFORMATION:** Richard J. White III, Town Manager, 918-7315; Arche McAdoo, Finance Director, 918-7439; and Langston Ramseur, Deputy Finance Director, 918-7301

**INFORMATION:** By state law, the Town Manager is required to submit a recommended budget and budget message to the Mayor and Town Council by June 1<sup>st</sup> of each year. This recommended budget is to be made available for public inspection and the Town Council is required to hold a public hearing on it prior to adoption. The FY24 Recommended Budget can be found on the Town's website at the following location:

<http://www.ci.carrboro.nc.us/250/Financial-Documents>

Major goals for the FY24 budget were to: 1) align Town Council's strategic priorities with the budget; 2) continue addressing employee retention, recruitment, and well-being; 3) control costs while maintaining current level of services, and 4) provide funding for capital projects.

As we continue to make operating adjustments in the post-pandemic landscape, budgeting continues to be a challenge. We have, however, produced, as best we can, a balanced budget based on revenue projections that are not overly aggressive, nor unduly regressive. Since the national economy is still a bit uncertain, the Town may be required to make budget adjustments as the year progresses, depending upon the direction of the economy.

The total budget recommended by the Town Manager is \$81.1 million comprised of:

General Fund at \$29,330,449

Special Revenue Fund at \$9,122,838

Capital Projects Fund at \$41,465,910

Enterprises funds total \$1.2 million as follows:

Storm Water Utility Enterprise Fund at \$1,062,746, and

Parking Enterprise Fund at \$141,000.

The General Fund is the Town's operating budget.



Special Revenue Funds change from year to year depending upon revenues from grants, revolving loan funds, and other restricted program revenues. The Affordable Housing Fund seeks to increase affordable housing in the Town and continues to be a major goal of the Town Council. To provide a steady and reliable revenue source for affordable housing the Town Council dedicated  $\frac{1}{2}$  cent of the property tax rate exclusively for affordable housing in FY19, FY20, and FY22, for a total of 1.5 cents. For FY24 the 1.5 cent property tax rate will continue to be dedicated for affordable housing.

Also included in the Special Revenue Fund is the \$6.7 million received by the Town under the American Rescue Plan Act (ARPA) of 2021 for State and Local Fiscal Recovery Funds. The Town Council adopted a proposed spending plan in October 2022 which included the use of the total grant amount for the replacement of local government revenues for the provision of government services.

The Town Manager made a presentation of the recommended budget at the Town Council meeting on June 6, 2023. Notice of the public hearing for June 13, 2023 has been published by the Town Clerk and posted to the Town's website.

**FISCAL IMPACT:** The only cost associated with this agenda item is the cost to publish the public hearing notice.

**RECOMMENDATION:** The Town Manager recommends that the Town Council: 1) hold a public hearing and receive comments from the public on the Town Manager's recommended budget for FY24; and 2) provide directions to the Town Manager for preparation of the final FY24 budget ordinance which is scheduled for adoption on June 20, 2023.

**..end**



## Agenda Item Abstract

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Continuation of a Quasi-Judicial Public Hearing for Jade Creek Architecturally Integrated Subdivision Special Use Permit-A at 8522 Old NC 86

**PURPOSE:** The purpose of this agenda item is for Town Council to continue holding a quasi-judicial public hearing for consideration of a Special Use Permit-A request for property at 8522 Old NC 86, and to consider making a decision on the request.

**DEPARTMENT:** Planning Department

**CONTACT INFORMATION:** Marty Roupe, Development Review Administrator, 919-918-7333, [mroupe@carrboronc.gov](mailto:mroupe@carrboronc.gov) <<mailto:mroupe@carrboronc.gov>>

**COUNCIL DIRECTION:**

☐ Race/Equity ☐ Climate ☒ Comprehensive Plan ☒ Land Use Ordinance

Development applications should be reviewed in the context of any appropriate and applicable information contained within the Carrboro Connects Comprehensive Plan.

**INFORMATION:** Jade Creek is a proposed major subdivision of approximately 36 acres of land along Old NC 86. If approved, the developer will be allowed to create 72 new lots, each intended for a single-family home. New public roads and sidewalks, stormwater treatment features, recreation facilities including a playfield, and other amenities will be added to the site as well. More details about the proposed project were included in the staff report, attached to May 23<sup>rd</sup> public hearing packet, linked below.

Town Council opened the public hearing during its May 23, 2023 meeting and continued the hearing to their June 13, 2023 meeting. Meeting materials for the May 23, 2023 are viewable at the following link:

[Town of Carrboro - File #: 23-171 \(legistar.com\)](https://carrboro.legistar.com/LegislationDetail.aspx?ID=6214465&GUID=FBB9C011-BEB8-4FE5-A66D-9F4F9A0861EB&Options=&Search=>) <<https://carrboro.legistar.com/LegislationDetail.aspx?ID=6214465&GUID=FBB9C011-BEB8-4FE5-A66D-9F4F9A0861EB&Options=&Search=>>>

A real estate appraisal document was submitted by the applicant during the May 23, 2023 public hearing. The document is included here as *Attachment A*. The Staff and Advisory Boards Recommendations Summary Sheet is included as *Attachment B*. Of note, the document has been updated to include the Transportation Advisory Board (TAB) statement as the TAB conducted a meeting with quorum after the May 23, 2023 public hearing;

**FISCAL IMPACT:** The applicant has paid all fees associated with the review and related to the public hearing.

**RECOMMENDATION:** Town staff recommends that the Town Council conduct the continued public hearing on the Special Use Permit-A application, then close the public hearing once all comments are received. Upon closing the public hearing, Town Council may choose to deliberate and make a decision on the application, approving, denying, or approving with conditions. Conditions are included in the Staff and Advisory Boards Recommendations Summary Sheet (*Attachment B*).



