



# TOWN OF CARRBORO PLANNING BOARD

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

## A G E N D A

7:30 P.M.

*TOWN HALL BOARD ROOM*

### THURSDAY, MARCH 10, 2011

Item	Topic/Action	Person/Agency	Duration (min)
<b>I.</b>	<b>JOINT REVIEW ITEMS</b>		
	A) Conditional Rezoning Request for Potential Library at 210 Hillsborough Rd (PB, AP, TAB, and ESC)	PB, AP, TAB, and ESC	30
<b>II.</b>	<b>INTRODUCTIONS/AGENDA ADJUSTMENTS</b>	Chair	2
<b>III.</b>	<b>APPROVAL OF MINUTES</b>		
	A) January 20, 2011 (attached) B) February 3, 2011 ( <i>revised copy</i> attached)	Chair and Planning Board	5
<b>IV.</b>	<b>OTHER MATTERS</b>		
	A) Discussion of Conditional Rezoning Request for Potential Library at 210 Hillsborough Rd. & associated recommendation	Chair and Planning Board	30
	B) Update on scheduling a joint meeting with the Environmental Advisory Board	McGuire	5
	C) Report on the NSA Design Workshop.	Planning Board	10
	D) Nomination of Planning Board Representative to Greenways Commission	Chair	5
<b>V.</b>	<b>ADJOURNMENT</b>	Chair	3

Materials:

1. Conditional Rezoning Request for Potential Library at 210 Hillsborough Rd.
2. Draft minutes, January 20, 2011, February 3, 2011

#### PUBLIC COMMENT AT PLANNING BOARD MEETINGS

**If members of the public wish to address the Planning Board, a time will be provided during the meeting. Speakers may address the Board only after being recognized by the Chair and only from the podium, subject to a three minute time limit.**

**NOTES:** Please don't forget to call the Planning Department at 918-7324 to inform staff if you are unable to attend this meeting. Thank you!

#### ⚡ **PLANNING BOARD TOPICS FOR BOARD OF ALDERMEN CONSIDERATION** ⚡

1. Sustainability Matrix Strategies
2. Strategies to Develop Pocket Parks, Pathways, Greenways and Open Space
3. Develop Transit-oriented Development Overlay or "Floating" Zones

## Advisory Boards

ITEM NO. I

### AGENDA ITEM ABSTRACT

**MEETING DATE: Thursday, March 10, 2011**

**TITLE: Review of map amendment request related to rezoning property at 210 Hillsborough Road from R-10 to B-2 CZ**

<b>DEPARTMENT: PLANNING</b>	<b>PUBLIC HEARING: YES _ NO <u>X</u></b>
<b>ATTACHMENTS:</b> <b>A. Recommendation template</b> <b>B. Petition for change of zoning</b> <b>C. Location map and Aerial view</b> <b>D. Excerpts/LUO Sections 15-135, 139, 321, 322 and 325</b> <b>E. Excerpt from <i>Carrboro N.C., An Architectural and Historical Inventory</i></b> <b>F. Draft ordinance</b>	<b>FOR INFORMATION CONTACT:</b> Patricia McGuire – 918-7327

#### PURPOSE

The Town has received a petition to amend the zoning map in relation to the property at 210 Hillsborough Road. The Board of Aldermen has set a public hearing for Tuesday, March 22, 2011 to consider this request and has also referred the item for review by advisory boards.

#### INFORMATION

Orange County Manager, Frank Clifton, on behalf of Orange County and contract purchaser of the property, and Jared Resnick, representing property owner NCLA properties, have submitted a petition to amend the zoning map for 210 Hillsborough Road (Orange County PIN 9778684269) from R-10 to B-2 CZ (Fringe Commercial - Conditional) (*Attachment B*). A list of proposed limitations on the use of the property has been included in the petition. The property is located on the southeastern end of Hillsborough Road, adjacent to the Carrboro Elementary school campus (*Attachment C*- location map).

A public hearing has been set for March 22, and the petition referred to the Planning Board, Transportation Advisory Board, Appearance Commission, and Economic Sustainability Commission for recommendations.

#### Description of the area

The property known as 210 Hillsborough is an approximately 258-foot by 389-foot lot connected to Hillsborough Road by a 60-foot by 270-foot flag (2.69 acres) located on the northeast side just north of the intersection of Shelton Street (see Location map). Improvements include a one-story, frame residential outbuilding, in somewhat dilapidated condition. The property is otherwise wooded. The zoning and use of adjacent properties are summarized in the table below.

Address	Parcel Identification #	Zoning	Activity	Use
304 Shelton	9778679691	R-10	School buildings, playgrounds, ballfield	Elementary school, 5.110
208 Hillsborough	9778671859	R-10	Brick residence and accessory	Single family, 1.110
212 Hillsborough	9778681184	R-10	Frame residence and accessory	Single family, 1.110
214 Hillsborough	9778681321	R-10	Frame residence and accessory	Single family, 1.110
Partenza Lane	9778685706	R-10	Vacant	-

### Land Use Ordinance Provisions

Article IX of the Land Use Ordinance (LUO). This article presents definitions of each zoning district in Town and includes information on the purpose and essential characteristics of each district. The definitions (included with relevant LUO provisions in *Attachment D*) relevant to a rezoning from R-10 to B-2 CZ are summarized below:

*R-10- (Residential, 10,000 square feet per dwelling unit).* A district designed “to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in non-residential districts.”

*B-2 CZ- (Fringe Commercial - conditional).* Petitions for rezoning to a conditional zoning district must be initiated by a property owner and must include a list of conditions that will limit uses or manner in which a property may be developed. The B-2 is a transitional district designed to accommodate commercial uses in areas that were formerly residential but that may be more desirable for commercial activities due to high traffic volumes and proximity to other nonresidential districts.”

Section 15-146 - Table of Permissible Uses. Permitted uses in the existing R-10 zone include residential activities, and civic, community, recreational, and utility uses. New commercial opportunities are associated with the B-2 zoning district, such as retail sales, offices, restaurants, veterinarians and open air markets. The petitioner has indicated that the rezoning is being sought for “the specific and sole purpose of developing a maximum 20,000 square foot library” and has offered to accept such a condition on the rezoning.

General Use Category	Number of Uses Permitted in R-10 District	Number of Uses Permitted in B-2 District	Change in Uses Permitted
Residential (1.000)	26	26	0
Sales and Rental of Goods (2.000)	0	2	+2
Office, Clerical, Research (3.000)	0	4	+4
Manufacturing, Processing, Creating (4.000)	0	0	0
Educational, Cultural, Religious, Philanthropic, (5.000)	3	4	+1
Recreation (6.000)	4	1	-3
Institutional residence or care (7.000)	0	0	0
Restaurant, Bar, Nightclub (8.000)	0	2	+2
Motor vehicle-related (9.000)	0	0	0

<b>General Use Category</b>	<b>Number of Uses Permitted in R-10 District</b>	<b>Number of Uses Permitted in B-2 District</b>	<b>Change in Uses Permitted</b>
Storage and parking (10.000)	0	0	0
Related to animals (12.000)	0	0	0
Emergency Services (13.000)	4	4	0
Agricultural, Silvicultural, Mining, Quarrying (14.000)	3	0	-3
Public/Semi-public Utility Facilities (15.000)	0	1	+1
Dry cleaner, Laundromat (16.000)	0	0	0
Utility Facilities (17.000)	2	2	0
Towers and Related Structures (18.000)	2	1	-1
Open Air Markets, Horticultural Sales (19.000)	0	2	+2
Cemetery (21.000)	1	1	0
Day Care (22.000)	4	4	0
Temporary Structure or Parking (23.000)	1	1	0
Bus station (24.000)	0	0	0
Subdivisions (26.000)	3	3	0
Combination Uses (27.000)	1	1	0
Special Events (29.000)	1	1	0
Temporary Lodging (34.000)	1	1	0

A library use is currently permissible in the R-10 district, so long as it occurs within “a building designed and previously occupied as a residence or within a building whose gross floor area is 3,500 square feet or less.” The use is allowed in any permissible structure in the B-2 district with a zoning permit for lots of one acre or less, and a conditional use permit for lots such as this one that are greater than one acre in size.

