

**TOWN OF CARRBORO
APPEARANCE COMMISSION AGENDA (Remote Meeting*)**

June 6, 2024

6:30 pm

- 6:30-6:35 I. Approval of Minutes from May 9, 2024 Meeting
- 6:35-6:40 II. Approval of signage
1. No signage submitted for approval at this time
- 6:40-7:20 III. Review and Discussion of items for June 6th, 2024 Joint Review
1. Joint Review
 - 1307 West Main Street, Concept Plan Review for SUP-A
 - 400 North Greensboro Street, Concept Plan Review for SUP-A
 - Review of Revised Version of Proposed Text Amendment Relating to Cafes and Residential Density in Certain Zoning Districts
- 7:20-7:30 IV. Other Business
1. Consolidation

ADJOURN

*Remote meeting on Zoom, to view the meeting please use the following link:

Carrboro Appearance Commission Meeting:
Time: June 6, 2024 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://townofcarrboro.zoom.us/j/89384862351>

Meeting ID: 893 8486 2351

If you wish to make public comment, at the time of the public comment, the staff person will be able to allow speakers to remotely enter the meeting one-by-one to comment.

APPEARANCE COMMISSION MINUTES

May 9th, 2024 (REMOTE MEETING)

6:30pm

Members Present:

David Markiewicz (Chair)
Sharon Reilly (Vice Chair)
Samantha Carney
Whitney Fry
Nathan Jorgensen

Members Absent

James Scott

Eliazar Posada (Council Member)

Staff Present: Ann Stroobant- Planner/Zoning Development Specialist

David called the meeting to order.

I. Approval of Minutes from April 4th, 2024 Meeting

A motion was made by Whitney and seconded by Samantha to approve the minutes from the April 4th, 2024 meeting.

AYES: 5 (David Markiewicz, Sharon Reilly, Samantha Carney, Whitney Fry, Nathan Jorgensen)

NOES: 0

Motion approved.

II. Approval of signage-

1. PNC Bank, 300 W. Weaver Street, Carrboro, NC- New monument sign reface

New monument sign in the same location as the existing sign, using the same sign base and existing uplights. The sign will not be illuminated between 12AM-6AM. Like for like replacement of exit sign.

A motion was made by Sharon and seconded by Whitney to approve the signage as presented.

AYES: 5 (David Markiewicz, Sharon Reilly, Samantha Carney, Whitney Fry, Nathan Jorgensen)

NOES: 0

Motion approved.

III. Other business

1. Joint Review (May 2, 2024)

Joint Review met on May 2nd, 2024 at 7:30 pm. Members were invited to attend the full Joint Review session at 7:30pm. Sharon and David attended Joint Review and Ann attended as staff.

The Appearance Commission meeting was rescheduled from May 2nd at 6:30pm to May 9th at 6:30 pm in order for members to attend the Advisory Board Appreciation Dinner on May 2nd, 2024. Members planned to discuss the Joint Review items at this May 9th Appearance Commission meeting.

Joint Review Items on the agenda for our May 9th, 2024 meeting:

- A. **Concept Plan Review for 603 Smith level Road, SUP-B for Tourist Home-**
no comments

- B. **Conditional Rezoning request for 400 North Greensboro Street for Residential Project-**Members discussed the project and completed the Recommendation Sheet for the project. No member had any financial interest, close familial business, or other relationship to the landowner of the property subject to the rezoning petition that would pose a conflict of interest.

Appearance Commission member response to building and overall project: "Sad to see tear down of another old building in town, regret the loss of old trees, we like the brick, like the windows, looks too much like Town Hall, could the building be softened more in front by adding trees and leaving as many existing trees as possible like the trees near the Breakaway Café?"

The Appearance Commission members agreed that the proposed map amendment met only Land Use Strategies (the fourth criteria). Members were of the opinion that the Affordable Housing Strategies, Transportation Strategies and Green Stormwater Infrastructure were not fully met by the proposed map amendment.

The Recommendation Sheet was signed by David, a copy of which is included in the packet.

- C. **Review of Legislative Text Amendments to LUO, multiple topics are covered**-Members had no comments on the LUO amendments with the exception of the LUO amendment requiring that proposed fencing along the right of way obtain a zoning permit. Some members were of the opinion that no zoning permits should be required for fencing.

2.Consolidation-intention is to discuss the consolidation of the Appearance Commission with the Planning Board at the June 6, 2024 Appearance Commission meeting.

Motion made by Sharon and seconded by Whitney to adjourn the meeting.

AYES: 4 (David Markiewicz, Sharon Reilly, Whitney Fry, Samantha Carney)

NOES: 0

ADJOURN

DRAFT



TOWN OF CARRBORO

301 West Main Street, Carrboro, North Carolina 27510

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

MAY 2, 2024

400 North Greensboro Street Conditional Rezoning to B-1G-CZ

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

Motion was made by Reilly and seconded by Markiewicz that the Appearance Commission recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (2)

NOES: (1)

ABSTENTIONS: (1)

ABSENT/EXCUSED: ()

Associated Findings

Appearance Commission response to building and overall project: Sad to see tear down of another old building in town, regret the loss of old trees, we like the brick, like the windows, looks too much like Town Hall, could the building be softened more in front by adding trees and leaving as many existing trees as possible like the trees near the Breakaway Café?

Motion was made by

Markiewicz and seconded by Reilly that the Appearance Commission of the Town of Carrboro finds the proposed map amendment consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly :

- ~~Affordable Housing Strategies to either increase the number of affordable homes for purchase by way of a payment in-lieu (1.1).~~
- ~~Transportation & Mobility Strategies to encourage non-automobile use and expand opportunities for transportation options that do not rely on fossil fuel/SOVs under strategies 2.1 & 3.1.~~
- ~~Green Stormwater Infrastructure, Water & Energy, Energy strategy 1.1, to reduce greenhouse gas emissions from motor vehicle use; and .~~
- Land Use Strategies – to develop fifteen-minute neighborhoods and make efficient use of land, 4.1.

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

VOTE:

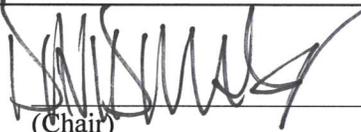
AYES: (4)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

We feel that it meets the Land Use Strategies **only** (4th criteria). The vote is only for what is in the box.

 5-17-24
(Chair) (Date)

Tempo – 1307 West Main Street
Multifamily Residential Project
SUP Concept Plan Review



Tempo – 1307 West Main Street

Introduction and Key Project Features

The new Carrboro Connects Comprehensive Plan acknowledges that more density will be required to meet housing demand in Carrboro. It also encourages development along existing transit corridors which will have limited demand for extensive infrastructure. The existing development near the site of this proposal includes very suburban models of car-based form and place making. Future development must be more compact and dense to accommodate the estimated 8,500-13,500 new Carrboro residents by 2050. We feel this proposed multi-family project is responsible infill – working with the existing natural constraints but building density on a lot which has good infrastructure already in place.

Primary facts regarding Tempo:

- Multifamily residential building (new construction) with 34 units on 1.16 acre lot. The building is proposed as five-story and located out of (to the west of) existing flood hazard areas and buffers
- On-site parking for 36 vehicles – one per unit plus accessible parking
- On-site storm water management control measures (variance for SCM in place from Carrboro BOA)
- Affordable housing units to exceed Town requirements
- Extensive landscaping, sustainability and recreation features in construction
- **No** new curb cuts/entry drives on Main Street – entry from existing drive to the west of site
- Bicycle lockers, wider sidewalk and new bus stop/shelter to encourage alternate transportation

The project is currently going through the Town of Carrboro’s Conditional Rezoning and text amendment processes. The current zoning is B-3, and the proposed zoning is R-2CZ. Development Owner – Tempo Investco, LLC – Erik Lensch and Allen Knight; Civil Engineering – C3 Design and Engineering; Architect – JSA Architects, PA, Carrboro; Landscape Architect – David Swanson and Associates, Carrboro, Jeff Reilich, Passive House Design consulting



Tempo – 1307 West Main Street

Sustainability Features of Tempo Project

- **Affordable units** – the project, if approved at five stories, will feature 20% affordable units, well beyond the recommended ordinance count.
- **Sustainable Materials and Systems** – the project would feature all electric operation, low maintenance materials and finishes
- **Environmental Stewardship** – the site would be extensively re-vegetated with more suitable plantings and include a natural footpath
- **Alternate Transportation** – the project will provide a new, covered bus shelter at the east of the site, as well as provide unit owners with bike lockers
- **Site Selection** – site is a re-development site, within walking/biking distance of shops, offices, post office and other amenities
- **Passive House and Solar** – we are pursuing Passive House standards and use of solar technology through our expert consultants





VICINITY MAP

N.T.S.