# Kirkland Appraisals, LLC

## Attachment A

Richard C. Kirkland, Jr., MAI  
9408 Northfield Court  
Raleigh, North Carolina 27603  
Phone (919) 414-8142  
[rkirkland2@gmail.com](mailto:rkirkland2@gmail.com)  
[www.kirklandappraisals.com](http://www.kirklandappraisals.com)

May 23, 2023

Mr. George Retschle, PE  
Ballentine Associates, PA  
221 Providence Road,  
Chapel Hill, NC 27514

Mr. Retschle

I have considered the likely impact of the proposed Jade Creek Subdivision proposed to be developed with a cluster development of single-family homes on a 36.70-acre tract on Old NC 86, Carrboro, North Carolina.

The scope of this assignment is to address the likely impact this may have on adjoining properties. To this end I have reviewed the site plan and considered the potential impacts on adjoining properties. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment. My client is Ballentine Associates, PA, represented to me by Mr. George Retschle. The intended use is to assist in the application. The effective date of this consultation is May 23, 2023.

### Property Description

The subject property is approximately 36.70 acres that is located on the east side of Old NC 86 south of Hogan Hills Road. The subject property is currently zoned Residential-20. The current zoning allows for 20,000 s.f. lots. Assuming 15% of the acreage were lost due to subdivision and the vagaries of lot layout, the remaining 31.20 acres would support 68 single family lots.

The proposed development includes 72 homes as part of a cluster development with the northern portion of the property being retained as open space and play field/park. The lots will have a 4,500 s.f. minimum size, or 0.10 acres and are proposed for homes between 1,300 and 2,600 s.f. starting in the low \$500,000s.

Adjoining uses include:

North:	Two improved residential lots: One owned by William Sterling et al and the other owned by Aja Martindale
East:	14 improved residential lots: 12 are along Shadow Ridge Place and 2 are on Dairy Glen Road
South:	Improved residential lot on Lake Manor Road owned by Adam Golden et al. 2 improved residential lots off Stony Hill Road. 2 unimproved residential lots on Old NC 86
West:	Two larger undeveloped tracts across Old NC 86. Smaller strip of land adjoins property on east side of Old NC 86 owned by David Rutter et al.



Mr. George Retschle  
May 23, 2023



The Town of Carrboro Future Land Use Plan calls for Multi-Family Residential, Proposed at this location. According to the Land Use Plan “Multi-Family Residential: properties with three or more attached residential addresses on the same property (e.g. more than a single family residence or duplex, including townhomes, triplexes, quadraplexes, and apartments.”

The proposed future land use would support a higher density of homes on the subject property and a more significant cluster of uses than the proposed subdivision development.