Density and Dimensional Regulations. The density and dimensional requirements illustrate the differences between the R-10 and B-2 zoning districts, and the potential impacts of development on adjacent properties. These requirements are presented below.

	<b>Existing Zoning – R-10</b>	<b>Requested Zoning – B-2</b>
<b>Density</b>	10,000 sqft per dwelling unit	7,500 sqft per dwelling unit
<b>Height</b>	35 feet	2 stories,
<b>Setbacks</b>	25 r/w; 12 lot boundary	15 r/w; 10 lot boundary

Lots within the B-2 district are subject to the architectural provisions for downtown development found in LUO Section 15-178.

### Pertinent Policy

Carrboro Vision2020. Relevant Carrboro Vision2020 policies include:

1.22 The Town should support a centrally located and conveniently accessible library.

1.45 The town should continue to encourage active participation of its citizens in community planning.

2.11 Infill development should take place in a manner that fulfills the town’s goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

The site is proximate to a number of existing homes described in *Carrboro, N.C., An Architectural and Historical Inventory* as uniquely representative of a wave of development on what was the suburban edge of town in the 1920s. These homes include those at 212 and 214 Hillsborough (*Attachment E*).

Downtown Carrboro: New Vision. The property does not fall within the limits of the Downtown Carrboro: New Vision study area.

Carrboro Land Use Ordinance. Section 15-322 requires that any proposed amendments shall be referred to the planning board. If applicable, the proposed amendment shall also be referred to the Appearance Commission and/or the Transportation Advisory Board.

### **RECOMMENDATION**

The staff recommends that advisory boards consider the draft ordinance (*Attachment F*). A recommendation template that includes required statements associated with advisory review is provided (*Attachment A*).

# TOWN OF CARRBORO

## PETITION FOR CHANGE OF ZONING



"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'

### PETITIONER

Orange County

DATE:

February 4, 2011  
~~12/11/2010~~  
gh  
2-4-11

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R-10 to B-2-CZ zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME: Orange County  
ADDRESS: 200 South Cameron St. PO Box 8181 Hillsborough 27298  
TELEPHONE #: (919) 245-2300
2. INTEREST IN PROPERTY(IES): Orange County has an option to purchase the property based on obtaining requested rezoning
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: 2.69 acre parcel (PIN 9778-68-4269) adjoining Carrboro Elementary to the east, fronting on Hillsborough Road and Shelter Street
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
  - a. OWNER: NCLA Properties LLC  
TAX MAP: 7 BLOCK: 95 LOT: A ACREAGE: 2.691 PARCEL: 41A  
SUBDIVISION NAME: NCLA Prop (102/37) FRONTAGE: 60.21' DEPTH: 713.54'  
EXISTING STRUCTURES AND USES: Undeveloped



6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES \_\_\_ NO   
If "YES", WHEN? \_\_\_\_\_

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

(a) How do the potential uses in the new district classification relate to the existing character of the area?

*Please see attached*

(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

*Please see attached*

(c) How will the proposed rezoning affect the value of nearby buildings?

*Please see attached*

(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

*Please see attached*

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WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 4<sup>th</sup> DAY OF February, 192011.

PETITIONER'S SIGNATURE:

*[Handwritten Signature]*  
*Donna L. Mays*  
2-4-11

Property Owner's Signature: *[Handwritten Signature]* 2-29-11 NCLA Member Mngr

**PLEASE NOTE:**

1. For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.
2. If a rezoning or master plan is approved, a Certificate of the Adequacy of Public School Facilities (CAPS) will be required from the Chapel Hill Carrboro City School District before the approval of a conditional or special use permit for a residential development shall become effective. The rezoning of property or approval of a master plan provides no indication as to whether the CAPS will be issued.

## **INTRODUCTION:**

Orange County is pleased to submit this Conditional Zoning District rezoning application proposing to rezone the aforementioned property, as detailed within the attached application package, for the purpose of developing the southwestern regional branch of the Orange County public library.

Specifically, through the submittal of this rezoning petition the County is requesting that the property be rezoned from R-10 to **B-2-CZ** in accordance with Section 15-141.4 *Conditional Zoning District* of the Town of Carrboro Land Use Ordinance (hereafter 'Ordinance') for the specific and sole purpose of developing a maximum 20,000 square foot public library.

## **PROCESS – CONDITIONAL ZONING AND CONDITIONAL USE PERMIT:**

In reviewing this Town of Carrboro's Ordinance, there are two (2) processes that are available to the County supporting this application, specifically:

- **Conditional Zoning:** Requiring the submittal of a rezoning petition seeking to rezone property to a conditional zoning designation for the development of a specific use, in this case a library.

As part of the Ordinance, if the rezoning petition is approved by the Carrboro Board of Aldermen, the County would still need to submit a detailed site plan for review and approval through the Conditional Use Permit process in accordance with the Carrboro Land Use Ordinance. The main differentiation with this process and Conditional Use Zoning is that the timing of this submittal, and actual commencement of construction activities, would not be prescribed by the Town's Land Use Ordinance.

The Conditional Zoning would provide the County with an immediate decision, with respect to the possible development of the parcel as a library, so we could move forward with the development of the formal site plan necessary to secure the required Conditional Use Permit authorizing land disturbing activity.

- **Conditional Use Zoning:** Requiring the submittal of a rezoning petition as well as a site specific development plan requesting authorization to develop a specific use, in this case a library, on a parcel of property. This process requires the review and approval of a rezoning petition, rezoning the property to a requested designation, as well as the review and approval of formal site plan with the issuance of a Conditional Use Permit issued by the Board of Aldermen authorizing the commencement of land disturbing activity.

This means that the architectural drawings, parking lot layout, access management issues, stormwater retention, and open space management plans would have to be finalized for review and approval by the Town with the submission of the rezoning request.

The County chose the Conditional Zoning option as the means of seeking authorization for the library project for the following reasons:

- a. The County has a limited window of opportunity to make a final decision with respect to the purchase of this property and needs approval indicating that the development of a library on this parcel is possible. The Conditional Zoning process fits in with our limited ‘window of opportunity’.

This parcel became available in late 2010 and the County has made an offer to purchase contingent on being able to develop the proposed library. There is insufficient time available to complete all required submittal components necessary for the Conditional Use Permit process, as described by the Ordinance, and adhere to our time limitations on making a formal decision.

The Conditional Zoning process provides a decision within six (6) months from the application being submitted. County staff has estimated that it would take anywhere from six (6) months to a year to develop the detailed plans required for the Conditional Use Zoning review process.

From the County’s perspective this is the only process that provides the necessary answer within the available time frame.

- b. Local residents and community members have been requesting a library for twenty (20) years. While numerous sites have been discussed, no formal action has been taken.

Prior to engaging in a lengthy and costly process to produce the site development plans for this property, the County needs a determination that the proposed site will be acceptable for the project.

- c. The County does not intend to break ground on this project in the foreseeable future.

With the Conditional Use Zoning process there are practical limits established by the Ordinance requiring the County to commence land disturbing operations that have not yet been anticipated from a budgetary standpoint.

The County needs the time afforded to use by the Conditional Zoning process to properly plan for the development of this project over multiple budget years

- d. The County has not begun development of the necessary architectural plans or site development plans required for the Conditional Use Zoning process.