1307 WEST MAIN STREET - PROPOSED MIXED USE DEVELOPMENT

- EXISTING SITE IS 1.163 ACRES AND ZONED B-3; VACANT LOT
- KEY FEATURES
- PROGRAM: FIVE LEVELS - FOR SALE OR APARTMENT MULTI-FAMILY RESIDENTIAL UNITS, WITH EMPHASIS ON AFFORDABILITY AND WALKABILITY
- SURFACE PARKING - 36 SPACES PROVIDED ON SITE, COVERED BUS STOP, COVERED BIKE PARKING, PEDESTRIAN ACCESS TO SIDEWALKS AND POTENTIAL CROSSWALK ON MAIN
- STORM WATER TREATMENT ON SITE
- PUBLIC WALKING ACCESS TO MAIN STREET FROM THE SOUTH AND EXTENSIVE RE-VEGETATED GREEN SPACE - NEW STREET TREES AND SIDEWALKS
- GATEWAY PROJECT FOR CARRBORO DOWNTOWN AND USE OF EXISTING COMMERCIAL ZONED LOT



A - VIEW OF NORTHWEST LOT CORNER



B - VIEW OF SOUTHWEST LOT CORNER



C - VIEW OF NORTHEAST LOT CORNER



Jim Spencer Architects, PA
 109-A Brewer Lane
 Carrboro, NC 27510
 jimspencerarchitects.com
 919.960.6680

1307 WEST MAIN // SITE ANALYSIS

Mixed Use Development

1307 West Main Street
 Carrboro, NC 27510
 May 26, 2021

TEMPO

1307 WEST MAIN STREET
CARRBORO, NC 27510
PIN: 9778286664



SHEET LIST

CVR	COVER
EC	EXISTING SURVEY
C1.3	SITE UTILITY
C1.4	GRADING & DRAINAGE
C1.5	LANDSCAPE & OPEN SPACE PLAN
A1.0	FLOOR PLANS
A2.0	ELEVATIONS
A3.0	PERSPECTIVES
A4.0	SITE CONTEXT
S	STRUCTURAL (RESERVED)
E	ELECTRICAL (RESERVED)
M	MECHANICAL (RESERVED)
P	PLUMBING (RESERVED)
FA	FIRE ALARM (RESERVED)

SECTION #	REGULATION	EXISTING B-3 (VACANT)	PROPOSED UNDER R-2CZ (1,300)
15-146	PERMISSIBLE USES	SPECIAL USE OR CONDITIONAL R-2 W/1,300	CONDITIONAL FOR R-2, 1,321,1,331, 1,332
15-182	RESIDENTIAL DENSITY	-	34 UNITS (MAXIMUM 40)
15-183	LOT SIZE	7,500 SF - 5 ACRE 75' MIN WIDTH	1.16 ACRE
15-184	SETBACKS	15' ROW, 45' CENTER, 68' BOUND	13.92' ROW, 72.86' BOUND
15-185	BUILDING HEIGHT	50'	65'
15-291	PARKING	1.5/BED AND 2/2BED OR MORE	1 PER UNIT = 34
	BICYCLE PARKING	-	52 (42 LOCKERS+10 RACK)
15-250	SCREENING OF DUMPSTERS	-	PROVIDED
15-308	SCREENING & TREES	-	PROVIDED
15-196	RECREATIONAL AREA POINTS	-	320.67
15-198	OPEN SPACE	20%	41.20%

GROUND LEVEL TO BE CONSTRUCTED SUCH THAT COMMERCIAL USES NOT CURRENTLY PERMITTED COULD BE CONVERTED. PENDING REVISIONS TO CARRBORO LAND USE ORDINANCE. POSSIBLE USES INCLUDE: 2,120, 3,110, 3,120, 3,220, 8,100, 8,200
NOTE: SEE SHEET C1.A FOR NOTES REGARDING STORM WATER & ASSOCIATED VARIANCE



JIM SPENCER ARCHITECTS, PA
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919.940.6680
JSPENCERJSA@GMAIL.COM

OWNER

TEMPO INVESTCO LLC
C/O Erik M. Lensch
8591 Pickards Meadow Rd.
Chapel Hill, NC 27516

SITE & CIVIL ENGINEER

C3 Design & Engineering, PLLC
Chad E. Abbot, PE
2537 East Lyon Station Rd.
Suite 102
Creedmoor, NC 27522-0361
chad@c3designeng.com
919.623.7348

STRUCTURAL ENGINEER

Summit Design & Engineering Services
Chris Berg, PE
320 Executive Ct
Hillsborough, NC 27278
919.322.0115

PME ENGINEER

GENERAL CONTRACTOR

Allen Knight
Housewright Building Co.
PO Box 786
Carrboro, NC 27510
akn@housewrightbuilding.com
919.524.2074

**CONDITIONAL
REZONING
APPLICATION**

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SUBJECT TO ALL TERMS AND CONDITIONS OF THE ARCHITECT'S PROFESSIONAL SERVICES AGREEMENT. ALL RIGHTS RESERVED.



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TEMPO

1307 WEST MAIN STREET
 CARRBORO, NC 27510

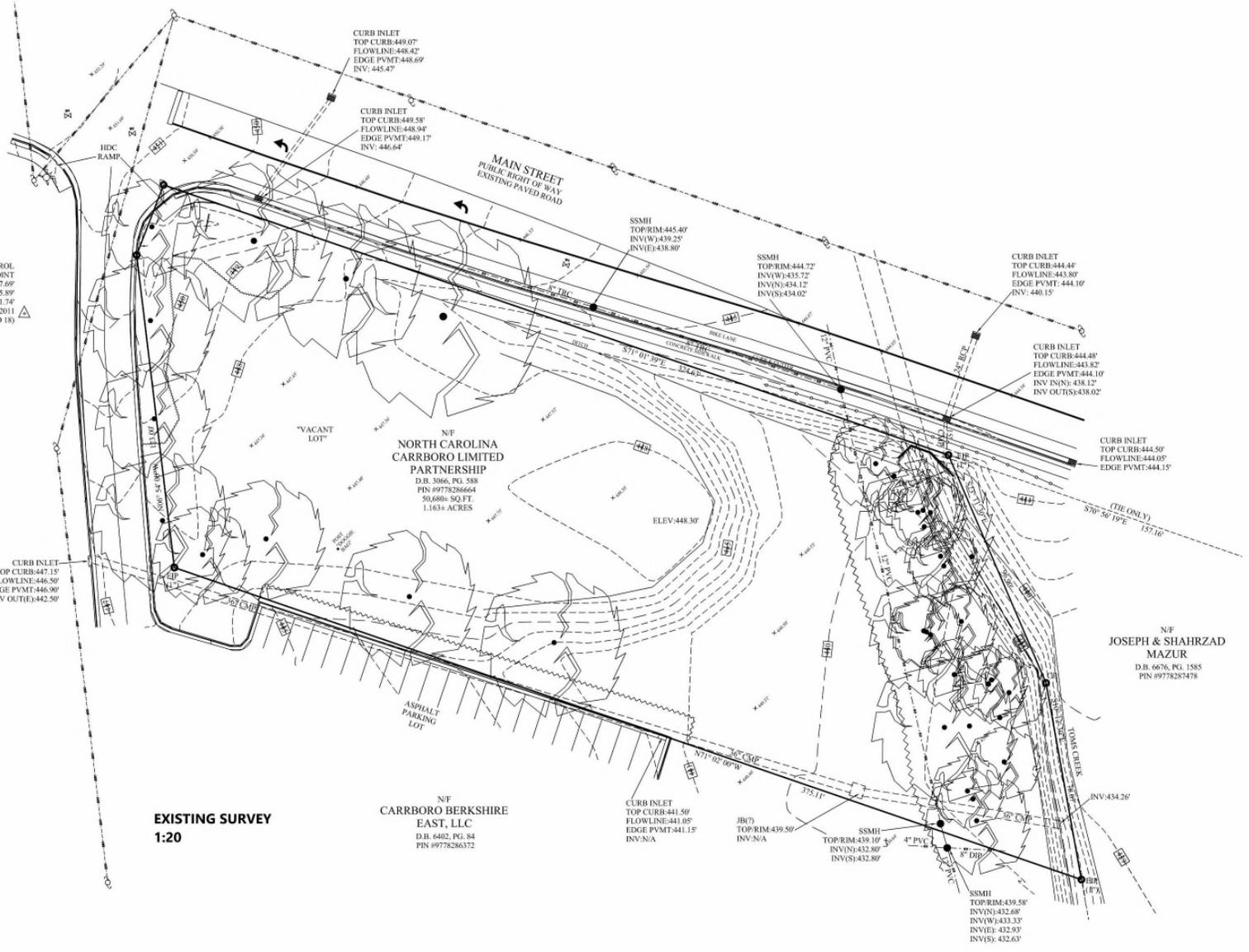
CONDITIONAL
 ZONING
 APPLICATION

No.	Description	Date

DATE: 02/05/2024
 DRAWN BY: LSKY
 CHECKED BY: JSA

EXISTING SURVEY

EC



EXISTING SURVEY
1:20

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND, EXCEPT AS NOTED, SHALL BE THE SOLE PROPERTY OF JSA ARCHITECTS. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.

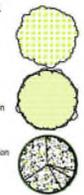
SWANSON + ASSOCIATES pa
Chapel Hill, NC

LANDSCAPE ARCHITECTURE



TREE COVERAGE LEGEND

- Existing Tree Canopy
Coverage to be removed as part of clearing for construction
- Existing Tree Canopy
Coverage to remain post construction
- Proposed Tree Canopy
New Planting for landscape restoration depicting mature canopy.
Other proposed canopy plantings not shown.



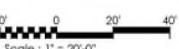
TEMPO

1307 West Main Street
Carrboro, NC 27510

Site Plan
Rev. 07/28/2024

Issued: 04/23/2024
Project: _____
S: _____
D: _____
A: _____

Existing Conditions
Plan superimposed
on 2021 Aerial
Conditional Relining
Application
L-1.0



TREE COVERAGE

Total Lot Area (1.16 acres)	50,680 s.f.
Existing Tree Coverage (43%)	21,830 s.f.
Tree Coverage to be removed	- 11,700 s.f.
Tree Coverage to remain	= 10,130 s.f.
Proposed Tree Coverage (estimated mature tree canopy)	+ 19,150 s.f.
Total Post-Construction Tree Coverage =	29,280 s.f.
Tree Coverage Percentage of Total Lot Area:	58%

TREE COVERAGE LEGEND:

Existing Tree Canopy
Coverage to be removed as part of clearing for construction



Existing Tree Canopy
Coverage to remain post construction



Proposed Tree Canopy
New Planting for landscape restoration depicting mature canopy
Other proposed canopy plantings not shown.