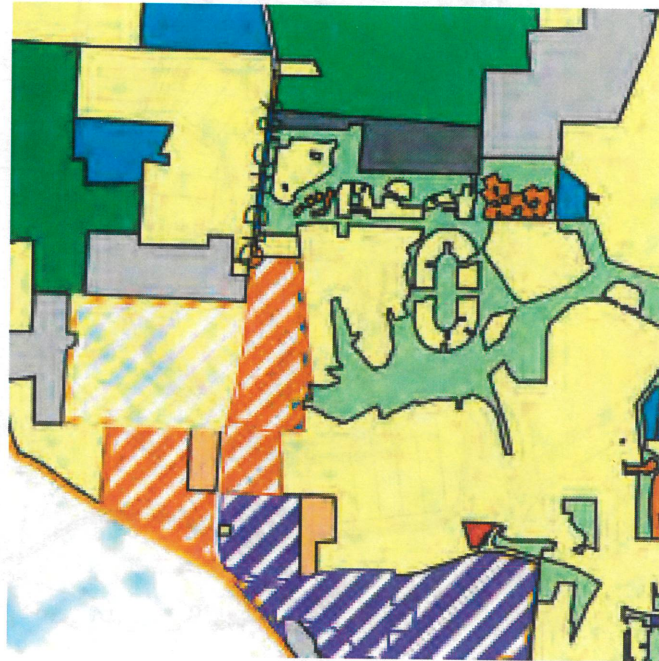


Mr. George Retschle  
May 23, 2023

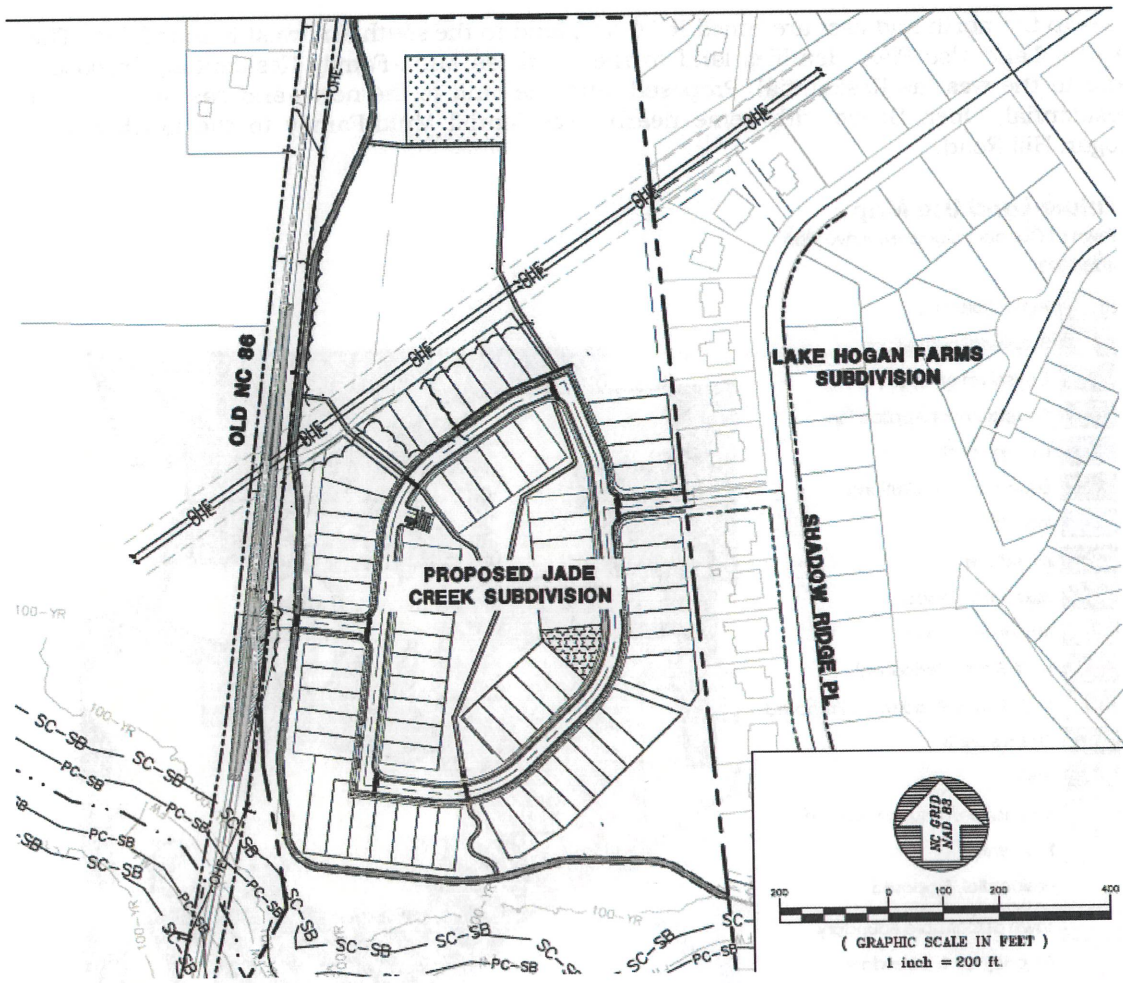
Uses to the north and east are zoned R-20 and land to the south and west is zoned RR. The Future Land Use Plan identifies land to the south as Multi-Family Residential, Proposed, land to the west as Residential, Proposed, and the land to the north and east as a mix of Residential, Open Space with some nearby Residential Multi-Family to the northeast at Hogan Hill Road.

### Future Land Use Map

Town of Carrboro Comprehensive Plan  
4/28/2022



Mr. George Retschle  
May 23, 2023





Mr. George Retschle  
May 23, 2023

### Discussion

The proposed subdivision development would allow for up to 72 single family units which will not include any attached housing as suggested by the Future Land Use Plan. This amounts to a lower density use of the property than already indicated by that plan. Any consideration of value impacts must consider the fact that homes adjoining this project would have a built-in impact on the possibility of multifamily housing to be developed on this tract in the future. The fact that the proposed use is less than a multifamily housing would therefore have the potential of removing concerns of lower valued and higher density housing adjoining these homes. In other words, this is a less intensive use of the property than was anticipated in the land use plan, which could be a positive for adjoining property owners.

The adjoining homes to the north at Dairy Glen Road and Lategan Lane are well removed from the housing and will have the potential for enhancement due to preserved open space from this project adjoining those homes. The home on Lake Manor Road is 400 feet through the woods just to reach the edge of the existing floodplain. The closest home within the proposed development would be even further from that. The floodplain in that area and the area effectively isolated by that floodplain to the south forms another parklike area that will buffer those areas and potentially provide enhancement to those properties.

The adjoining homes to the south and along Lake Manor Road are well separated from the proposed development by floodplain and the woods that will be retained in those areas.

The land across from Old NC 86 is currently zoned RR, but likely to be upzoned to R-20 based on the Future Land Use Plan and would be sufficiently separated from the project as to not be impacted by it. The impact from Old NC 86 would be more significant than proximity to the proposed homes.

This leaves the homes along Shadow Ridge Place as the only nearby homes that would be in close proximity to the proposed homes at Jade Creek Subdivision. Only 7 of the homes are in close proximity from this set as there will be HOA space separating the uses except in near the interconnection point between the two developments.

The homes in this section of Lake Hogan Farms had 5 home sales since January 1, 2021 and has one active listing. The breakdown shows a range in prices from \$469,900 to \$800,000 as shown on the next page. The home prices were largely from 2021 and there has been significant growth in the local residential market after 2021 as shown on the map by the MLS estimated values on homes. I note that those are not very reliable indicators but they are suggesting increases in value of \$150,000 to \$200,000 in that last two years.

Interestingly, these homes already adjoin a section of Lake Hogan Farms that has smaller lots in the 0.12-acre range that has homes currently selling homes between \$495,000 to \$652,000 with most of those sales happening on 2022. These homes have a small open space buffer between them and the larger lots. So this is a similar product though slightly larger in lots and slightly further from the larger lot adjoining homes but within the same subdivision. There is no sign that homes located closer to these homes are selling for less than the homes further away. In fact on the other side of the smaller lot section, Lake Hogan Farms has 1-acre lots with million-dollar homes identified on the MLS.

