



TOWN OF CARRBORO

PLANNING BOARD JOINT ADVISORY MEETING

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, MAY 18, 2023

MEMBERS	STAFF
Catherine Fray (Vice Chair)	Tina Moon
Rachel Gaylord-Miles (Vice Chair)	
David Clinton	
Elmira Mangum	
Susan Poulton	
Bruce Sinclair	
April Scales	

Absent/Excused: Amina, Foushee, and Peretin

Town Council Liaisons: Danny Nowell (Planning Board)

I. WELCOME & AGENDA ADJUSTMENTS

Fray opened the meeting at 7:45 PM.

II. APPROVAL OF MINUTES

May 4, 2023 Meeting Minutes – Deferred until next meeting.

III. OTHER MATTERES

A. Proposed Map Amendment for M-3-CZ District at 100, 101, 110, & 120 Two Hills Drive (South Green) and Associated Text Amendments.

Moon noted that the draft minutes from the Planning Board’s May 4th meeting appear to indicate that the board prepared a single recommendation for the proposed map amendment and the proposed text amendment rather than two individual recommendations, and requested that the Planning Board update its recommendations. Moon also noted a clarification in the recommendation for the map amendment, and explained how the applicants were requesting to amend the M-3-CZ district to add the residential uses.

Land Use Ordinance Text Amendment to Modify Uses, Building Height, and Open Space Standards Related to the M-3 Special Light Manufacturing District

Motion was made by Fray and seconded by Rachel Gaylord-Miles that the Planning Board recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (8) Gaylord-Miles, Fray, Sinclair, Mangum, Poulton, Clinton, Kirkpatrick, Scales, Foushee

NOES: (0)

ABSTENTIONS: (0)

1 ABSENT/EXCUSED: (2) Amina, Peretin
2

3 Associated Findings
4

5 By a unanimous show of hands, the Planning Board membership indicated that no members have any
6 financial interests, nor any close familial, business or other associational relationship to the landowner
7 of the property subject to a rezoning petition that would pose a conflict of interest.
8

9 Motion was made by Sinclair and seconded by Mangum that the Planning Board of the Town of
10 Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042
11 Comprehensive Plan, particularly strategies relating to:
12

- 13 • Affordable Housing – adding multifamily residential uses to the special manufacturing district
14 creates opportunities for diverse housing for rent or purchase the possibility of live/work or work
15 within the neighborhood. (2.1, 3.3, 4.4)
- 16 • Economic Development – allowing the M-3 special light manufacturing district to become mixed-
17 use, with commercial and residential uses, which can strengthen business districts and commercial
18 areas in Carrboro’s neighborhoods. (2.2)
- 19 • Land Use – creating opportunities to add density along priority corridors, and increasing the
20 amount of land available for commercial and mixed-use development. (4.1, 5.1)
21

22 Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, is
23 reasonable and in the public interest because of the relationship between the additional uses and the
24 site and building elements deemed to satisfy the standard.
25

26 **VOTE:**

27 AYES: (8) Gaylord-Miles, Fray, Sinclair, Mangum, Poulton, Clinton, Kirkpatrick, Scales, Foushee

28 NOES: (0)

29 ABSTENTIONS: (0)

30 ABSENT/EXCUSED: (2) Amina, Peretin
31

32 Map Amendment to Modify the M-3-CZ District at 100, 101, 110, and 120 Two Hills Drive
33

34 Motion was made by Gaylord-Miles and seconded by Clinton that the Planning Board
35 recommends that the Town Council approve the draft ordinance.
36

37 **VOTE:**

38 AYES: (8) Gaylord-Miles, Fray, Sinclair, Mangum, Poulton, Clinton, Kirkpatrick, Scales

39 NOES: (0)

40 ABSTENTIONS: (0)

41 ABSENT/EXCUSED: (3) Amina, Peretin, Foushee
42

43 Associated Findings
44

45 By a unanimous show of hands, the Planning Board membership indicated that no members have
46 any financial interests, nor any close familial, business or other associational relationship to the
47 landowner of the property subject to the rezoning petition that would pose a conflict of interest.
48

49 Motion was made by Gaylord-Miles and seconded by Clinton that the Planning Board of the
50 Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro
51 2022-2042 Comprehensive Plan, particularly strategies relating to:

- 1
- 2 • Affordable Housing
- 3 The applicant has committed to provide 15% affordable units, and other units may contribute
- 4 toward missing middle housing. Homes will be in high transit area in close proximity to
- 5 downtown, and suitable for walking and biking. Applicable strategies: 2.1, 2.3, 3.3, 4.4.
- 6 • Climate Action
- 7 Inclusion of renewables, for residential units and inclusion of green building and site plan
- 8 elements as part of original rezoning for South Green, including permeable pavement and
- 9 other stormwater measures, strategy 3.1A.
- 10 • Economic Development
- 11 Strengthening business districts and commercial areas in Carrboro's neighborhoods, strategy
- 12 2.2.
- 13 • Transportation & Mobility
- 14 Strategies to identify sidewalks along development and design/construct, such as project 2.2
- 15 • Land Use
- 16 Encourage higher density along priority corridors such as Greensboro Street, strategy 4.1
- 17

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

21 **VOTE:**

22 AYES: (8) Gaylord-Miles, Fray, Sinclair, Mangum, Poulton, Clinton, Kirkpatrick, Scales

23 NOES: (0)

24 ABSTENTIONS: (0)

25 ABSENT/EXCUSED: (3) Amina, Peretin, Foushee

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28 B. Proposed Amendments Relating to Attendance for Board and Commission Members

29

30 Motion was made by Mangum and seconded by Kirkpatrick that the Planning Board of the Town of
31 Carrboro recommends that the Town Council rejects the draft ordinance.

32

33 **VOTE:**

34 AYES: (8) Gaylord-Miles, Clinton, Poulton, Fray, Sinclair, Mangum, Scales, Kirkpatrick

35 NOES: (0)

36 ABSTENTIONS: (0)

37 ABSENT/EXCUSED: (3) Amina, Peretin, Foushee

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40 C. Proposed Conditional Rezoning to R-3-CZ for 820 and 904 Homestead Road and 310 Lucas
41 Lane.

42 Planning Board members reported that the Board completed its recommendation on the
43 Homestead Road proposal at the May 4th meeting.

44

45 **IV. ADJOURNMENT**

46 Motion was made by Mangum and seconded by Gaylord-Miles to adjourn the meeting. The May 18,
47 2023 Planning Board meeting ended at 8:22PM.

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