TEMPO

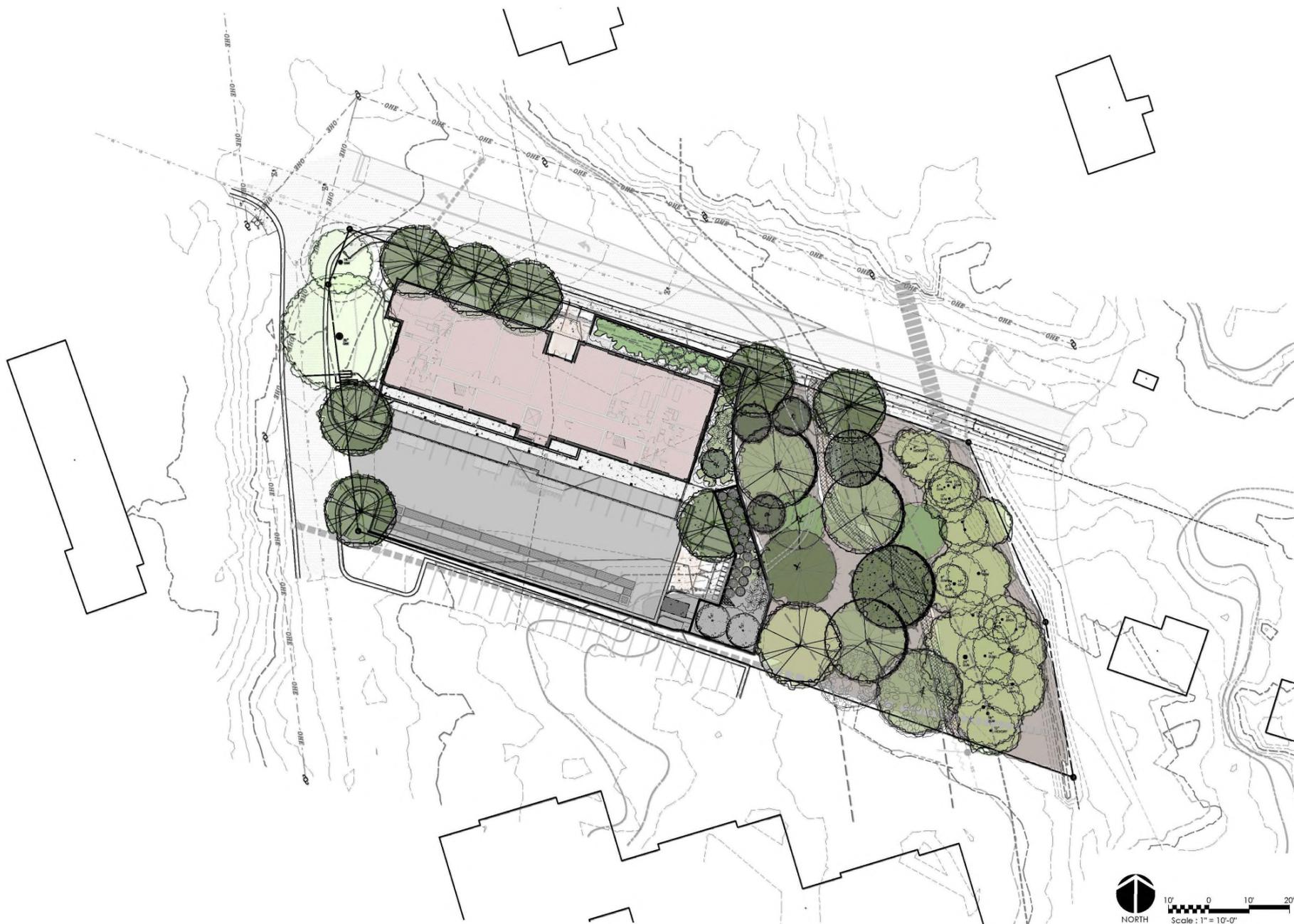
1307 West Main Street
Carrboro, NC 27510

Site Plan
PH 975-28-6614

Issued: Feb. 25, 2021
Revised:
1.
2.
3.

Landscape Plan
Tree Canopy
Coverage Plan
Conditional Rezoning
Application
L-2.1





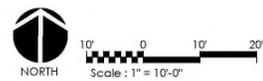
TEMPO
1307 West Main Street
Carrboro, NC 27510

Site Plan
PR: 975-25-664

ISSUED	Feb. 20, 2014
REVISED	
1.	
2.	
3.	

Landscape Plan

Conditional Rezoning
Application
L-2.0



Shade and Canopy Trees

- Basswood
- Southern Catalpa
- Chestnut Oak
- Southern Sugar Maple
- Cucumber Tree
- Swamp Chestnut Oak
- Ginkgo (male only)
- Swamp White Oak
- Laurel Oak
- Sycamore
- Post Oak
- Tulip Poplar
- Red Oak (Eastern)
- White Oak
- Scarlet Oak
- Willow Oak

Small Trees for Naturalizing and Screening

- American Holly
- American Hornbeam
- American Smoketree
- Carolina Cherry Laurel
- Crabapple (southern)
- Eastern Redbud
- Flowering dogwood
- Fringetree
- Mock Orange
- Paw Paw
- Serviceberry ±
- Sourwood ±
- Viburnum (except V. opulus)
- Washington Hawthorn
- Yaupon

Large Shrubs for Evergreen Screening

- Anise Bush
- Loblolly Bay
- Carolina Cherry-Laurel
- Loropetalum
- Cleyera
- Red Bay
- English Laurel
- Scirpita Laurel
- Fortune Tea Olive
- Southern Wax Myrtle
- Yaupon Holly (standard)

Stormwater Treatment and Wetland Plantings

Selections will be made from native grasses and sedges and aquatic tolerant plantings for Rain Garden/Bioretention Basins

- Andropogon gerardii (Big Bluestem)
- Andropogon virginicus (Broomsedge)
- Arundinaria gigantea (Giant Cane)
- Eragrostis spectabilis (Purple Love Grass)
- Panicum anceps (Beaked Panicum)
- Panicum clandestinum (Deertongue)
- Panicum hemitomon (Maidencane)
- Panicum virgatum (Switchgrass)
- Schizachyrium scaparium (Little Bluestem)
- Sorghastrum nutans (Indiangrass)
- Tridens flavus (Purple-Top)
- Tripsacum dactyloides (Gama Grass)

Recommended Shade and Canopy Trees and suitable for Street Trees and lower area

- LAUREL OAK** (*Quercus laurifolia*) Height: 40-40'; Spread: 30'+. The Laurel Oak grows more slowly than the other Oaks listed above, but it has the advantage of being nearly evergreen in Piedmont sections of North Carolina. It has proven to be a good street tree and does quite well under city conditions. It presents no special maintenance problems.
- EASTERN RED OAK** (*Quercus rubra*) Height: 50-70'; Spread: 40'+. This tree grows faster than any other Oak, two feet or more per year. It is planted as a street tree because its high branching habit gives it an "ideal" shape. The Red Oak grows in almost any average soil and presents no special maintenance problems.
- SWAMP CHESTNUT OAK** (*Quercus michauxii*) Height: 60 to 70 feet; Spread: 50 to 70 feet. Swamp Chestnut Oak grows in full sun on moist and wet sandy soils of bottomlands, along streams and borders of swamps. Tolerates saturated or flooded soils for a few days to a few weeks. The acorns are sweet and serve as food to wildlife. The crown is round, compacted, and narrow.
- SWAMP WHITE OAK** (*Quercus bicolor*) Height: 50 to 60 feet; Spread: 50 to 60 feet. Swamp white oak is a medium sized tree with an irregular crown suitable to street bottomlands, depressions, swamp borders, and along edges of streams. It is rapid growing and long lived, attaining 300 to 350 years. Many kinds of wildlife eat the acorns, particularly ducks. Swamp white oak is intermediate in shade tolerance but not very drought tolerant.
- TULIP POPLAR** (*Liquidambar styraciflua*) - Height 60'-150'; Spread 30-40'. Very common in eastern woodlands, this is a rapidly growing tree with colorful yellow leaves in fall. Difficult to transplant except when young. Excellent street tree.
- SYCAMORE** (*Platanus occidentalis*) Height: 70-100'; Spread: 60'+. The Sycamore is probably the fastest growing shade tree on this list. Within ten years, it can grow to a height of between thirty and forty feet. It is easily transplanted, but it needs plenty of space. As one of nature's most massive trees, Sycamores have been known to grow to a height of 170 feet with a trunk 10 feet across. The Sycamore is a native tree which typically grows in flood plains, but it thrives in a variety of situations. Its tolerance of severe conditions has long made it a favorite choice as a street tree. Sycamores are susceptible to fungi and leaf blight and their large leaves and seed balls may present a litter problem.

Recommended Naturalized Native Deciduous and Evergreen Trees and Larger Evergreen Deciduous Shrubs suitable for lower area

- ANISE BUSH** (*Ilicium anisatum*) - Height 8-12'; Spread 8-10'. Moderate growing, evergreen shrub with an open habit. Small flowers appear in mid-Summer. Prefers a fair amount of moisture, with partial to full sun. Subject to damage during very cold winters.
- EASTERN RED CEDAR** (*Juniperus virginiana*) - Height 60'; Spread 15-20'. This is a native evergreen tree that is very hardy in the area. Mature specimens have interesting bark. Has waxy fruit that birds enjoy. Slow growth.
- SOUTHERN MAGNOLIA** (*Magnolia grandiflora*) Height: 40-60'; Spread: 25'+. Magnolias are striking trees which serve well as screens when their branches are allowed to grow to the ground. Generally, the tree does well in city conditions, but it should be planted in quite rich acidic soils and it requires a lot of moisture. Furthermore, Magnolias require ample space for growth. If planted in full sunlight, they will grow rapidly, because it drops large waxy leaves, seed pods, and flowers. The Magnolia may present a litter problem.
- CAROLINA CHERRY-LAUREL** (*Prunus caroliniana*) Height: 20-30'; Spread: 15-20'. This tree is prized for its dense evergreen foliage. It may be trimmed as a hedge, but also serves as an excellent screen in its natural form. The Cherry-Laurel grows rapidly and has no pests.
- YAUPON HOLLY** (*Ilex vomifolia*) Height: 5-15'; Spread: 6-12'. This is another versatile Holly, slower growing than the Burford, but equally as adaptable to adverse conditions. It is a native shrub which has proven to be one of the most drought resistant of all Hollies. It may be clipped to maintain any desired height. The Yaupon Holly is very heavily fruited and will attract birds.
- CAROLINA ALSPICE OR SWEETSHRUB** (*Calycanthus floridus*) - Height 6-9'; Spread 5-8'. This is a deciduous shrub native to the Southeast. Fragrant, maroon flowers appear in late Spring. Takes sun or shade.
- COMMON WITCH HAZEL** (*Hamamelis virginiana*) Height: 8-15'; Spread 7-14'. This shrub is a larger version of 'Vernal' which Hazel with many of its same qualities. It is another native woodland plant which has adapted well to landscaping uses. The Common Witch Hazel is recommended for shady areas, but when planted in the sun it grows to be a splendid well rounded specimen. It is especially useful in large areas.
- PAW PAW** (*Ambrosia trilobata*) Height: 15 to 40 feet; Spread: 15 to 30 feet. Pawpaw is an understory species found on moist, well-drained sites that has a tropical appearance in the landscape. Purple-brown, broad bell shape flowers appear with or slightly before the leaves. Fall ripening fruit resemble a small, flat banana. That is very fleshy. Tastes like a banana, and eaten by squirrel, fox, raccoon and small animals.