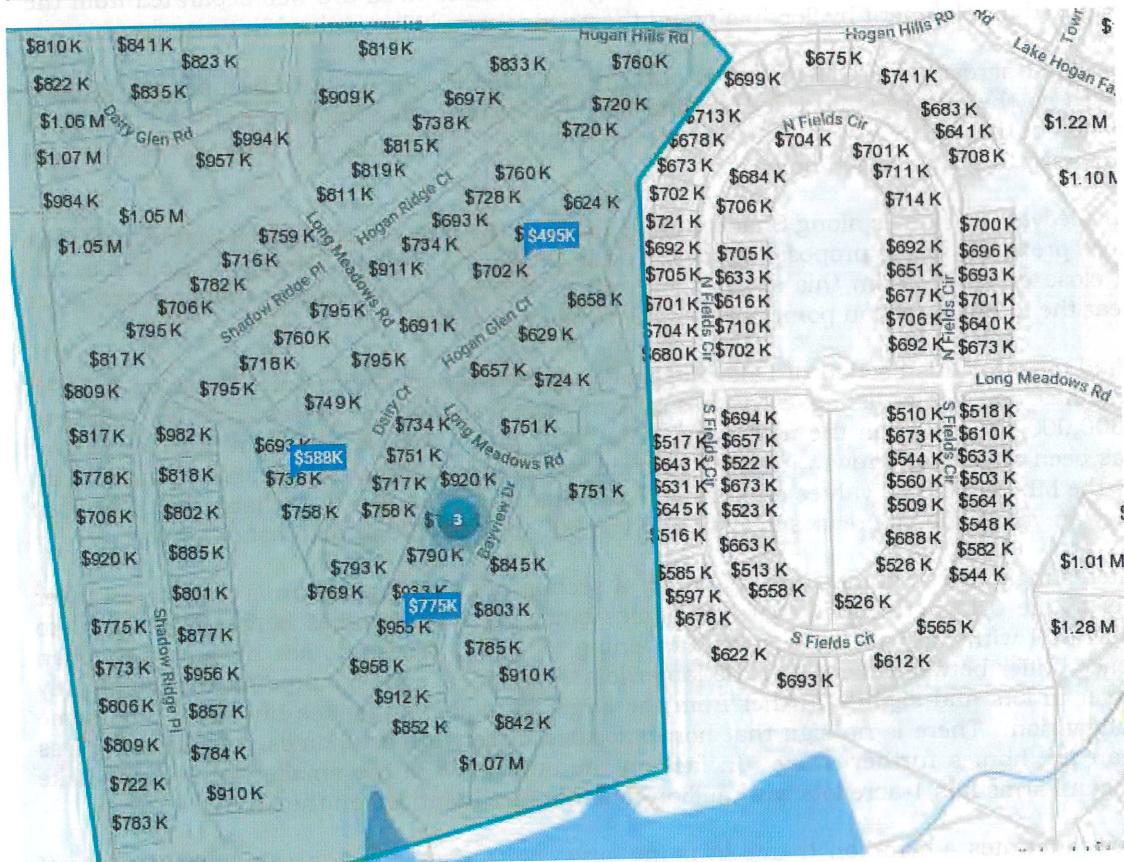
This illustrates a common theme in many larger single-family subdivisions where a mix of housing products and home prices are co-located to bring together a larger community. Examples of this are everywhere in the market such as Southern Village, Meadowmont, or Lake Hogan Farms.



Mr. George Retschle  
May 23, 2023

## Search Results Summary -6 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
<b>1 Active Listings</b>									
High	4	3	2565	\$780,000	\$304	\$0	\$0	0%	11
Low	4	3	2565	\$780,000	\$304	\$0	\$0	0%	11
Avg	4	3	2565	\$780,000	\$304	\$0	\$0	0%	11
Med	4	3	2565	\$780,000	\$304	\$0	\$0	0%	11
<b>5 Sold Listings</b>									
High	4	4	3500	\$800,000	\$286	\$777,500	\$277	112%	18
Low	4	3	2401	\$469,900	\$185	\$495,000	\$195	97%	1
Avg	4	3.20	2821	\$658,780	\$234	\$682,100	\$242	104%	7
Med	4	3	2800	\$699,000	\$219	\$775,000	\$245	105%	3
<b>6 Total Listings</b>									
High	4	4	3500	\$800,000	\$304	\$777,500	\$277	112%	18
Low	4	3	2401	\$469,900	\$185	\$0	\$0	0%	1
Avg	4	3.17	2779	\$678,983	\$245	\$682,100	\$242	104%	8
Med	4	3	2682	\$739,500	\$249	\$775,000	\$245	105%	7