While the County has determined that this property provides the best location for the southwest branch of the Orange County Library, we are still considering a variety of options for design for the structure, the parking lot, and open space management.

The County needs the assurance obtained through the Conditional Zoning process that a library could be developed on the site so that we can begin the site design and outreach processes.

- e. The County has not engaged in the necessary comprehensive public outreach campaign planned to solicit public comment with respect to the actual design and layout of the site.

We had hoped to receive some indication that the property was acceptable for the development of the library prior to beginning our outreach program as such an undertaking will involve committing staff and financial resources.

### **PROPOSAL – LAND USE:**

If the rezoning application is approved, the County intends to develop a stand-alone full service library for the residents of southwest Orange County. This branch library would be modeled after the new Main Library in Hillsborough, including children’s, young adult, and adult collections, reference services, computer availability, public meeting rooms, and programming for all ages. This branch would also combine the services and staff already available at the Cybrary and Carrboro McDougle Middle School. These branches currently operate with limited collections and hours of operation due to their multi-use facilities.

According to the Carrboro Land Use Ordinance, current R-10 zoning regulations would allow for a library to be built on the property, through the typical site plan approval process, with an overall building limit of 3,500 square feet. The County has determined that it is in our, and the communities’, best interest to pursue a library of approximately 20,000 square feet to serve patron needs, necessitating this conditional rezoning request.

### **RESPONSE TO APPLICATION QUESTIONS:**

- (a) **How do the potential uses in the new district classification relate to the existing character of the area?**

The uses surrounding the subject parcel range from:

- **North:** single-family residential;
- **South:** single-family and multi-family residential structures, condominiums, offices (i.e. along Main Street);
- **East:** single-family, institutional (i.e. Carrboro Elementary and Carrboro United Methodist Church);
- **West:** single-family residential.

The area in question supports diverse residential development along with several institutional and professional office land uses. There are several non-residential land uses along Main Street, approximately 500 feet away from the subject property.

It is our opinion that the request is consistent with the overall intent and purpose of the B-2 zoning district given the current transition evident, with respect to the existing land uses

in the area, to more institutional and non-residential, most notably Carrboro Elementary School to the east of the subject property.

The County also believes that this property is suitable to provide a beneficial public service to existing local residents from a central location and to complement educational and cultural opportunities in cooperation with the Chapel Hill/Carrboro City School system given the proximity to the Carrboro Elementary School.

To help foster and promote the existing neighborhood aesthetic, the County suggests the following conditions be placed on the rezoning:

1. The County shall only develop the subject property for Use Classification 5.3020 libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) as described in the Table of Permissible Uses, Section 15-146 of the Land Use Ordinance.

The County will work with the Town to design and construct the most suitable library for the site given the existing constraints, with particular attention to the visual impact of the building and parking areas.

2. The County shall limit the size of the proposed library to no larger than 20,000 square feet of floor area.
3. The County proposes limiting the library to a single-story structure to ensure that the structure is not detracting from adjacent single-family residences or dominating the local landscape.
4. The County will work with Town Planning to incorporate the various architectural standards as contained within Section 15-178 of the Ordinance, specifically those outlined in provision (a) 1-4.

It should be recognized, however, that the County will more than likely request the alternative decision review process with the appearance commission due to the configuration of the lot and the need to address the proposed structures setbacks from various property lines.

5. The County proposes to mirror the operating hours of our new Main Library in Hillsborough, which are:
  - a. Monday through Thursday: **10:00 a.m. to 8:00 p.m.**
  - b. Friday: **10:00 a.m. to 6 p.m.**
  - c. Saturday: **9:00 a.m. to 5 p.m.**
  - d. Sunday: **1:00 – 5:00 p.m. (Labor Day – Memorial Day) no summer Sunday hours**

As part of this recommended condition, any ancillary use of the library facility, such as the use of the aforementioned public meeting rooms, shall not occur outside of established normal operating hours.

6. The County proposes to extinguish all outdoor lighting, with the exception of security lighting on the library building itself, at:
  - a. 10:00 p.m. Monday through Thursday,
  - b. 7:00 p.m. Friday, and
  - c. 6:00 p.m. Saturday and Sunday.
7. The County shall, in a logical manner consistent with Town policy, extend sidewalks and bike lanes to encourage pedestrian access to the proposed library.
8. The County shall work with the Town, Chapel Hill Carrboro City Schools, the Carrboro United Methodist Church, and the North Carolina Department of Transportation to analyze options, and where possible mitigate, the impact of vehicular traffic and parking to surrounding properties with particular attention to adjoining properties especially during peak hours.

**(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?**

Given the property's proximity to the elementary school and the Carrboro United Methodist Church, County staff believes that the property is well suited for the development of a public library.

Staff believes that allowing additional residential development on the subject parcel would create conflicts between the aforementioned constructed residence and the adjacent elementary school in that the local resident residing on the subject property would be impacted by the use of existing recreational fields and traffic accessing the school.

In our opinion an institutional land use is the most practical use of the property given the intensive nature of the adjacent elementary school land use.

**(c) How will the proposed rezoning affect the value of nearby buildings?**

Given the surrounding institutional and non-residential land uses already in existence, County staff does not foresee this project creating an adverse economic impact on surrounding residential land uses. In fact, we believe that the development of a library on the property could be viewed as a community asset in terms of harmonizing with local aesthetics and promoting the sale of surrounding residential dwelling units.

**(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?**

In selecting this property, the County was guided by several of the Town's development principles as documented within Carrboro Vision 2020, most notably:

- a. Policy 1.22: *The Town should support a centrally located and conveniently accessible library*

**Comment:** The subject parcel is located within a highly populated area of the Town with access to roadways and other transportation facilities (i.e. mass transit, sidewalks, bicycle lanes, etc) affording convenient and multi-modal access to local residents.

The proposed development is centrally located to afford access to the local population without necessarily requiring the use of a private automobile.

- b. Policy 1.31: *The Town should continue to look for unmet needs, to inform the Orange County Commissioners of those needs, and to urge them to address those unmet needs*

**Comment:** Local residents have been requesting a full-service, community-based, stand-alone, local library for over 20 years. The need and desire has been affirmed through the Library Services Tasks Force, which included significant representation from the Town and surrounding local County residents.

The County selected this property for the location of the library as it is centrally located within the Town corporate limits, had access to diverse transportation facilities, and is located near existing educational facilities with the intent that future partnerships could be established to provide additional educational and cultural opportunities for residents for minimal additional taxpayer investment.

- c. Policy 2.11 *Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas.*

**Comment:** It is the County's opinion that the development of this property is best suited for the proposed library given the proximity to the existing elementary school and the concentration of existing residences in the area.

We believe that this project will enhance the neighborhood by expanding educational and cultural opportunities for local residents while affording advantage of the existing elementary school's location.

County staff believes the development of a library on this property would further complement the existing elementary school and help avoid conflicts between differing land uses that could be developed on this subject property in terms of activities on the school's property (i.e. use of recreational fields, noise, traffic, etc).

- d. Policy 2.41 and 2.42 focusing on the Town of Carrboro's character as follows:

*The town should support the evolution of a downtown district that embodies Carrboro's character. The downtown district should have medium-rise buildings appropriately sited with adequate public access, and it should provide shopping opportunities that meet our citizens' everyday needs. The downtown should remain a center for the community where people work,*

*gather, shop, socialize and recreate. The Century Center should serve as a focal point for the downtown.*

*Development throughout Carrboro should be consistent with its distinctive town character. The town should adhere to policies that limit the widening of roads, encourage plantings alongside roads, preserve historic areas, buildings and older neighborhoods, and retain unspoiled green spaces and other natural areas.*

**Comment:** The County believes that the proposed project incorporates these ideals by allowing for the development of a public library facility on the subject property.