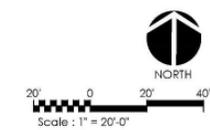
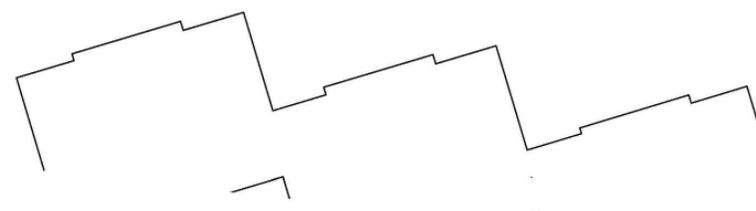
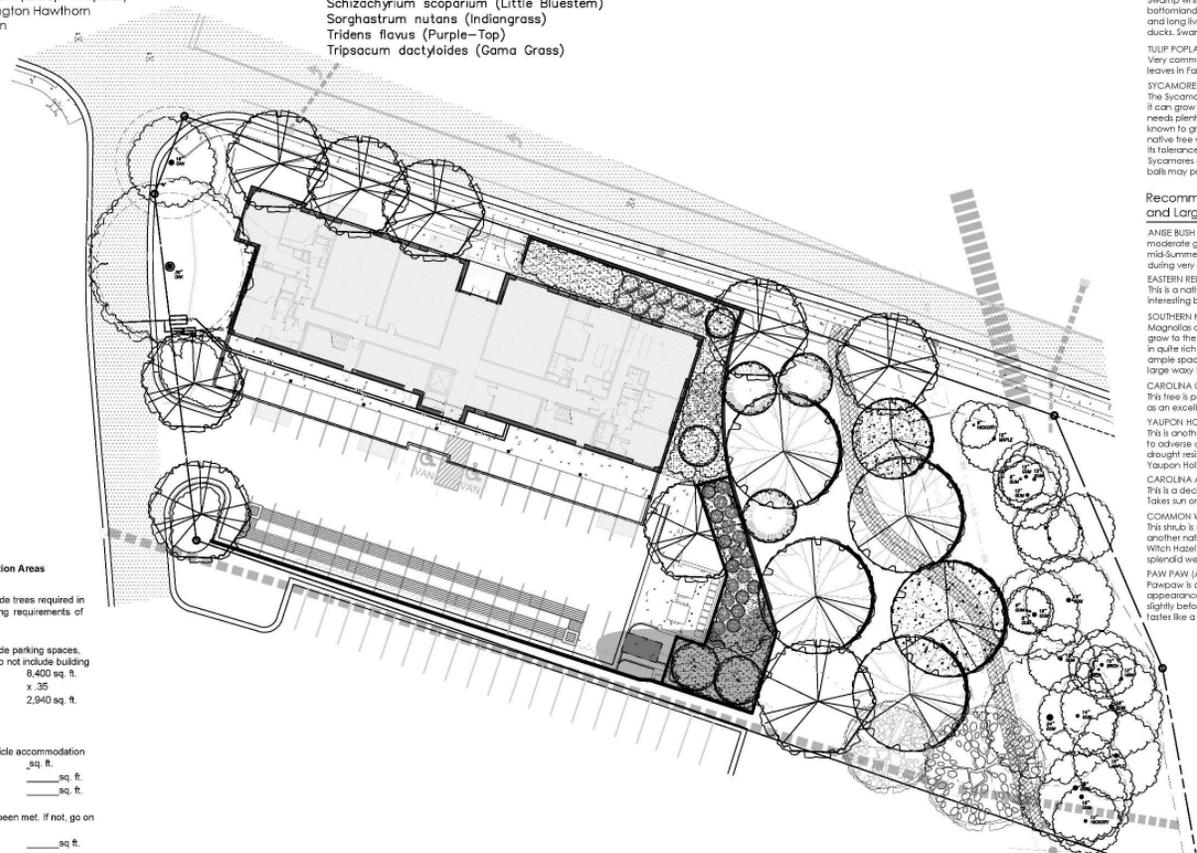
E-3 Formula for Calculating 35% Shading of Vehicle Accommodation Areas (REWRITTEN 06/24/14)

Following is an elementary formula for determining the number of shade trees required in and around parking lots in order to presumptively satisfy the shading requirements of Section 15-317.

1. Calculate square footage of the vehicle accommodation area. Include parking spaces, driveways, loading areas, sidewalks, and other circulation areas. Do not include building area and any area which will remain completely undeveloped. 8,400 sq. ft.
 2. Multiply x .35
 3. Areas to be shaded: 2,940 sq. ft.
- Add:
4. Area shaded by existing trees to be retained in and around the vehicle accommodation area: _____ sq. ft.
 5. Area shaded by required screening trees, if any: _____ sq. ft.
 6. Area shaded by required street trees, if any: _____ sq. ft.
 7. Subtotal:
- (If line #7 is greater than line #3, then the shading requirement has been met. If not, go on to line #8)
8. Enter the difference between line #7 and line #3: _____ sq. ft.
 9. Divide line #8: / 707
 10. Total number of shade trees required within the vehicle accommodation area: _____ trees

*Existing trees retained in compliance with Section 15-316 will be credited according to their actual crown radius. Shaded area may be calculated as follows:
3.14 x (crown radius)² = shaded area

Trees planted within the vehicle accommodation area are credited with shading 707 sq. ft. (Based on a crown radius of 15) New or existing trees on the perimeter of the parking lot are credited for having only half a crown over the vehicle accommodation area (e.g., new perimeter trees will be credited for shading 354 sq. ft.). Generally, all trees planted in compliance with the screening requirements of Article XIX, Part I and the street tree requirements of Section 15-315 will be considered perimeter trees. When smaller trees such as Dogwoods are planted, the credited shading area will be adjusted downward to 314 sq. ft. for interior trees and 157 sq. ft. for perimeter trees. (Based on a crown radius of 10 ft.)



SHANSON + ASSOCIATES pc
Chapel Hill, NC

LANDSCAPE ARCHITECTS

TEMPO
1307 West Main Street
Carboro, NC 27510

Site Plan
PN 1719-28-6414

Issued: Feb. 25, 2021
Revised: _____
1. _____
2. _____
3. _____

Landscape Plan

Conditioned Rezoning
Application
L-2.2

UNIT COUNT NOTES:

PROPOSED AFFORDABLE UNIT COUNT WILL BE AT LEAST 15% OF TOTAL UNIT COUNT. FINAL AFFORDABLE UNIT COUNT T.B.D. BASED ON OVERALL DENSITY PERMITTED AND MAY INCLUDE ADDITIONAL UNITS ABOVE 15%.

UNIT TYPES AND COUNTS BASED ON PROPOSED FLOOR PLATES:

A = 1-BEDROOM 7 UNITS, 7 BEDS
 B = 2-BEDROOM 17 UNITS, 34 BEDS
 C = 3-BEDROOM 10 UNITS, 30 BEDS

RFD RECREATION POINTS: 320.67

1 BED: 5.94 x 7 = 41.58

2 BED: 9.47 x 17 = 160.99

3 BED: 11.81 x 10 = 118.10

UNIT COUNT TABLE

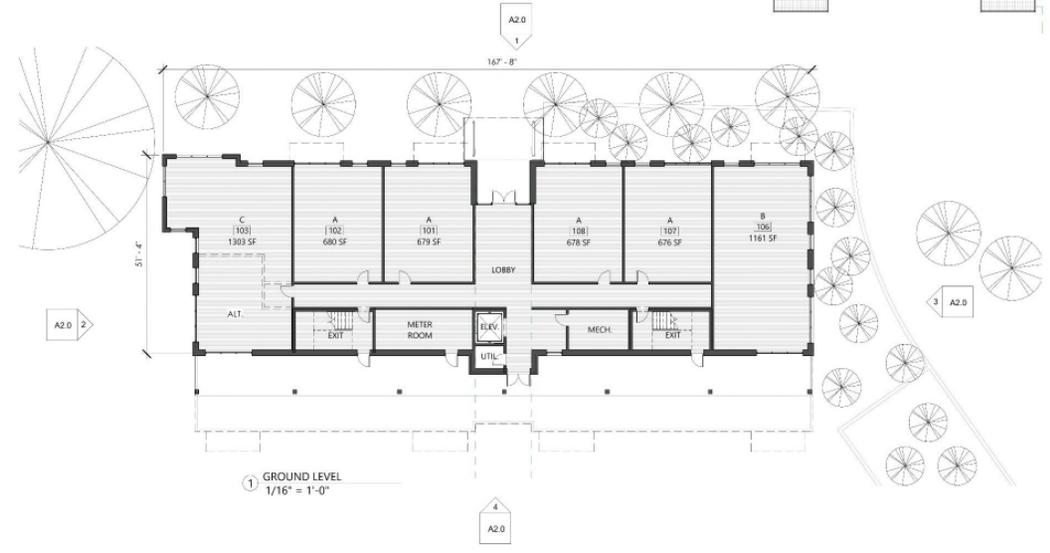
UNIT TYPE	UNIT COUNT	BED COUNT
GROUND LEVEL		
A	4	4
B	1	2
C	1	3
LEVEL 2		
A	1	1
B	5	10
C	2	6
LEVEL 3		
A	1	1
B	5	10
C	2	6
LEVEL 4		
A	1	1
B	5	10
C	2	6
LEVEL 5		
B	1	2
C	3	9
Grand total: 34		



3 LEVEL 5
1/16" = 1'-0"



2 LEVEL 2-4
1/16" = 1'-0"
*THIS PLAN REPRESENTS 3 STORIES



1 GROUND LEVEL
1/16" = 1'-0"



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 CARRBORO, NC 27510
 919-562-6680
 JSPENCERJSA@GMAIL.COM

TEMPO

1307 WEST MAIN STREET
 CARRBORO, NC 27510

**CONDITIONAL
 REZONING
 APPLICATION**

No.	Description	Date

DATE: 02/05/2024
 DRAWN BY: JLSA
 CHECKED BY: JSA

FLOOR PLANS

A1.0

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TEMPO

1307 WEST MAIN STREET
 CARRBORO, NC 27510

CONDITIONAL
 REZONING
 APPLICATION

No.	Description	Date

DATE: 0205.18.24
 DRAWN BY: S.L.A.
 CHECKED BY: J.A.