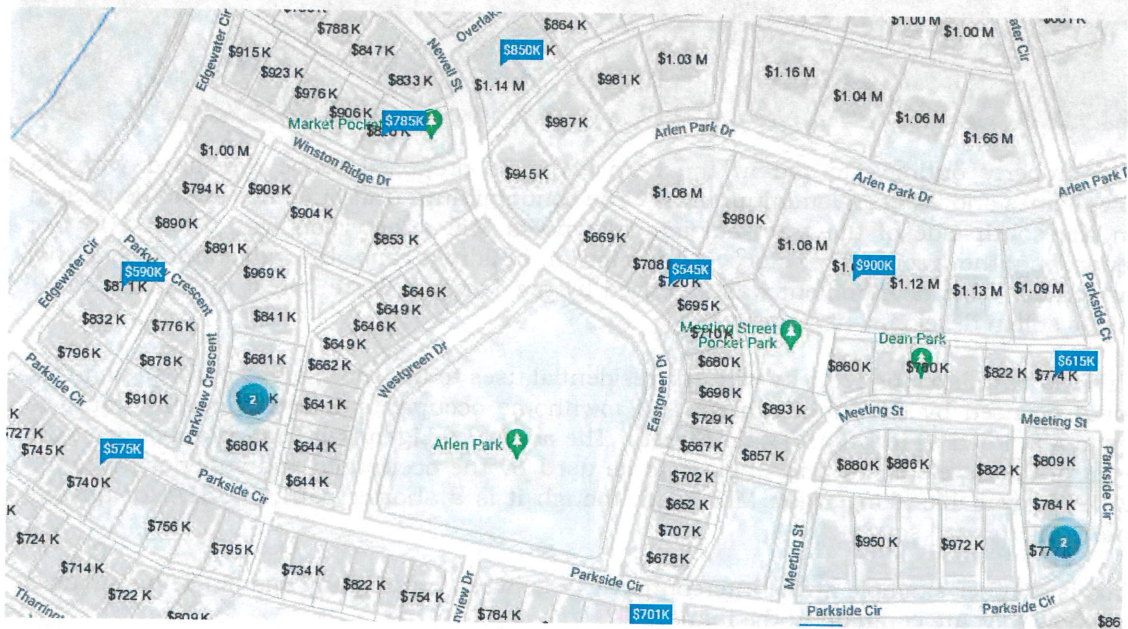


Mr. George Retschle  
May 23, 2023

### Market Data

I have considered the proximity of nearby medium density residential uses to nearby lower density homes around the Triangle as shown on the following pages.

### Southern Village



Without doing a specific paired sales analysis, I show the above maps from the MLS for two different sections of Southern Village where small lots and some attached housing are in close proximity to higher priced homes within Southern Village. There is no sign that the homes adjoining those are being valued at less than similar homes located further away within this development.



Mr. George Retschle  
May 23, 2023

### Grove 98



The property outlined in red in the map above is proposed to be developed with 45 townhomes and 228 condominium units. The condominium unit buildings are to be located on the south side of the tract adjoining Reynolds Mill subdivision with 75 to 100 feet separating the proposed 4-story condominium buildings and the adjoining residential properties. This development was approved by the Town of Wake Forest in January 2021 and is still in development stages.

This will have interconnectivity with the residential uses to the south along Forbes Road that could be used by the condominium and townhome occupants as an alternative route to Ligon Mill Road or to US 1A (Main Street). The access to Ligon Mill Road is superior at the front of the development and unlikely to be used by the occupants and superior access to US1A is available along Ligon Mill Road, though it is a shorter path to US1A for anyone intending to head south.

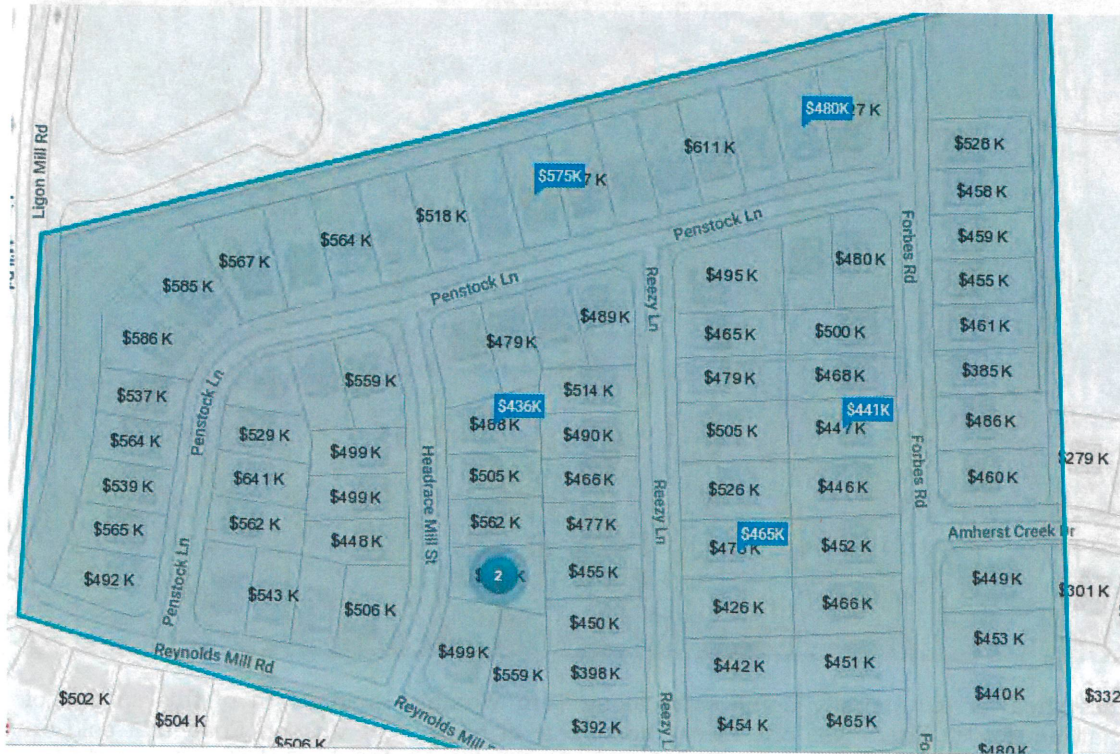
This is another example of the interconnectivity between multifamily and single family uses and how they are common in the market.

On the next page I show the recent sales activity in Reynolds Mill with the most recent home sale being in 2022 for \$575,000 for a home that will directly back up to the townhomes and condominiums that are being developed to the north. This was 1528 Penstock Lane that sold on April 25, 2022 for \$575,000 with a \$400 financing concession for an effective price of \$574,600 for this 3,350 s.f. home, or \$171.52 per s.f.