- e. Policy 3.21 *The Town should develop a plan to govern the continuing development of downtown.*

*Policy 3.25 Walkability should be encouraged downtown and pedestrian safety and comfort should be a goal. The Town should improve lighting and shading and create auto barriers.*

**Comment:** The proposed project is consistent with the Town's vision for additional downtown development. As the proposed project also calls for the installation and extension of sidewalks and bicycle lanes, we believe we are adhering to the Town's overall vision of the area and working to promote a 'walkable' development project.

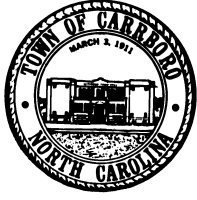
- f. Policy 3.41 *The Town should research ways to support telecommuting*

**Comment:** The proposed library will become a viable location for telecommuting with the relocation of the 'Cybrary' to the property, expanding the availability of digital resources (public computers; NC Live; librarians to assist with navigating research and reference materials) to more local residents than is currently possible.

- g. Policy 4.5.1 *The Town should continue to require developers to install sidewalks and bicycle paths in new developments.*

**Comment:** The County agrees and is proposing the extension of existing sidewalks and the development of bicycle lanes to allow pedestrian access to the property

We believe a library would support, and not detract from, existing residential development while being consistent and compatible with the non-residential development already evident in the area. For these reasons we encourage the approval of this rezoning petition.



# TOWN OF CARRBORO

(fill in advisory board)

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

## \* \* D R A F T \* \* R E C O M M E N D A T I O N

**THURSDAY, MARCH 10, 2010**

### Land Use Ordinance Map Amendment – Rezoning 2.69 acres at 210 Hillsborough Road from R-10 to B-2 Conditional

\_\_\_\_\_ moved and seconded by \_\_\_\_\_ that \_\_\_\_\_ recommends that the Board of Aldermen approve/reject the draft ordinance amending the zoning classification for approximately 2.69 acres at 210 Hillsborough Road (TMBL 7.95.A.41A and 9778-68-4269) from R-10 (Residential, 10,000 square feet per dwelling unit) to B-2 Conditional (Fringe Commercial-Conditional).

VOTE: AYES; NOES: ABSENT/EXCUSED: ABSTENTIONS:

#### Associated Findings

By a unanimous show of hands, the \_\_\_\_\_ membership also indicated that no members have any financial interests that would pose a conflict of interest to the Board’s action on this amendment.

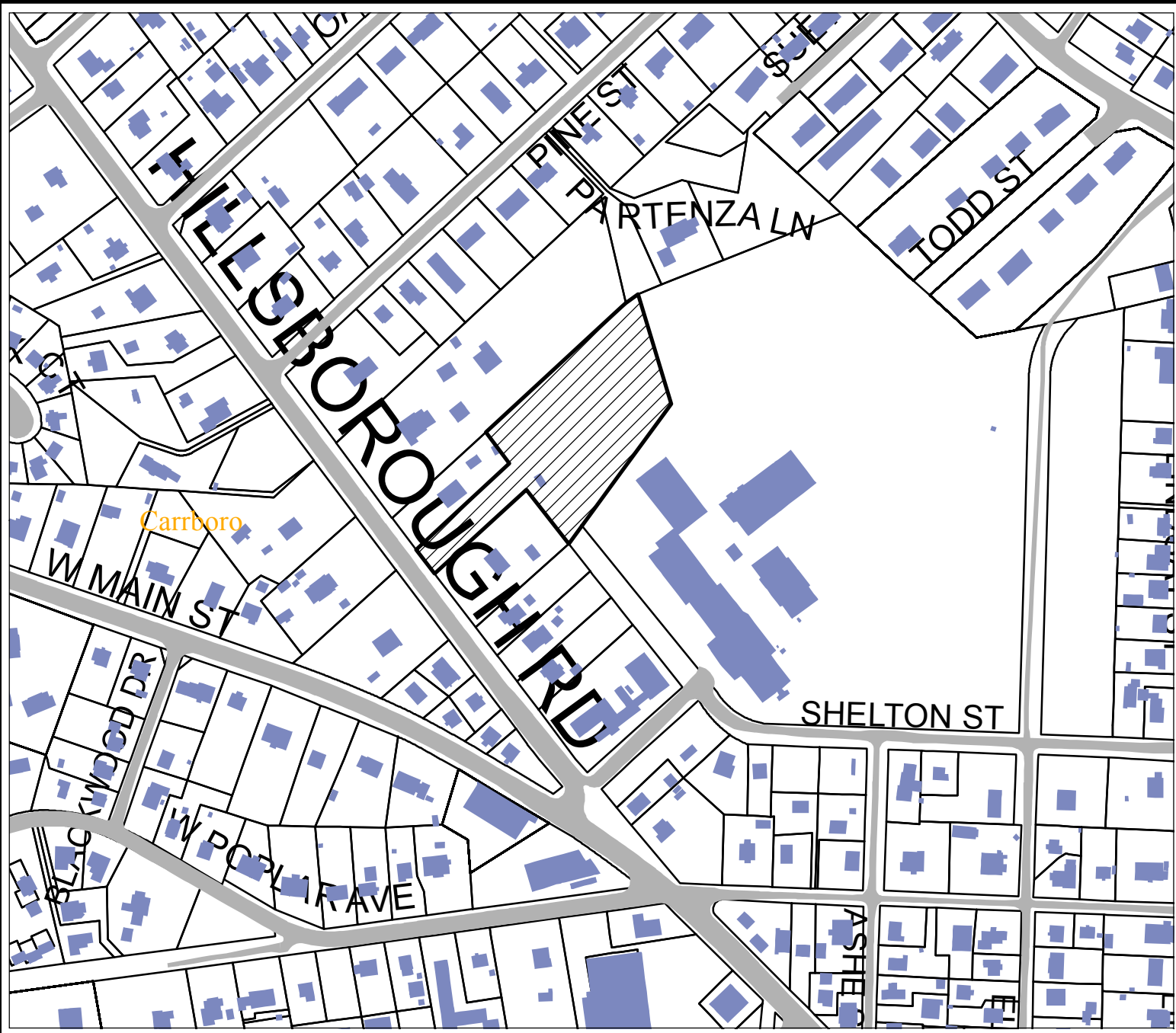
Furthermore, the \_\_\_\_\_ of the Town of Carrboro finds that the amendment is/is not reasonable and in the public interest because it is/is not consistent with the adopted policies, particularly Carrboro Vision 2020, policy 1.22, 1.45, and 2.11.

Motion in support of this finding was made by \_\_\_\_\_ and seconded by \_\_\_\_\_

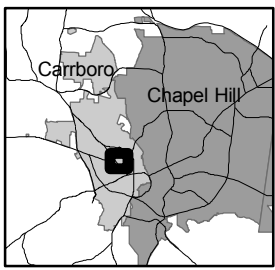
VOTE: AYES: NOES: ABSENT/EXCUSED: ABSTENTIONS:



\_\_\_\_\_  
(Signed)

\_\_\_\_\_  
(Date)



# 210 Hillsborough Rd



-  210 Hillsborough Road
-  Properties

**THIS MAP IS NOT A CERTIFIED SURVEY  
NO RELIANCE MAY BE PLACED IN ITS  
ACCURACY**

The Town of Carrboro assumes no liability for damages caused by inaccuracies in this map or supporting data and makes no warranty, expressed or implied, as to the accuracy of the information presented. The fact of distribution does not constitute such a warranty.