ELEVATIONS

A2.0



1 NORTH ELEVATION
 1/16" = 1'-0"



3 EAST ELEVATION
 1/16" = 1'-0"



2 WEST ELEVATION
 1/16" = 1'-0"



4 SOUTH ELEVATION
 1/16" = 1'-0"

EXTERIOR FINISHES	
KEYNOTE	DESCRIPTION
A	GRAY MASONRY
B	FIBER CEMENT SHIPLAP SIDING, PAINTED
C	WOOD OR ENGINEERED WOOD VERTICAL SIDING
D	CLAD OR ALUMINUM WINDOWS
E	METAL GLAZING

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1 PRELIMINARY PERSPECTIVE



2 SOUTHWEST



3 NORTHWEST



4 SOUTHEAST



5 NORTHEAST



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TEMPO

1307 WEST MAIN STREET
 CARRBORO, NC 27510

**CONDITIONAL
 REZONING
 APPLICATION**

No.	Description	Date

DATE: 02/05/2024
 DRAWN BY: S,KA
 CHECKED BY: JA

PERSPECTIVES

A3.0

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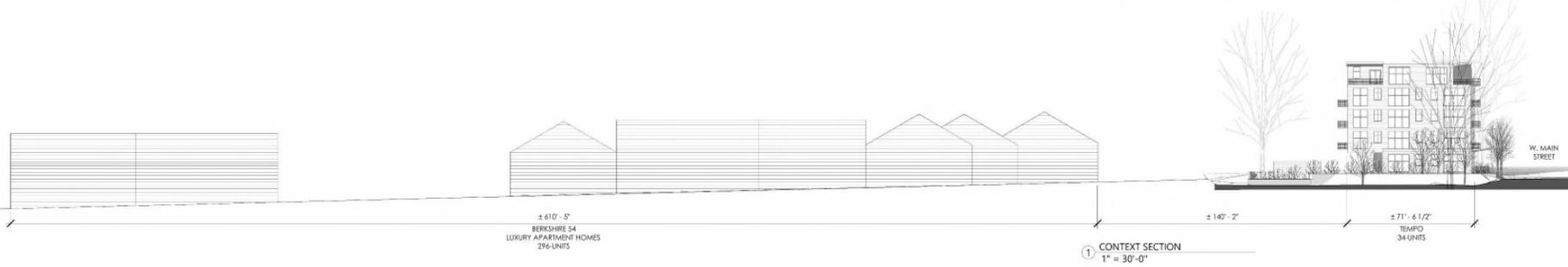
PROPOSED SITE

SEE CONTEXT SECTION BELOW

SOUTH



NORTH



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CARRBORO, NC 27510
919-542-6682
JSPENCERJSA@GMAIL.COM

TEMPO

1307 WEST MAIN STREET
CARRBORO, NC 27510

CONDITIONAL
REZONING
APPLICATION

No.	Description	Date

DATE: 02/25/2024
DRAWN BY: SJK
CHECKED BY: JSA

SITE CONTEXT

A4.0

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400 North Greensboro - Mitchell Multifamily Residential Project SUP Concept Plan Review



400 North Greensboro Street
Sam Mitchell

Introduction and Key Project Features

This small infill residential project will help implement the goals of the new Carrboro Connects Comprehensive Plan. The high quality, three-story brick building will add needed density downtown with little impact on traffic or other infrastructure. The building addresses the street (with the limited parking behind). The building's residents will be able to support local businesses within walking and biking distance.

Primary facts regarding 400 North Greensboro:

- Multifamily residential building (new construction) with seven (7) units on .37 acre lot. The building is proposed as three-story (approximately 11,400 sf total) and would be rezoned from CT to B-1-G-CZ.
- On-site parking for 10 vehicles – one per unit plus two guest and one accessible space – parking behind building
- On-site storm water management control measures – pervious pavers included
- Right-of-way dedication on Parker Street to increase width for emergency vehicles
- Payment in lieu for affordable housing
- Extensive landscaping and sustainability features in construction – EV vehicle and bike charging
- No new curb cuts/entry drives on North Greensboro, entry is from Parker Street
- Bicycle storage, wider sidewalks (10' min) to encourage walkable downtown
- High quality brick building with little impact on existing infrastructure

The project is currently going through the Town of Carrboro's Conditional Rezoning process. The current zoning is CT, and the proposed zoning is B-1-G-CZ. Development Owner – Bison Lodge, LLC, Sam Mitchell; Civil Engineering – Civil Consultants; Architect – JSA Architects, PA, Carrboro; Landscape Architect – David Swanson and Associates, Carrboro



MITCHELL

400 N. GREENSBORO ST.
CARRBORO, NC 27510

PIN: 9778876328



SECTION #	REGULATION	EXISTING CT w/DNP OVERLAY	PROPOSED OPTIONS: B1-G, CRZ
15-146	PERMISSIBLE USES	MULTI-FAMILY LIMITED TO ~14,375 SF	1.331; 1.332 (MF RES); FUTURE- 2.120; 3.110; 3.120; 3.220; 8.100; 8.200
15-178	DOWNTOWN ARCHITECTURAL STANDARDS	ARTICULATED ENTRIES GLAZING: 60% GROUND, 40% OVERALL, 20%	ARTICULATED ENTRIES GLAZING: 60% GROUND, 40% OVERALL, 20% SHADE FREE
15-181	LOT SIZE	40,000	3,000 SF RESIDENTIAL (OTHERWISE NO LIMIT)
15-182	RESIDENTIAL DENSITY	7,500	3,000
15-182.4	AFFORDABLE UNITS	15% COUNCIL GOAL	15% COUNCIL GOAL OR PAYEMENT IN LIEU
15-183	LOT WIDTH	100	NO MINIMUM
15-184	SETBACKS	(N/A WITH SURVEY EST. PROPERTY LINE) SRTEET ONLY, 30' CENTERLINE	N/A WITH SURVEY EST. PROPERTY LINE) SRTEET ONLY, 30' CENTERLINE
15-185	BUILDING HEIGHT	(3) STORIES	ADJACENT TO N. GREENSBORO (OVER 50' ROW) & PARKER ST. (16' ROW) 3 STORIES
15-185.1	DNP BUFFER	BULDING LENGTH ALONG BOUNDARY <80% LOT OR 80' MAX	BUILDING LENGTH ALONG BOUNDARY <80% LOT (86.4') OR 80' MAX, 10' STEP BACK FROM SECOND FLOOR FACADE
15-291	PARKING	2/DWELLING UNIT	1/BED, MAX 2/UNIT
	BICYCLE PARKING	1.5/UNIT	1.5/UNIT / 50% COVERED
15-250	SCREENING OF DUMPSTERS	REQUIRED IF CLEARLY VISIBLE	REQUIRED IF CLEARLY VISIBLE
15-308	SCREENING & TREES	"C" TYPE	(MULTI-FAMILY AS COMMERCIAL) = 15% CANOPY "C" TYPE
15-196	RECREATIONAL AREA POINTS		THIS ZONING REQUIRES DLA AND URBAN AMENITIES POINTS IN LIEU OF RA
15-198	OPEN SPACE		THIS ZONING REQUIRES DLA AND URBAN AMENITIES POINTS IN LIEU OF RA

NOTE REGARDING PARKING:
APPLICANT ACKNOWLEDGES THAT FUTURE
USE OF PORTIONS OF THE PROPERTY USED
FOR COMMERCIAL USE WOULD REQUIRE
COMPLIANCE WITH THE TOWN OF CARRBORO
LAND USE ORDINANCE

SHEET LIST	
TITLE	#
COVER SHEET	CVR
EXISTING SURVEY	EC1
SITE LAYOUT PLAN	C3.1
GRADING & DRAINAGE	C3.2
UTILITY PLAN	C6.1
FLOOR PLATES	A1
ELEVATIONS	A2
PERSPECTIVES	A3
STRUCTURAL (RESERVED)	S
MECHANICAL (RESERVED)	M
PLUMBING (RESERVED)	P
ELECTRICAL (RESERVED)	E
FIRE ALARM (RESERVED)	FA