Mr. George Retschle  
May 23, 2023

Comparing that sale to 312 Headrace Mill Street which sold on October 17, 2022 for \$580,000 with \$13,000 in financing concessions, which works out to a \$567,000 effective purchase price for this 3,541 s.f. home, or \$160.12 per s.f. This actually suggests that the home backing up to the higher density use sold at a premium of \$11 per s.f. due to it backing up to the condominiums. More likely there was some cooling of the market between April and October that speaks to the significant financing concessions. Still, this strongly supports an assertion that there is no sign of a negative impact to property value due to the adjacency to the lower priced medium density units to the north.



Search Results Summary - 7 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
<b>7 Sold Listings</b>									
High	5	4	3541	\$599,000	\$179	\$580,000	\$175	109%	25
Low	4	3	2503	\$380,000	\$146	\$410,000	\$159	96%	4
Avg	4.43	3.14	2909	\$473,200	\$162	\$483,857	\$166	103%	11
Med	4	3	2746	\$449,000	\$162	\$465,000	\$164	104%	9



Mr. George Retschle  
May 23, 2023

### Vineyards at Chatham Park Area



I searched for low density home sales along Tom Womble Road north of this section of Chatham Park. There was one recent home sale at 65 Harriet Watson Road that sold on January 26, 2022 for \$260,000. This home was on the market for 3 days prior to closing with an asking price of \$274,000. This is a 1,447 square foot brick ranch with 3 BR and 2 BA, built in 1900 on 1 acre. Given the age it is difficult to do direct comparisons without inspecting the condition of the improvements. The indicated purchase price works out to \$180 per square foot.

Comparing this to the sale of 1411 Hanks Chapel Road that sold on September 30, 2021 for \$285,000 with \$825 financial concessions for an effective purchase price of \$284,175. This is a 1,349 square foot dwelling with an additional 333 square feet of above grade space, built in 1960 with 2 Bedrooms and 1 Bathroom on 1.4 acres. The indicated purchase price is \$211 per square foot. This home is much newer and includes a carport. Adjusting this downward by \$5,000 for the carport and 15% for the difference in age (0.25% per year in age difference), I derive an adjusted price of \$236,548, or \$175 per square foot. This supports a finding of no impact due to the proximity of the medium density residential Chatham Park on this property.



Mr. George Retschle  
May 23, 2023

### **Hunters Greene Subdivision - Zebulon**

I have considered 9000 Hunters Greene Drive which is a single-family home built in 2003 with 1,766 square feet of home that sold for \$241,000 or \$136.47 per square foot on 8/22/2019. This home is in Hunters Green Subdivision and is adjacent to Weavers Pond Subdivision.

The subdivision to the north is Pearces Landing that was approved in 2022 and had no bearing on the test for backing up to the lots to the west.



I compared this home to a number of other homes including another home in Hunters Greene, one in Weavers Pond, and one in Sawyer Creek. After adjusting for minor differences in size, age, and construction, I derived a strong indication of no impact on property value due to the adjacency to a subdivision.

Mr. George Retschle  
May 23, 2023

Subdivision	Address	Sale Date	Sale Price	Year Built	Style	Const	S.F.	\$/S.f.
Hunters	9000 Hunters Greene Dr	8/22/2019	\$241,000	2003	1-Story	Br/Vinyl	1766	\$136.47
Weaver	1716 Almond Willow	7/29/2019	\$222,500	2007	1-Story	Vinyl	1793	\$124.09
Sawyer	1009 Sawyer Creek	11/7/2018	\$206,500	2005	1-Story	Hardi	1695	\$121.83
Hunters	9212 Hunters Greene Dr	9/8/2017	\$220,000	1996	1-Story	Br/Vinyl	1811	\$121.48

Address	Adjustments					Total	Total/SF	%/DIF
	Sold	YB	Const	SF				
9000 Hunters Greene Dr						\$241,000	\$136.47	
1716 Almond Willow	\$439	-\$8,900	\$15,575	-\$3,351		\$226,263	\$128.12	6%
1009 Sawyer Creek	\$4,888	-\$4,130	\$14,455	\$8,650		\$230,363	\$130.44	4%
9212 Hunters Greene Dr	\$12,893	\$15,400		-\$5,467		\$242,826	\$137.50	-1%
			<b>Median</b>	\$230,363		\$130.44	4%	
			<b>Average</b>	\$233,151		\$132.02	3%	
			<b>Impact</b>	\$10,637		\$6.02	4%	

This home sold again on November 10, 2020 for \$282,500 showing ongoing appreciation.

Mr. George Retschle  
May 23, 2023

### Conclusion

The proposed use is consistent with the zoning and nearby uses. Similar mixed neighborhoods with multifamily and single-family housing have shown compatibility and harmony between these uses.

I conclude based on the data presented that the proposed subdivision development will not substantially injure the value of adjoining property.

The Town of Carrboro Land Use Plan has this tract identified for future Residential Multifamily use which would suggest a higher density of development than what is proposed for this development. That reduced density as compared to the Future Land Use designation suggests an improvement to the potential impacts on these adjoining properties.

I therefore conclude that the proposed development: will not substantially injure the value of adjoining property and will be in harmony with the intensity, scale, and character of development existing or planned in the surrounding area.