TOWN OF CARRBORO  
301 W. Main St.  
Carrboro, NC 27510  
Printed June 7, 2010

### **Section 15-135 Residential Districts Established.**

(a) The following basic residential districts are hereby established: R-20, R-15, R-10, R-7.5, R-3, R-2, R-R, R-S.I.R., and R-S.I.R.-2. The purpose of each of the foregoing residential districts is to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in non-residential districts. (AMENDED 5/12/81; 12/7/83; 2/4/86)

### **(Excerpt of ) Section 15-136 Commercial Districts Established. (AMENDED 02/4/86; 05/28/02)**

The districts described below are hereby created to accomplish the purposes and serve the objectives indicated:

(3) **B-2 FRINGE COMMERCIAL.** This district is a transitional district which is designed to accommodate commercial uses in areas that formerly were residential but that now may be more desirable for commercial activities due to high traffic volumes and proximity to other nonresidential districts. At the same time, continued residential use of existing and nearby structures, and preservation of the existing character and appearance of this area is encouraged. Accordingly, however, whenever the use of the land in this district is changed to commercial, it is intended and desired that existing residential structures be converted and adapted to commercial use rather than new buildings constructed, and to encourage this, the regulations for this district allow development at a lower density than is permitted in the B-1 districts and permit uses that tend to generate minimal traffic. In this way, the B-2 district should provide a smoother transition from the more intensively developed B-1 areas to residential areas. Any development within the B-2 district shall comply with the following requirements: (AMENDED 09/06/88; 06/20/06).

a. To the extent practicable, development shall otherwise retain, preserve and be compatible with the residential character of the older homes within and immediately adjacent to this district;

b. To the extent practicable, vehicle accommodation areas associated with uses on lots in this district shall be located in the rear of buildings so that parking areas are not readily visible from the streets;

and

### **Section 15-141.3 Conditional Use Zoning Districts (5/25/04)**

(a) The following conditional use zoning districts are hereby established: RR-CU, R-20-CU, R-15-CU, R-10-CU, R-7.5-CU, R-3-CU, R-2-CU, R-S.I.R-CU, R-S.I.R.-2-CU, B-1(c)-CU, B-1(g)-CU, B-2-CU, B-3-CU, B-4-CU, CT-CU, B-3-T-CU, O-CU, M-1-CU, and M-2-CU. The provisions of this section applicable to these conditional use-zoning districts do not affect or apply to other conditional use zoning districts established under this chapter, including the Office/Assembly Conditional Use District, or the Village Mixed Use Conditional Use District.

(b) The conditional use zoning districts established in this section may be applied to property only in response to a petition signed by all the owners of the property to be included within such district.

(c) The uses permissible within a conditional use zoning district established herein, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the general use zoning district to which the conditional use district corresponds, except as otherwise provided in this section. For example, property that is rezoned to a B-2-CU district may be developed in the same manner as property that is zoned B-2, except as provided in this section.

(d) Subject to subsection (f), all uses that are permissible in the conditional use zoning district shall require the issuance of a conditional use permit, regardless of whether a use in the corresponding general use district would ordinarily require (according to the Table of Permissible Uses) a zoning permit, special use permit, or conditional use permit.

(e) When a rezoning petition for a conditional use zoning district is submitted (in accordance with Article XX of this chapter), the applicant shall simultaneously submit a conditional use permit application showing how the applicant proposes to develop the entirety of the property covered in the rezoning petition.

1. The rezoning and conditional use permit applications shall be processed and reviewed concurrently.
2. The Board of Aldermen shall simultaneously conduct a public hearing on the rezoning and conditional use permit applications, in accordance with the procedures applicable to other conditional use permit applications.
3. If the Board concludes in the exercise of its legislative discretion that the proposed rezoning would not be consistent with the public health, safety, or welfare, it may deny the application in accordance with the same procedures applicable to any ordinance amendment request.
4. If the Board approves the rezoning request, it shall then vote on whether to issue the conditional use permit. Such permit may be issued subject to reasonable conditions and requirements as set forth in Section 15-59.
5. If the conditional use permit is allowed to expire (under Section 15-62), the Board may initiate action to rezone the property to any appropriate general use district classification. In addition, notwithstanding any other provision of this ordinance, the Board shall be under no obligation to consider any major modification of a conditional use permit issued in connection with a conditional use rezoning or any new conditional use permit for property that has been the subject of a conditional use rezoning.

(f) If a conditional use permit issued in connection with a conditional use rezoning authorizes the creation of a residential subdivision containing lots intended for development with not more than four dwelling units each, and the conditional use permit application does not provide sufficient information to authorize a development permit for such lots, then such lots may be developed pursuant to the issuance of a zoning permit (i.e. each lot will not require an amendment to the conditional use permit issued for the overall development).

#### **Section 15-141.4 Conditional Zoning Districts**

(a) Conditional zoning districts are zoning districts in which the development and use of the property so zoned are governed by the regulations applicable to one of the general use zoning districts listed in the Table of Permissible Uses, as modified by the conditions and restrictions imposed as part of the legislative decision creating the district and applying it to the particular property. Accordingly, the following conditional zoning districts may be established: B-2-CZ.

(b) The conditional zoning districts authorized by this section may be applied to property only in response to a petition signed by all the owners of the property to be included within such district.

(c) The uses permissible within a conditional zoning district authorized by this section, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the general use zoning district to which the conditional district corresponds as described in subsection (a), except as those uses and regulations are limited by conditions imposed pursuant to subsection (d) of this section. For example, property that is rezoned to a B-2-CZ district may be developed in the same manner as property that is zoned B-2, subject to any conditions imposed pursuant to subsection (d).

(d) When a rezoning petition for a conditional zoning district is submitted (in accordance with Article XX of this chapter), the application shall include a list of proposed conditions (which may be in the form of written statements, graphic illustrations, or any combination thereof) to be incorporated into the ordinance that rezones the property to the requested conditional zoning district. The list of proposed conditions may be modified by the planning staff, advisory boards, or Board of Aldermen as the rezoning application works its way through the process described in Article XX, but only those conditions mutually approved by the applicant and the Board may be incorporated into the conditional zoning district. Conditions and site-specific standards imposed in a conditional district shall be limited to (i) those that address the conformance of the development and use of the site to the provisions of this chapter or to applicable plans adopted by the Board, and (ii) those that address the impacts reasonably expected to be generated by the development or use of the site.

(e) All uses that are permissible in the conditional zoning district shall require the issuance of the same type of permit that such use in the corresponding general use district would ordinarily require (according to the Table of Permissible Uses), i.e. a zoning permit, special use permit, or conditional use permit.

### **Section 15-321      Initiation of Amendments**

(a) Whenever a request to amend this chapter is initiated by the Board of Aldermen, the planning board, the board of adjustment, the appearance commission, or the town administration, the town attorney in consultation with the planning staff shall draft an appropriate ordinance and present that ordinance to the Board of Aldermen so that a date for a public hearing may be set.

(b) Any other person may also petition the Board to amend this chapter. The petition shall be filed with the planning department and shall include, among the information deemed relevant by the planning department:

- (1) The name, address, and phone number of the applicant.
- (2) A description of the land affected by the amendment if a change in zoning district classification is proposed.

- (3) Stamped envelopes containing the names and addresses of all those to whom notice of the public hearing must be sent as provided in Section 15-323.
  - (4) A description of the proposed map change or a summary of the specific objective of any proposed change in the text of this chapter.
  - (5) A concise statement of the reasons why the petitioner believes the proposed amendment would be in the public interest.
- (c) Upon receipt of a petition as provided in (b), the planning staff shall either:
- (1) Treat the proposed amendment as one initiated by the town administration and proceed in accordance with subsection (a) if it believes that the proposed amendment has significant merit and would benefit the general public interest; or
  - (2) Forward the petition to the Board with or without written comment for a determination of whether an ordinance should be drafted and a public hearing set in accordance with subsection (d).