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OWNER

MITCHELL
SAM MITCHELL
BISON LODGE, LLC
50 ELM STREET, SECOND FLOOR
NEW HAVEN, CT 06510

sam@mitchellstudio.net
203-668-7746

STRUCTURAL ENGINEER

JAMES CZAR, PE
SARMIRAN, PLLC
PO BOX 1378
HILLSBOROUGH, NC 27278

jczar@sarmiran.com
919-880-9492

MEP

NAME
ADDRESS
PHONE
EMAIL

SITE & CIVIL

MICHAEL FIOCCO
CIVIL CONSULTANTS, INC
3708 LYCKAN PARKWAY, SUITE 201
DURHAM, NC 27707

michael.fiocco@civil-consultants.com
919-599-6696

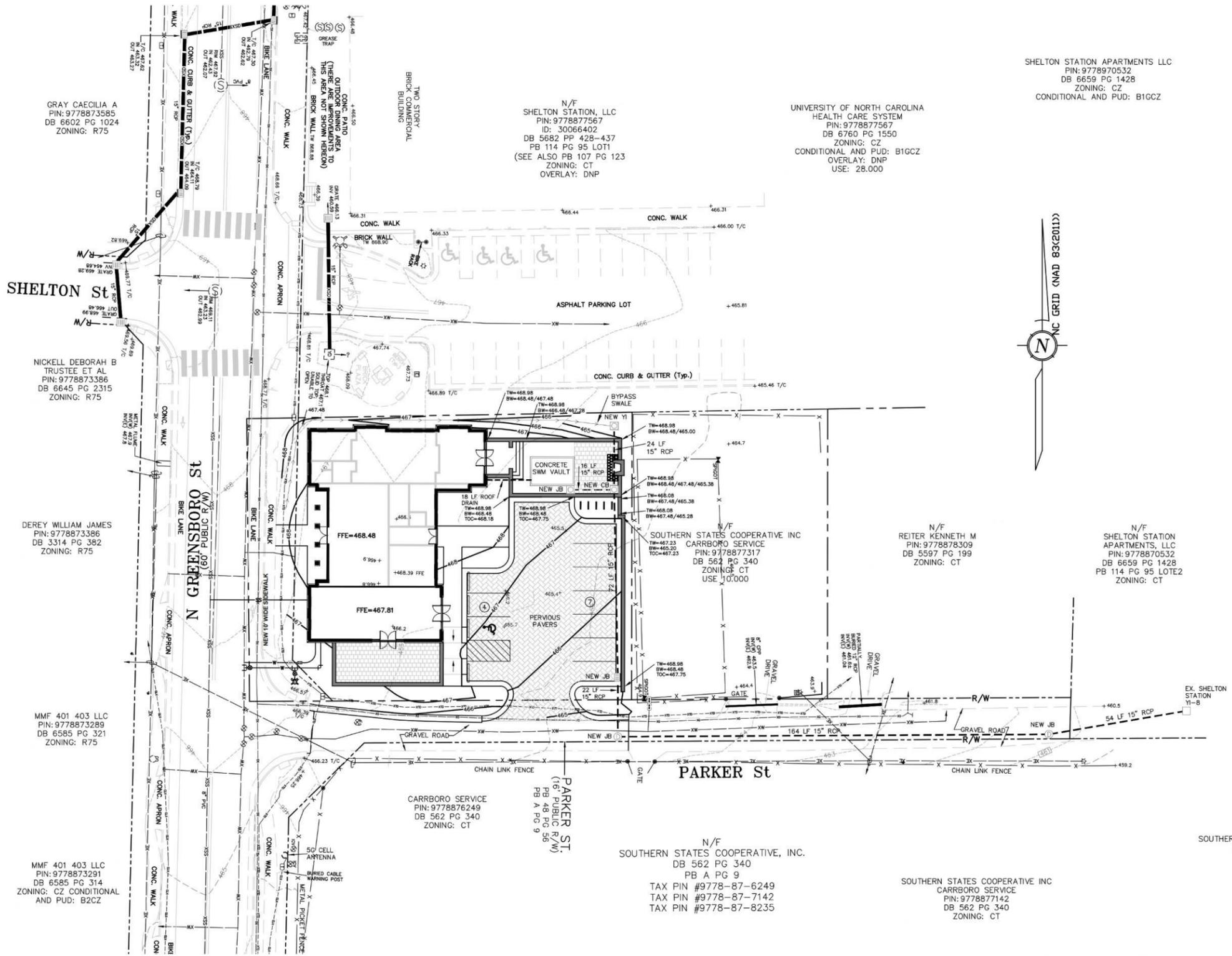
GENERAL CONTRACTOR

NAME
ADDRESS
PHONE
EMAIL

**CONDITIONAL
REZONING
APPLICATION**

DATE: 2ND REVISION 2024.03.21

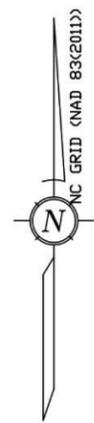
\\JIMS-NEW-PC\jpa-active\MITCHELL-400 N GREENSBORO\SCHEMATICS\2023-07-26_400-SD.rvt THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.



SHELTON STATION APARTMENTS LLC
 PIN: 9778970532
 DB 6659 PG 1428
 ZONING: CZ
 CONDITIONAL AND PUD: B1GCCZ

UNIVERSITY OF NORTH CAROLINA
 HEALTH CARE SYSTEM
 PIN: 9778877567
 DB 5760 PG 1550
 ZONING: CZ
 CONDITIONAL AND PUD: B1GCCZ
 OVERLAY: DNP
 USE: 28.000

N/F
 SHELTON STATION, LLC
 PIN: 9778877567
 ID: 30066402
 DB 5682 PP 428-437
 PB 114 PG 95 LOT1
 (SEE ALSO PB 107 PG 123)
 ZONING: CT
 OVERLAY: DNP



GRAY CAECILIA A
 PIN: 9778873585
 DB 6602 PG 1024
 ZONING: R75

NICKELL DEBORAH B
 TRUSTEE ET AL
 PIN: 9778873386
 DB 6645 PG 2315
 ZONING: R75

DEREY WILLIAM JAMES
 PIN: 9778873386
 DB 3314 PG 382
 ZONING: R75

MMF 401 403 LLC
 PIN: 9778873289
 DB 6585 PG 321
 ZONING: R75

MMF 401 403 LLC
 PIN: 9778873291
 DB 6585 PG 314
 ZONING: CZ CONDITIONAL
 AND PUD: B2CZ

CARRBORO SERVICE
 PIN: 9778876249
 DB 562 PG 340
 ZONING: CT

PARKER ST.
 (60' PUBLIC R/W)
 PB A PG 9

N/F
 SOUTHERN STATES COOPERATIVE, INC.
 DB 562 PG 340
 PB A PG 9
 TAX PIN #9778-87-6249
 TAX PIN #9778-87-7142
 TAX PIN #9778-87-8235

SOUTHERN STATES COOPERATIVE INC
 CARRBORO SERVICE
 PIN: 9778877142
 DB 562 PG 340
 ZONING: CT

SOUTHERN STATES COOPERATIVE INC
 CARRBORO SERVICE
 PIN: 9778879235
 DB 562 PG 340
 ZONING: CT

NOTE FOR CONDITIONAL ZONING APPLICATION:
 THIS PLAN IS ILLUSTRATIVE OF THE GRADING AND
 DRAINAGE FOR THE SITE - IT DOES NOT REFLECT
 THE FINAL CONFIGURATION OF THE PARKER STREET
 ENTRY AND PARKING - SEE SHEET C3.1 FOR SITE PLAN

CONDITIONAL ZONING
 DRAWING SET

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 Lic. #C-1039

400 GREENSBORO STREET
 CARRBORO, NORTH CAROLINA
 GRADING & DRAINAGE
 PLAN

REV.	DATE	DESCRIPTION
1	2023.12.07	TOWN OF CARRBORO COMMENTS 1
2	2024.03.20	TOWN OF CARRBORO COMMENTS 2

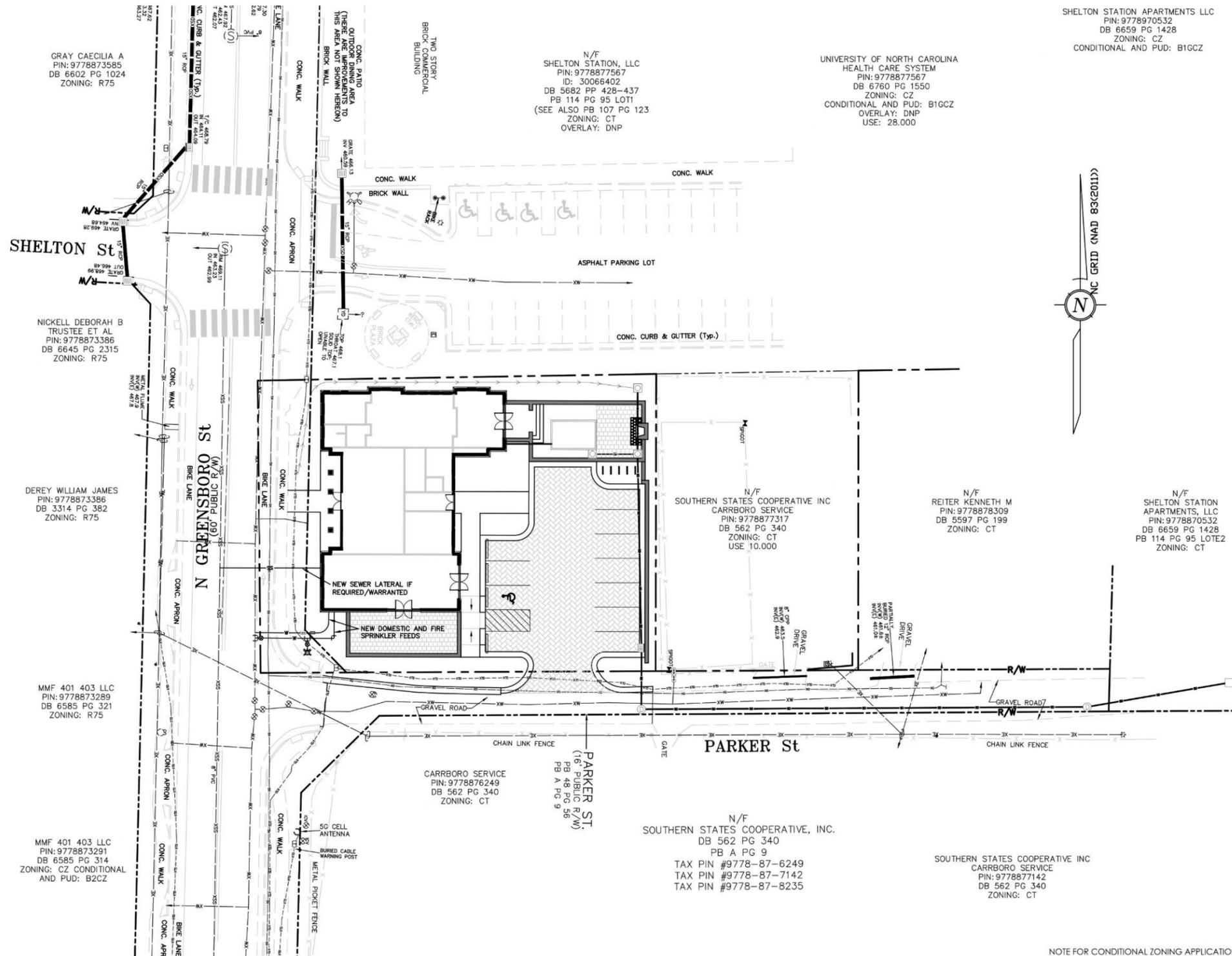
DATE: AUGUST 31, 2023

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SHEET NO.