If you have any questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI  
State Certified General Appraiser



Nicholas D. Kirkland  
State Certified General Appraiser



**SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS**  
**SPECIAL USE PERMIT-A FOR**  
***Jade Creek Architecturally Integrated Subdivison, 8522 Old NC 86***

<b>STAFF RECOMMENDATIONS</b>	
<b>Staff Recommendations (w/ Advisory Board support where applicable):</b>	<i>Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1 thru 14 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
<b>Recommended by</b>	<b>Recommendations</b>
Staff, PB, and TAB (EAB did not have a quorum for their review meeting.)	1. That Certificates of Occupancy for the final four units may not be issued until such time as Certificates of Occupancy have been granted for the four affordable units constructed within the development and the <i>payment in lieu</i> is received for 11.3 additional units satisfied by way of a payment to the town's Affordable Housing Revenue Fund, in the amount equivalent to 11.3 times the amount included in the Town's fee schedule at the time of payment. A note to this effect shall be required on the final plat.
Staff, PB, and TAB	2. That the continued affordability of four units must be specified in the Homeowner's Association documents per the provisions of Section 15-182.4 of the Land Use Ordinance. These documents must be approved by the Town Attorney prior to construction plan approval.



Staff, PB, and TAB	3. That in accordance with Section 15-182.4, the developer shall include in the restrictive covenants applicable to the subdivision, and in the deeds for the affordable units, covenants and restrictions that are sufficient to ensure that the affordable units will remain affordable as described in that section. Those covenants and restrictions shall include provisions that will allow the Town of Carrboro to enforce the commitment that the housing units remain affordable. These documents shall be subject to the approval of the Town Attorney.
Staff, PB, and TAB	4. That the applicant must receive a driveway permit from NCDOT prior to approval of the construction plans.
Staff, PB, and TAB	5. Prior to construction plan approval, the plans need to include a standard detail, per section 15-291 of the LUO, demonstrating that each lot can provide off-street parking sufficient to accommodate two cars, excluding those spaces provided within the garage.
Staff, PB, and TAB	6. That flexibility be allowed in the execution of the street tree planting plan (subject to the approval of public works and the planning department), such that the combination of existing and proposed trees along all publicly dedicated streets in the subdivision meet the street tree requirements of Section 15-315 of the Land Use Ordinance and that the final arrangement is such that 1/3 <sup>rd</sup> of the street trees retained and/or proposed for this purpose are evergreen.
Staff, PB, and TAB	7. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in PDF format and shall include a base map of the whole project and all separate plan sheets. As-built PDF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.

Staff, PB, and TAB	8. Per Section 15-263.1, that the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Stormwater Utility staff for approval prior to construction plan approval.
Staff, PB, and TAB	9. That, prior to issuance of a CO, a final plat, or the certification of a stormwater BMP, the applicant shall submit a performance security to be posted and held by the Town for a period of two years per the provisions of Section 15-263(i).
Staff, Staff, PB, and TAB	10. That the developer provide a written statement from the electrical utility stating that electric service can be provided to all locations shown on the construction plans prior to the approval of the construction plans;
Staff, PB, and TAB	11. That fire flow calculations must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
Staff, PB, and TAB	12. That the applicant must submit a voluntary annexation request and that the town must approve the annexation thereby bringing the property into the Town's municipal limits prior to the recording a final plat for the project.
Staff, PB, and TAB	13. That the applicant receive(s) CAPS from the Chapel Hill-Carrboro City Schools district pursuant to Article IV, Part 4 of the Carrboro Land Use Ordinance prior to construction plan approval.
Staff, PB, and TAB	14. That, prior to final plat approval, the Homeowner's declarations and covenants shall satisfy the applicable provisions of the Land Use Ordinance subject to review and approval of the Town Attorney.



ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
<b>Additional Advisory Board Comments &amp; Recommendations:</b>	<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 Board 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
Planning Board	<ol style="list-style-type: none"> <li>1. Connectivity – request to pursue easement to allow multi-use path to be extended to the north to connect with Hogan Hills Road and to the southeast to connect with the Lake Hogan Farms neighborhood trail system.</li> <li>2. That street connectivity included the full connection of Blocker Drive, without bollards.</li> <li>3. Ensure that staff recommendation #1 references the correct number of units for the payment in lieu (11.3 v. 11).</li> <li>4. Appreciates the project voluntarily providing stormwater control measures in excess of the Town's required controls.</li> <li>5. Appreciates that the units are smaller in size and less expensive.</li> </ol>

Affordable Housing Advisory Committee	<p>At its April 19, 2023 meeting, the Affordable Housing Advisory Commission (AHAC) discussed the SUP-A for the Jade Creek subdivision and provided support for approval.</p> <p>Although, the AHAC would have liked to have seen more affordable units in the subdivision, the AHAC appreciated the developer's receptiveness to striving to add affordable units to Jade Creek and to further support the Town's affordable housing goals through the payment in lieu.</p> <p>It was noted that the subdivision supported the Town's adopted comprehensive plan, <a href="#"><u>Carrboro Connects</u></a>, by increasing the number of permanently affordable units for ownership and utilizing the land trust model:</p> <p><b>Goal 1: Increase the number of homeownership units that are permanently affordable with targeted strategies to serve households earning 80% of Area Median Income (AMI) or below with priority to historically disadvantaged households.</b></p> <p>Strategy 1.1: Increase development of for-sale affordable housing units for households earning up to 80% of AMI.</p> <p>Strategy 1.3: Support and build upon the land trust model and investigate other examples to acquire as well as keep housing permanently affordable, such as cooperative housing.</p> <p>The AHAC also recognized that the developer's affordable housing proposal (new units plus payment in lieu) meets the Town's affordable housing expectation in the Land Use Ordinance, conditional upon allocating 15% of the total number of units for affordable housing, or upon providing and payment in lieu of affordable units. Additionally, the approach of blending the affordable units within the neighborhood and offering larger units to accommodate larger households is much appreciated.</p>
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Stormwater Advisory Committee	<ol style="list-style-type: none"> <li>1. Consider discharging treated water from stormwater wetland by means of structure (e.g., level spreader) to provide sheetflow through vegetated buffer.</li> <li>2. The SWAC strongly supports the applicant's approach for providing a low impact option for the recreational space that will minimize stormwater runoff, retain canopy trees currently in place, and alleviate concerns from neighbors regarding parking and traffic. Further, the SWAC strongly discourages any impermeable surface, such as a pickleball court, for that space which would generate runoff and which would require additional parking spaces.</li> <li>3. In agreement with statements made at joint review, commit to providing SCM maintenance access, maintenance plan documentation, and installing educational signage on SCM propose and requirements.</li> <li>4. Appreciate applicant's commitment to avoid paved path through wetland, using stormwater wetlands, use of small lots outside of stream buffer, commitment to managing to 100-year storm (above town stormwater requirements), and use of native plants in canopy and understory layer.</li> </ol>
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# 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 13, 2023**