(d) Upon receipt of a proposed ordinance as provided in subsection (a), the Board may establish a date for a public hearing on it. Upon receipt of a petition for an ordinance amendment as provided in subsection (b), the Board may summarily deny the petition or set a date for a public hearing on the requested amendment and order the attorney, in consultation with the planning staff, to draft an appropriate ordinance.

**Section 15-322 Planning Board and Other Advisory Consideration of Proposed Amendments (AMENDED 10/24/06)**

(a) If the Board sets a date for a public hearing on a proposed amendment, it shall also refer the proposed amendment to the planning board for its consideration and may refer the amendment to the appearance commission if community appearance is involved, and may refer the amendment to the transportation advisory board if the amendment involves community transportation issues. **(AMENDED 09/19/95)**

(b) The planning board shall advise and comment on whether the proposed amendment is consistent with the Land Use Plan, Thoroughfare Plan, or other applicable plans officially adopted by the Board of Aldermen. The planning board shall provide a written recommendation to the Board of Aldermen that addresses plan consistency and other matters as deemed appropriate by the planning board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the Board of Aldermen may proceed in its consideration of the amendment without the planning board report. **(AMENDED 10/24/06)**

(c) A comment by the planning board that a proposed amendment is inconsistent with the Land Use Plan, Thoroughfare Plan or other officially adopted plan shall not preclude

consideration or approval of the proposed amendment by the Board of Aldermen, and the Board of Aldermen is not bound by the recommendations of the planning board. **(AMENDED 10/24/06)**

(d) A member of the planning board and any other advisory committee that provides direct advice to the Board of Aldermen (i.e. it does not report to the planning board) shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. **(AMENDED 10/24/06)**

### **Section 15-325 Ultimate Issue Before Board on Amendments**

In deciding whether to adopt a proposed amendment to this chapter, the central issue before the Board is whether the proposed amendment advances the public health, safety or welfare. All other issues are irrelevant, and all information related to other issues at the public hearing may be declared irrelevant by the mayor and excluded. In particular, when considering proposed minor map amendments:

- (1) Except when the request is to rezone property to a conditional use district or conditional zoning district, the Board shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Board shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification. **(AMENDED 05/25/99; 05/27/08)**
- (2) The Board shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

### 5. Sturdivant-Mason House

103 Fowler Street

When Luther Sturdivant had this house built in the early 1920s, the surrounding blocks were the undeveloped area known as "Partridge Field." Sturdivant, a Carrboro merchant, and his wife, the Carrboro Graded School principal for many years, believed that the area would become the town's new, fashionable residential neighborhood. Shortly after they built their house, another Carrboro businessman, Knute Mann, and a local builder, John Squires, constructed houses for themselves next door and on a nearby corner, respectively. Around 1940, when only three additional houses had been built and further development appeared stalled, the residents began moving to the Hillsborough Road area which had superseded "Partridge Field" as the most popular neighborhood. Morris Mason, who was employed by the UNC Athletic Department until his retirement in the 1970s, purchased the one-story house from the Sturdivants. The traditional blocky form exhibits a wrap-around front porch and a low-pitched hipped and gabled roofline, accented with two tall interior chimneys. The paired box posts on brick plinths and the deep eaves are bungalow features that were popular at the time the house was built.

### 6. Hundley House

207 East Poplar Avenue

The Sanborn Insurance Maps and recollections of long-time Carrboro residents indicate that this one-and-one-half-story house was built in the early 1920s. The three-room-deep form is augmented by shed-roofed dormers and the engaged wrap-around porch. On the basis of the single surviving turned porch post with sawn spandrels, it appears that the other supports of tapered box posts on brick plinths are replacements of traditional millwork elements. In recent years the weatherboards have been obscured by metal siding. The house is popularly known for its long-time owner, Chris Hundley, who for many years operated a grocery, first located in a two-

story frame building (destroyed) on North Greensboro Street opposite East Poplar Avenue, the present site of the FCX.

### 7. Miles Andrews House (II)

214 Hillsborough Road

This large one-and-one-half-story bungalow is one of Carrboro's most distinctive houses. The siting of the house far back from the road in the middle of a large lot covered with mature hardwoods enhances the building. Its characteristic yet prominent bungalow features include the split shake shingles covering the exterior, the squat tapered box posts on brick plinths supporting the wraparound porch, and the deep eaves with exposed rafter ends. Simple triangle brackets decorate the large gable-roofed dormers. The most distinctive features of the house are the tall interior chimneys with heavily corbelled stacks and the dormer which extends to cover the second tier of the front porch at the entrance bay. Several frame outbuildings attest to the rural character of the area when the house was built for Carrboro businessman Miles Andrews in the 1920s. They also reflect Andrews' interest in livestock, one of his business concerns.

### 8. Dwight Ray House

218 Hillsborough Road

Dwight Ray, remembered as one of Carrboro's successful merchants who also was active in local politics, had this one-and-one-half-story bungalow built in the early 1920s. With Seaton Lloyd, Ray was co-owner of Lloyd-Ray Hardware, which occupied the brick commercial building at 116 East Main Street for approximately forty years. He also served as an Orange County Commissioner. Characteristic of the bungalow mode, simple triangle brackets in deep eaves decorate the gently sloping roof which is splayed to engage the wraparound front porch supported by tapered box posts on brick plinths. The combination of German siding on the first story and split shake shingles in the second enhances the design



6. Hundley House



8. Dwight Ray House



7. Miles Andrews House (II)



9. 217 Hillsborough Road

of the house, as does the exterior chimney that pierces the gable overhang as it rises to a corbelled stack. In the windows, four narrow vertical panes fill the single sashes and upper members of the double-hung sashes. Between 1979 and 1981, the house was completely restored and the large yard manicured by the present owners.

### 9. Houses

212, 213 and 217 Hillsborough Road

All of the houses built along Hillsborough Road in the 1920s and early 1930s are bungalows. In addition to the houses built for Miles Andrews and Dwight Ray at 214 and 218 Hillsborough Road, respectively, three other bungalows, similar to the Dwight Ray House in form, size and detailing, were built at 212, 213 and 217 Hillsborough Road. With the exception of its gable-roofed front dormer and weatherboards covering all of the elevations, this representative example at 217 Hillsborough Road, is

virtually identical on the exterior to the Dwight Ray House. The house at 213 Hillsborough Road differs from the others in its cross-gable roof with the front gable engaging the porch. Indicative of their sources in builders' guides or popular magazines, all of the houses share the standard bungalow features of tapered box posts on brick plinths supporting the engaged front porches and deep eaves with simple triangle brackets or exposed rafter ends. In addition, all of these houses are situated on spacious lots.

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE  
APPROXIMATELY 2.69 ACRES OF LAND KNOWN AS  
210 HILLSBOROUGH ROAD FROM R-10 TO B-2 CZ

\*\*DRAFT 2-28-2011\*\*

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That property being described on Orange County Tax Maps as:

Block A, 41A of Tax Map 95, in the Chapel Hill Township, and being the area that is called out on the accompanying map as “210 Hillsborough Road” is hereby rezoned from R-10 (Residential, 10,000 square feet per dwelling unit) to B-2-CZ (Fringe Commercial, Conditional), subject to the following conditions agreed to by the property owner and Board of Aldermen:

1. The County shall only develop the subject property for use classification 5.320 libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) as described in the Table of Permissible Uses, Section 15-146 of the Land Use Ordinance.  
The County will work with the Town to design and construct the most suitable library for the site given the existing constraints, with particular attention to the visual impact of the building and parking areas.
2. The County shall limit the size of the proposed library to no larger than 20,000 square feet of floor area.
3. The County proposes limiting the library to a single-story structure to ensure that the structure is not detracting from adjacent single-family residences or dominating the local landscape.
4. The County will work with Town Planning to incorporate the various architectural standards as contained within Section 15-178 of the Ordinance, specifically those outlined in provision (a) 1-4.  
It should be recognized, however, that the County will more than likely request the alternative decision review process with the appearance commission due to the configuration of the lot and the need to address the proposed structures setbacks from various property lines.
5. The County proposes to mirror the operating hours of our new Main Library in Hillsborough, which are:
  - a. Monday through Thursday: 10:00 a.m. to 8:00 p.m.
  - b. Friday: 10:00 a.m. to 6 p.m.
  - c. Saturday: 9:00 a.m. to 5 p.m.
  - d. Sunday: 1:00 – 5:00 p.m. (Labor Day – Memorial Day) no summer Sunday hoursAs part of this recommended condition, any ancillary use of the library facility, such as the use of the aforementioned public meeting rooms, shall not occur outside of established normal operating hours.