C3.2



SHELTON STATION APARTMENTS LLC
 PIN: 9778970532
 DB 6659 PG 1428
 ZONING: CZ
 CONDITIONAL AND PUD: B1GCZ

N/F
 SHELTON STATION, LLC
 PIN: 9778877567
 ID: 30066402
 DB 5682 PP 428-437
 PB 114 PG 95 LOT1
 (SEE ALSO PB 107 PG 123)
 ZONING: CT
 OVERLAY: DNP

UNIVERSITY OF NORTH CAROLINA
 HEALTH CARE SYSTEM
 PIN: 9778877567
 DB 6760 PG 1550
 ZONING: CZ
 CONDITIONAL AND PUD: B1GCZ
 OVERLAY: DNP
 USE: 28.000

N/F
 SOUTHERN STATES COOPERATIVE INC
 CARRBORO SERVICE
 PIN: 9778877317
 DB 562 PG 340
 ZONING: CT
 USE 10.000

N/F
 REITER KENNETH M
 PIN: 9778878309
 DB 5597 PG 199
 ZONING: CT

N/F
 SHELTON STATION
 APARTMENTS, LLC
 PIN: 9778870532
 DB 6659 PG 1428
 PB 114 PG 95 LOTE2
 ZONING: CT

CARRBORO SERVICE
 PIN: 9778876249
 DB 562 PG 340
 ZONING: CT

N/F
 SOUTHERN STATES COOPERATIVE, INC.
 DB 562 PG 340
 PB A PG 9
 TAX PIN #9778-87-6249
 TAX PIN #9778-87-7142
 TAX PIN #9778-87-8235

SOUTHERN STATES COOPERATIVE INC
 CARRBORO SERVICE
 PIN: 9778877142
 DB 562 PG 340
 ZONING: CT

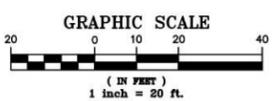
NOTE FOR CONDITIONAL ZONING APPLICATION ROUND 2:
 APPLICANT ACKNOWLEDGES THE FOLLOWING NOTES FROM
 OWASA REGARDING THE DEVELOPMENT:

- EXISTING WATER LINE WILL BE IDENTIFIED ON THE FINAL UTILITY PLAN AND MUST BE ABANDONED AT THE MAIN. NEW WATER METER/VAULT MUST HAVE EASEMENT IF IN THE RIGHT-OF-WAY.
- EXISTING SEWER LINE MUST BE CAMERED AND APPROVED FOR USE IF PROPOSED FOR NEW BUILDING. IF NEW SEWER IS PROPOSED, EXISTING SEWER MUST BE ABANDONED AT THE MAIN.

**CONDITIONAL ZONING
 DRAWING SET**



Know what's below.
 Call before you dig.
 (Or call: 1-800-632-4949)



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 919.480.1648 PHONE
 Lic. #C-1039

400 NORTH GREENSBORO
 CARRBORO, NORTH CAROLINA
 UTILITY
 PLAN

REV.	DATE	DESCRIPTION
1	2023.07.07	TOWN OF CARRBORO COMMENTS 1
2	2023.07.26	TOWN OF CARRBORO COMMENTS 2

DATE: AUGUST 31, 2023
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SHEET NO.
C6.1