## SPECIAL USE PERMIT-A – JADE CREEK ARCHITECTURALLY INTEGRATED SUBDIVISION

The Planning Board recommends that the Town Council approve the special use permit with the staff recommendations, along with the following additional comments:

Connectivity – request to pursue easement to allow multi-use path to be extended to the north to connect with Hogan Hills Road and to the southeast to connect with the Lake Hogan Farms neighborhood trail system.

That street connectivity includes the full connection of Blocker Drive, without bollards.

Ensure that the staff recommendation #1 references the correct number of units for the payment in lieu (11.3 v. 11).

Appreciates the project voluntarily providing stormwater control measures in excess of the Town's required controls.

Appreciates that the units are smaller in size and less expensive.

Motion was made by Clinton and seconded by Gaylord-Miles.

### **VOTE:**

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

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (Mangum, Sinclair, Amina)

*Cahin Pj*  
(Chair)  
Vice Chair

*5/18/2023*  
(Date)



# TOWN OF CARRBORO

NORTH CAROLINA  
WWW.CARRBORONC.GOV

## MEMORANDUM

TO: Tina Moon, Planning Administrator

FROM: Anne-Marie Vanaman, Interim Housing and Community Services Director

DATE: May 18, 2023

SUBJECT: SUP-A for the Jade Creek Architecturally Integrated Subdivision at 8522 Old NC Hwy 86

At its April 19, 2023 meeting, the Affordable Housing Advisory Commission (AHAC) discussed the SUP-A for the Jade Creek subdivision and provided support for approval.

Although, the AHAC would have liked to have seen more affordable units in the subdivision, the AHAC appreciated the developer's receptiveness to striving to add affordable units to Jade Creek and to further support the Town's affordable housing goals through the payment in lieu.

It was noted that the subdivision supported the Town's adopted comprehensive plan, [Carrboro Connects](#), by increasing the number of permanently affordable units for ownership and utilizing the land trust model:

**Goal 1: Increase the number of homeownership units that are permanently affordable with targeted strategies to serve households earning 80% of Area Median Income (AMI) or below with priority to historically disadvantaged households.**

Strategy 1.1: Increase development of for-sale affordable housing units for households earning up to 80% of AMI.

Strategy 1.3: Support and build upon the land trust model and investigate other examples to acquire as well as keep housing permanently affordable, such as cooperative housing.

The AHAC also recognized that the developer's affordable housing proposal (new units plus payment in lieu) meets the Town's affordable housing expectation in the Land Use Ordinance, conditional upon allocating 15% of the total number of units for affordable housing, or upon providing and payment in lieu of affordable units. Additionally, the approach of blending the affordable units within the neighborhood and offering larger units to accommodate larger households is much appreciated.





# 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

**MAY 3, 2023**

**Jade Creek SUP**

Motion was made by Jeanette O'Connor and seconded by Michael Paul that the SWAC recommends that the Town Council ask applicant to consider the following comments:

- 1) Consider discharging treated water from stormwater wetland by means of structure (e.g., level spreader) to provide sheetflow through vegetated buffer;
- 2) The SWAC strongly supports the applicant's approach for providing a low impact option for the recreational space that will minimize stormwater runoff, retain canopy trees currently in place, and alleviate concerns from neighbors regarding parking and traffic. Further, the SWAC strongly discourages any impermeable surface, such as a pickleball court, for that space which would generate runoff and which would require additional parking spaces;
- 3) In agreement with statements made at joint review, commit to providing SCM maintenance access, maintenance plan documentation, and installing educational signage on SCM purpose and requirements;
- 4) Appreciate applicant's commitment to avoid paved path through wetland, using stormwater wetlands, use of small lots outside of stream buffer, commitment to managing to 100-year storm (above town stormwater requirements), and use of native plants in canopy and understory layer.

**VOTE:**

AYES: (7)

ABSENT/EXCUSED: ( )

NOES: ( )

ABSTENTIONS: ( )

**Associated Findings**

By a unanimous show of hands, the SWAC membership also indicated that no members have any financial interests that would pose a conflict of interest to the approval of this recommendation.

  
(Chair)

5/3/2023  
(Date)



TOWN OF CARRBORO  
Transportation Advisory Board

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

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

THURSDAY, JUNE 1, 2023

SPECIAL USE PERMIT-A – JADE CREEK ARCHITECTURALLY INTEGRATED  
SUBDIVISION

The Transportation Advisory Board concurred in full with the staff's findings and recommendations.

Swan motioned to recommend that the Town Council approve the Special Use Permit application. Salvesen seconded the motion. The vote was unanimous.

**VOTE:**

AYES: (Swan, Keefe, Jones-Peretto, Salvesen)

NOES: ( )

ABSTENTIONS: ( )

ABSENT/EXCUSED: ( )

  
\_\_\_\_\_  
Transportation Advisory Board Chair

June 2, 2023  
\_\_\_\_\_  
Date