6. The County proposes to extinguish all outdoor lighting, with the exception of security lighting on the library building itself, at:
  - a. 10:00 p.m. Monday through Thursday,
  - b. 7:00 p.m. Friday, and
  - c. 6:00 p.m. Saturday and Sunday.
7. The County shall, in a logical manner consistent with Town policy, extend sidewalks and bike lanes to encourage pedestrian access to the proposed library.
8. The County shall work with the Town, Chapel Hill Carrboro City Schools, the Carrboro United Methodist Church, and the North Carolina Department of Transportation to analyze options, and where possible mitigate, the impact of vehicular traffic and parking to surrounding properties with particular attention to adjoining properties especially during peak hours.

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed.

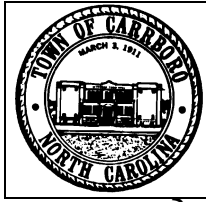
SECTION 3. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted, this the \_\_\_\_\_ day of \_\_\_\_\_ 2011.

AYES:

NOES:

ABSENT OR EXCUSED:



# TOWN OF CARRBORO

## PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

**THURSDAY, JANUARY 20, 2011**

MEMBERS		GUESTS	STAFF
Matthew Barton	David Shoup		Patricia McGuire
Debra Fritz	Robert Williams		Thelma Paylor
Richard Jaimeyfield	*Lydia Lavelle		Marty Roupe
Susan Poulton			
Damon Seils			

Absent/Excused: David Clinton

**I.** Introductions/Agenda Adjustments - Seils welcomed everyone to the January 20, 2011 Planning Board Meeting. There were no adjustments.

**II.** Approval of Minutes –

A) December 2, 2010 – Matthew Barton moved for approval and it was seconded by Debra Fritz. The minutes were unanimously approved. Richard Jaimeyfield abstained due to absence.

B) The January 6, 2010 minutes will be discussed at the February 3, 2011 meeting.

**III. BUSINESS**

A) Quarterly review of Planning Board Activity – Seils reported the following Planning Board Activity:

- **Item 1:** LUO Text Amendment Related to Application Information for Storm Water Control, CLOMR and LOMR Requirements and Modifications to BMP Design Standards

PB: Recommended adoption. BOA: Considered and adopted on November 23, 2010.

- **Item 2:** LUO Text Amendment Modifying Income Level for Affordable Housing and the Proportion of Affordable Limits Needed to Determine Other Regulatory Requirements.

PB: Recommended that consideration be postponed and that BOA direct PB to undertake comprehensive review.

BOA: Considered on November 23, 2010, and directed staff to incorporate changes and conduct additional research.

40  
41 ➤ **Item 3:** LUO Text Amendment Related to Flag Lots and Minimum Lot Widths  
42

43 PB: Recommended adoption with two minor changes for clarity. BOA: Considered on  
44 November 23, 2010. Item continued with request for staff responses to BOA questions.  
45

46 1. **Item 4:** LUO Text Amendment of Provisions Dealing with Stream Buffers in  
47 Accordance with Jordan Buffer Rule 15A NCAC 02B .0267  
48

49 PB: Recommended adoption. BOA: Considered and adopted on October 26, 2010.  
50

51 2. **Item 5:** Map Amendment for a Portion of the Property Located at 8110 Old NC  
52 86/Phases 3 and 4 of the Ballentine Development from R-R to R-10/B-3 Planned Unit  
53 Development.  
54

55 PB: Recommended adoption. BOA: Considered and adopted on October 26, 2010. Also  
56 adopted a resolution that “the Board, as part of the NSA update, consider modifying  
57 zoning to add the option to allow waiver of the ½ mile separation requirement for B-3,  
58 B-3-T, and VMU store front areas.”  
59

60 McGuire noted that the “active project report” is updated monthly on the Town’s website  
61 and may be of interest in providing additional info on development approvals that have  
62 been reviewed by the PB.  
63

64 **B)** Review of Planning Board Green and Sustainable Buildings Checklist – It was noted that  
65 David Clinton had substantial input in coordinating the Green and Sustainable checklist. The  
66 Planning Board decided they should take another look at the checklist now that it has been  
67 forwarded on to the EAB for input. For example, the lighting standard, may need to have that  
68 standard listed here (adopted last year). This is only one example where the list might be  
69 tweaked. At Poulton’s suggestion to postpone until a future date when Clinton could be  
70 present, the Planning Board postponed to a later date to involve Clinton. McGuire added that  
71 the building codes have changed for energy code provisions and she would like to ask the  
72 building inspectors for their input to provide to the Planning Board and the construction  
73 waste management regulation versus the ordinance. The final two pages in the packet  
74 provided include the PB’s checklist; the remainder are the sustainability checklist prepared by  
75 the staff, as recommended by the RTS report.  
76

77 **C)** Overview of American Community Survey 2005-2009 data on housing affordability  
78 ([http://factfinder.census.gov/servlet/ADPTable?\\_bm=y&-geo\\_id=16000US3710620&-  
79 context=adp&-ds\\_name=ACS\\_2009\\_5YR\\_G00\\_&-tree\\_id=5309&-lang=en&  
80 \\_caller=geoselect&-format=\)](http://factfinder.census.gov/servlet/ADPTable?_bm=y&-geo_id=16000US3710620&-context=adp&-ds_name=ACS_2009_5YR_G00_&-tree_id=5309&-lang=en&_caller=geoselect&-format=)  
81

82 American Community Survey (ACS) – McGuire presented information from this report.  
83 Carrboro is included in the five-year update schedule (Survey done from 2005-2009). She  
84 referred to a 2004 Power Point presentation prepared for the Planning Board. It was also  
85 noted that the ACS data is different from the Census data. It was also noted that Chapel Hill  
86 had prepared a housing overview in 2008 to identify what information could inform policy  
87 decisions related to affordable housing and what information would need to be collected.  
88

89 The ACS information provides information in various categories and shows a population of  
90 19,250. McGuire thinks the estimate that came out in August was staggered. She pulled the  
91 US Census Bureau information and she will make a summary of this information to show –  
92 average household size is about 2.2 per household. Barton questioned the data available and  
93 some indication that some are students. He suggested taking a look at Durham as well as  
94 Hillsborough. McGuire asked Seils if he minded if she posted the information and they  
95 would be there. The shift towards the quality of housing, very high quality, needs of housing,  
96 knowing what we do about housing has been development. Jaimeyfield suggested new  
97 construction as there is some information from the permitting database. Barton suggested to  
98 McGuire to add one more column for the current figures when a new presentation for the  
99 Board of Aldermen is prepared. McGuire agreed that she liked that approach and there were  
100 no further comments or questions.

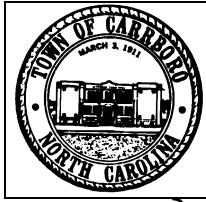
101  
102 **D) Other Matters -** McGuire mentioned the Trip Overholt list (Veridia Property); which is  
103 working its way through the process. It was noted that the next scheduled Planning Board  
104 meeting is Thursday, February 3, 2011. McGuire thinks a rezoning request will be coming to  
105 the PB to rezone property for the public library in March. There are no buildings on the  
106 property and it is near Carrboro Elementary.

107  
108 **Planning Board Membership:** Seils noted that we have three vacancies. McGuire added that  
109 current members hold their seats until replacements are appointed. There are seven slots for  
110 appointments; which will happen sometime in February. Seils suggested recommending  
111 people that you know will be valuable as Planning Board Members. Hopefully, Clinton will  
112 be present at the next meeting and the Planning Board can go through the checklist. It is time  
113 for the annual election of officers (a chair and two vice-chairs).

114  
115 Lavelle mentioned the Board of Alderman Retreat; which will occur on Sunday, January 30,  
116 2011 and Carrboro's 100<sup>th</sup> Anniversary occurring on March 3, 2011. The anniversary will  
117 commence with the Advisory Board Recognition Dinner. She suggested that all Planning  
118 Board members attend if at all possible. Jaimeyfield is scheduled to go to Costa Rica  
119 (Thursday 3/3/11); and he mentioned the possibility of delaying it for a day or so to attend the  
120 100<sup>th</sup> Anniversary celebration.

121  
122 **IV.** Poulton moved for adjournment and it was unanimously supported at 8:40 PM.

123  
124



# TOWN OF CARRBORO

## PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 3, 2011

MEMBERS		GUESTS	STAFF
Matthew Barton	David Shoup	Ken Reiter	Patricia McGuire
Debra Fritz	Robert Williams	Dan Jewell	Jeff Brubaker
David Clinton	*Lydia Lavelle	Dave Bellin	Randy Dodd
Susan Poulton		TAB, EAB, AC,	James Thomas
Damon Seils		ESC	

\*Board of Aldermen Liaison

Absent/Excused: Richard Jaimeyfield

### I. JOINT REVIEW

A) **Preliminary Concept Plan for 500 N. Greensboro Street.** Ken Reiter of Belmont Sayre, LLC presented the concept plan for four lots located north of Southern States and west of the railroad. The presentation covered the scale of the development program, the expected community impact, and the development team. The concept for the 2.5 acres site includes two buildings, one with ground floor commercial and two floors of residential. The second four floors of residential, some under-building parking. Approximately 125,000 square feet of building area is proposed and Reiter expressed an interest in greenbuilding, possible LEED certification, workforce, rental housing and working with local, regional, and minority- and women-owned enterprises for locating in the commercial spaces and for constructing the project. Questions/responses were as follows: What size units are proposed? (800 to 900 square feet, two bedroom/two bath units are planned). *Will there be community space, indoors or outdoors?* Preliminary concept plan at present. *Expect there could be something like that.* Any discussion with NCDOT regarding the intersection? *Yes, owner/applicant participated in a discussion with NCDOT and it was suggested that they obtain traffic counts, estimate trip generation and check whether existing or proposed condition would warrant a traffic signal. Access to the site would be via a driveway that lines up with Shelton Street, creating a four-way intersection.* What is the vision for commercial/retail? *Work with local and/or regional retailers and develop operating plan.* Was increasing the commercial area units per acre considered, especially the ground floor in the rear building? The proposed building would be located at the rear of the lot; it is not expected to be a viable location for additional non-residential development as retail uses, in particular office space demand has dropped in recent years. There is currently a glut.

39 A) Discuss checklists for sustainability purposes. Reschedule when EAB is available for a  
40 working meeting. If possible, dinner is to be provided. Staff will consult with the EAB staff  
41 liaison to schedule.  
42

43 **II. Introductions/Agenda Adjustments** - There were no adjustments.  
44

45 **III. Approval of Minutes**

46 A) January 6, 2011 – David Clinton moved for approval and it was seconded by Debra Fritz.  
47 The minutes were unanimously approved. Richard Jaimeyfield abstained due to absence.  
48

49 B) The January 20, 2010 minutes will be discussed at the February 17, 2011 meeting.  
50

51 **IV. OTHER MATTERS**  
52

53 A) Discussion of joint review items and associated recommendations - Motion was made by  
54 Susan Poulton and seconded by Matthew Barton that the Planning Board offers the  
55 following feedback on the preliminary concept plan for 500 North Greensboro Street:  
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57 The potential applicant asked specifically for feedback on three major issues:

- 58 1) building height
- 59 2) parking and
- 60 3) density  
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62 Building Height - The building proposed for the west side of the site should comply with the  
63 dimensional and other requirements of the Downtown Neighborhood Protection Overlay  
64 District. The Planning Board supports the concept of going up to 4 stories with the residential  
65 building proposed for the east side of the site.  
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67 Parking - The Planning Board supports the concept of providing one (1) parking space per  
68 dwelling unit for the residential component of the project.  
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70 Density - The Planning Board supports the proposed residential density.  
71

72 Other Comments

- 73 ➤ Devise a solution for the south side of the site that will provide good pedestrian  
74 connectivity with Parker Street.
- 75 ➤ Expand the proposed service area on the north side of the site, not only to facilitate better  
76 service access, but also to facilitate future pedestrian connectivity to the north.
- 77 ➤ Pay particular attention to mitigation of heat island effect throughout the site.
- 78 ➤ Provide ample dedicated, covered bicycle parking.
- 79 ➤ Consider replacing the proposed circle drive with a green, shaded space for residents.  
80

81 VOTE: AYES (7) Barton, Clinton, Fritz, Poulton, Seils, Shoup, Williams

82 ABSENT/EXCUSED: (1) Jaimeyfield; NOES: (0); ABSTENTIONS: (0)  
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84 **B) Planning Board Green and Sustainable Buildings Checklist** – Postponed and McGuire  
85 was requested to schedule meeting with the EAB and utilize both sides of the table  
86 for this discussion.

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C) Election of Officers - The newly elected officers of the Planning Board are as follows: Chair, Damon Seils; First Vice-Chair: Susan Poulton; and Second Vice-Chair, Robert Williams. (Seils was commended for having good focus and doing a great job as chair.)

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D) Next agenda: EAB don't typically meet the middle of the month, update on that. Barton - Yesterday, NTA meeting at the new elementary school on Eubanks Road and there were about 30-35 people in the room. A good one-third of either staff or facilitators; not an impressive turnout in terms of other community meetings that Barton had attended. Point was of the five potential areas that town staff identified as possibilities for zoning for VMU in the northern area (one had a developer interested in working with the town through a design charette process to see what would come out of it, north side of Eubanks roads, north of the school, one-half is wetlands and the other half is developable). DOT is very interested in shifting Eubanks Road a little bit further north to give it more sight distance for that intersection instead of the way it is now; which is pretty dangerous. Letters were sent to everyone within the 1,000 foot buffer; which Barton acknowledged receiving one. A key point was this was a 2.5 hour intro section and a full-day session scheduled towards the end of February on Saturday (Durham Area Designers is a non-profit 503-C group of designers that facilitate various kinds of projects). Barton added that Mr. Jewell was one of those designers. McGuire was requested to blanket the boards to let them know about the material for the workshop and the follow-up info from the February 2, 2011 meeting. There was a lot of skepticism about viability out there.

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Clinton noted it was interesting that no one can seem to do anything with Calvander; which is the better location.

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McGuire noted the night of the Advisory Board Dinner, March 3, 2011 at 6:30 PM. Joint Review will be scheduled to start at 8:00 PM.

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Williams mentioned the Park and Ride to basketball games, etc. starting at the Farmer's Market starting at South Greensboro Street. Clinton noted that would be Economic Development.

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V. ADJOURNMENT – A motion was made for adjournment; which was unanimously supported at 9:30 PM.