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MITCHELL

400 N. GREENSBORO ST.
CARRBORO, NC 27510
PIN: 9778876328

**CONDITIONAL
REZONING
APPLICATION**

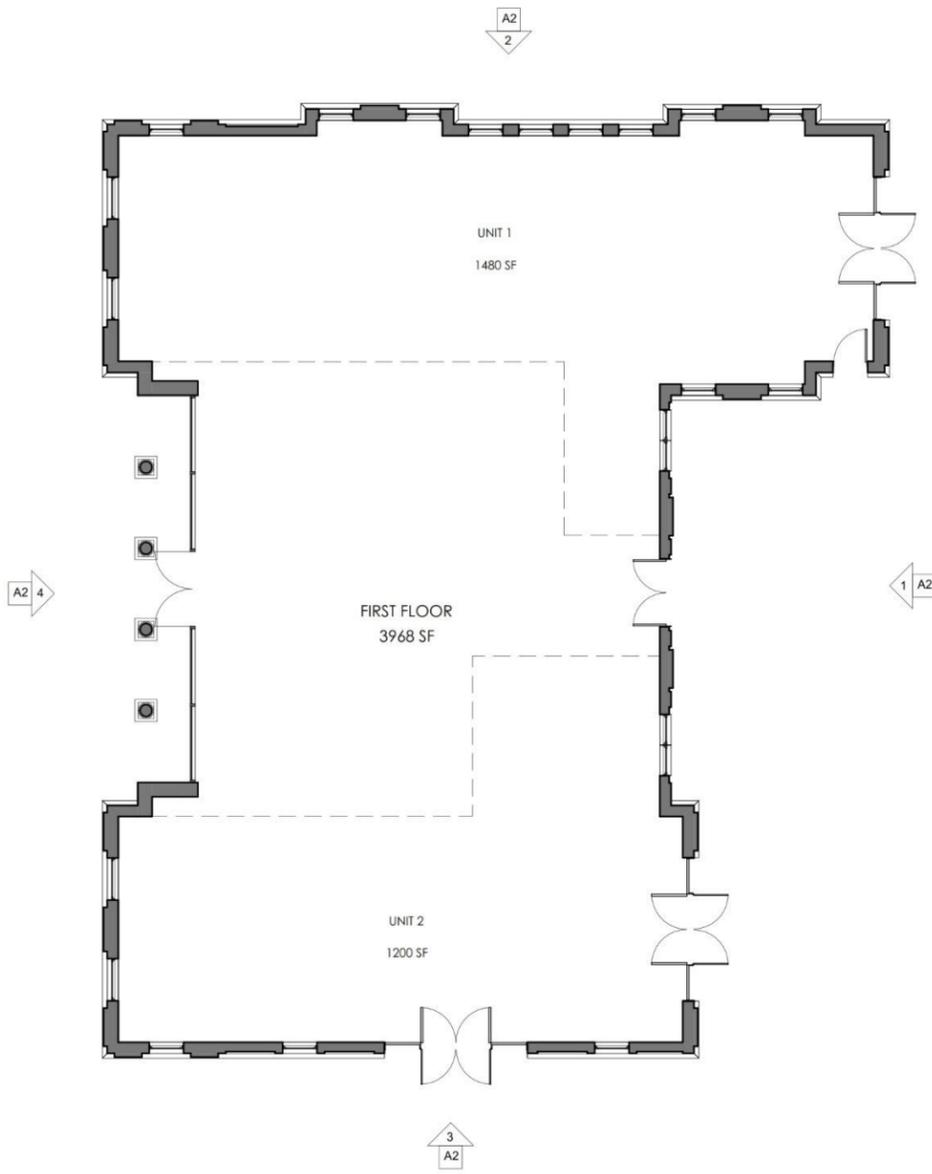
No.	Description	Date

DATE: 2023.08.21
DRAWN BY: JSA
CHECKED BY: Checker
1ST REVISION: 2023.12.07
2ND REVISION: 2024.03.20

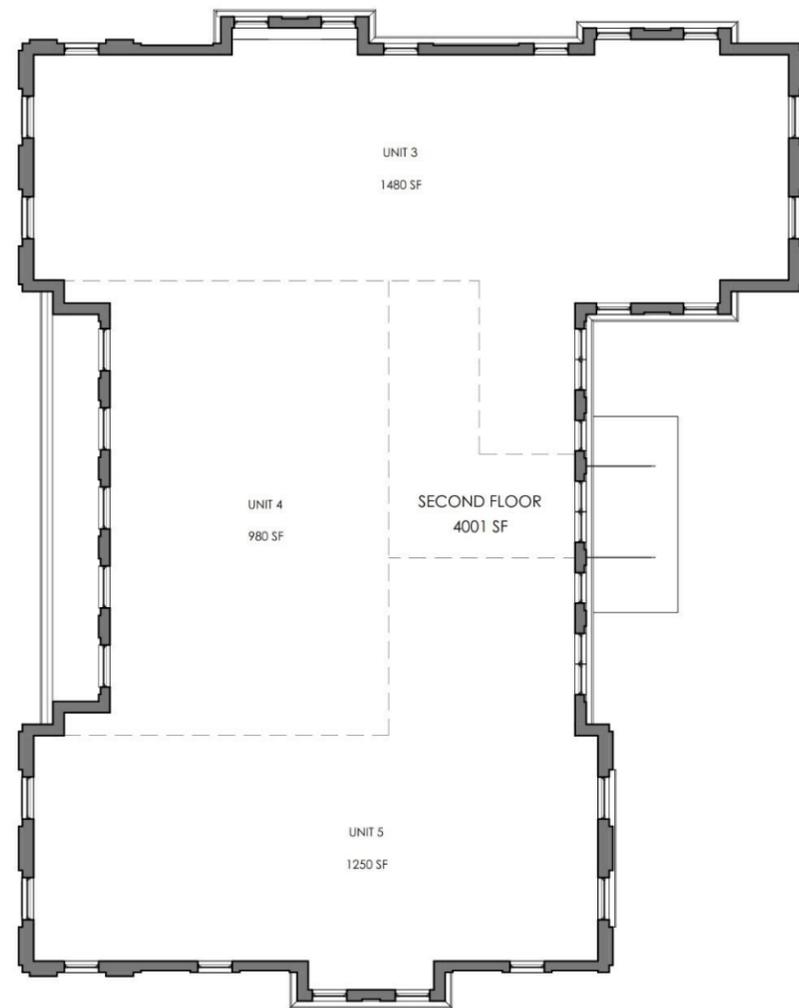
FLOOR PLATES

A1

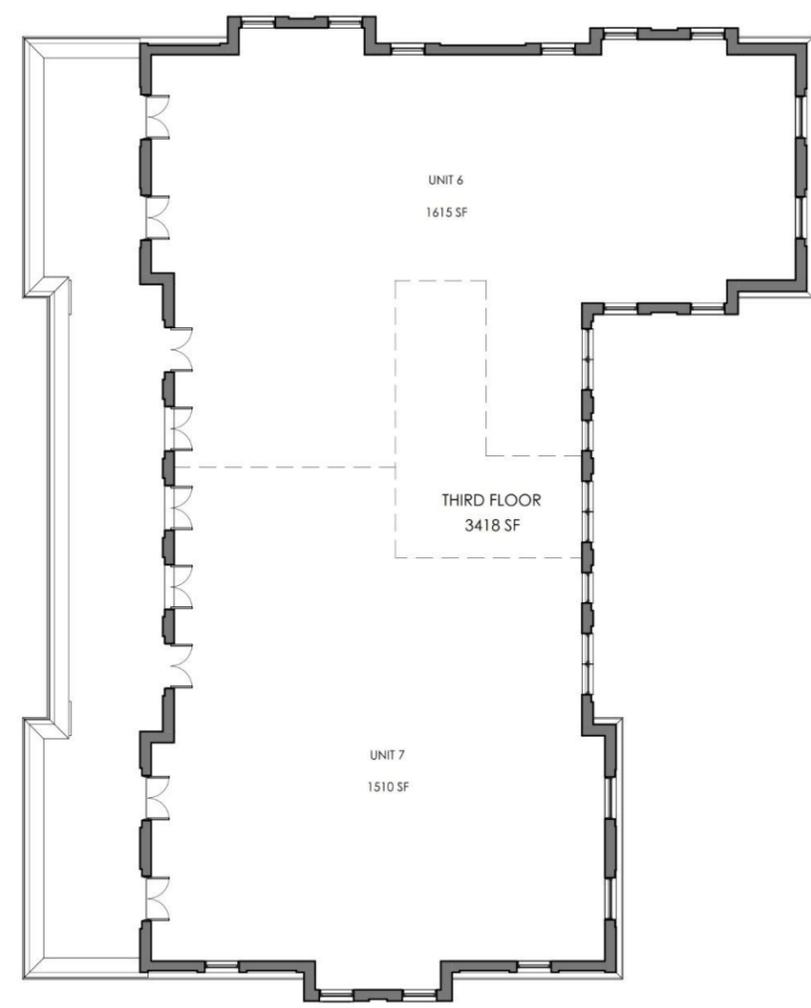
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① FIRST FLOOR
1/8" = 1'-0"



② SECOND FLOOR
1/8" = 1'-0"



③ THIRD FLOOR
1/8" = 1'-0"

INTERIOR AREA & UNITS BY LEVEL

LEVEL	AREA	UNITS
FIRST FLOOR	3,968 SF	2
SECOND FLOOR	4,001 SF	3
THIRD FLOOR	3,418 SF	2
TOTAL	11,387 SF	



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JSPENCERJSA@GMAIL.COM

MITCHELL

400 N. GREENSBORO ST.
CARRBORO, NC 27510
PIN: 9778676328

**CONDITIONAL
REZONING
APPLICATION**

No.	Description	Date

DATE: 2023.08.21
DRAWN BY: JSA
CHECKED BY: JCS
1ST REVISION: 2023.12.07
2ND REVISION: 2024.03.20

ELEVATIONS

A2



④ WEST ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"

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CARRBORO, NC 27510
PIN: 9778676328

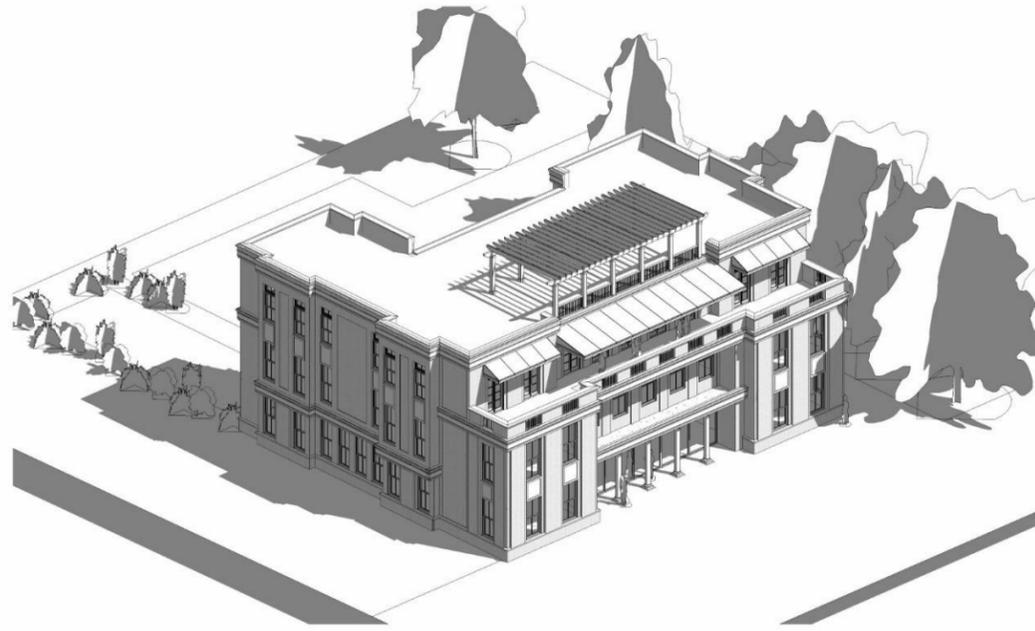
CONDITIONAL
REZONING
APPLICATION

No.	Description	Date

DATE: 2023.08.21
 DRAWN BY: JSA
 CHECKED BY: Checker
 1ST REVISION: 2023.12.07
 2ND REVISION: 2024.03.20

PERSPECTIVES

A3



1 AERIAL



4 FRONT PERSPECTIVE



2 EAST ENTRANCE



3 FRONT FACADE

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JOINT ADVISORY BOARD
AGENDA ITEM ABSTRACT

ITEM NO. _____

MEETING DATE: June 6, 2024

TITLE: Revised Land Use Ordinance Text Amendments Relating to Cafes and Residential Density in Certain Zoning Districts

DEPARTMENT: Planning	PUBLIC HEARING: YES ___ NO_X_
ATTACHMENTS: A. Recommendation Template B. Revised Draft LUO Ordinance C. Revised Draft Ordinance with changes shown in tracking D. Application	FOR INFORMATION CONTACT: Patricia McGuire -- 918-7327 Christina Moon – 918-7325

PURPOSE

The purpose of this agenda item is to consider revised text amendments to the Land Use Ordinance that would add a new restaurant use for neighborhood cafés and provide for additional residential density in certain zoning districts. The Town Council has set a public hearing for June 18, 2024, and has requested advisory board review prior to the hearing.

INFORMATION

At the April 4, 2024 Joint Review meeting, advisory boards reviewed a request from Heather Washburn of Calico Studio for text amendments to Land Use Ordinance to increase the amount of residential density in the O Zoning District (Office, 7,500 square feet per dwelling unit) and to establish a new type of restaurant use for selling coffee/tea products prepared on site and baked goods prepared off-site. The request was designed to support a pending application for a major modification to an existing special use permit-A for a four-unit live-work development at 603 Jones Ferry Road. Advisory boards reviewed a draft ordinance and prepared recommendations.

On April 23, 2024, the Town Council held a public hearing on the draft ordinance ([Town of Carrboro - Meeting of Town Council on 4/23/2024 at 7:00 PM \(legistar.com\)](#)).

The ordinance contained two parts: the first part established a new land use for “neighborhood cafes” with associated permit requirements, parking standards, etc. The second part provided for an increase in the residential density in the Office (O) and Office/Assembly (O/A) zoning districts subject to certain criteria.

During its deliberations the Town Council directed staff to revise the draft ordinance in the following way:

- increase the gross floor area necessitating a special use permit for neighborhood cafes from 1,000 sf to 1,500 sf.,
- remove the presumptive vehicle parking standards for neighborhood cafes,
- increase the potential residential density for the O and O/A districts from 3,000 per dwelling unit to 2,000 per dwelling unit, and
- remove two of three criteria for allowing the increased density for the O and O/A districts.

A revised draft ordinance is provided (*Attachment B*); the revised draft ordinance with the changes shown in tracking is also provided (*Attachment C*). The revised draft ordinance, if adopted, would amend the Land Use Ordinance to allow for an increase in residential density (from 7,500 sf per dwelling unit to 2,000 sf per dwelling unit) in the O and O/A districts subject to the inclusion of at least 15% affordable housing in the development. In addition, a new restaurant use category would be added to the Permissible Use Table for a coffee-house type use which will allow for the brewing of beverages on site and the sale of prepared foods made off-site.

It should be noted that the revised draft ordinance includes an option relating to the neighborhood café use. Section 2 allows the new neighborhood café use in ten zoning districts (B-1C, B-1G, HR-CC, O, and O/A districts, and an “A” under the columns for the B-2, B-3, B-3T, B-5, and HR-R districts). In Alternate Section 2., neighborhood cafes would only be allowed in the O and O/A districts.

A public hearing for the revised draft ordinance has been set for June 18th. The Town Council must receive public comments before adopting amendments to the Land Use Ordinance. Orange County and Planning Board review is also needed. The Council has also referred the item to the Appearance Commission, Transportation Advisory Board, the Environmental Advisory Board, Economic Sustainability Commission, and Affordable Housing Advisory Commission.

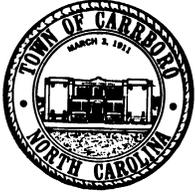
RECOMMENDATION

Staff recommends that Advisory Boards review the revised draft ordinance (*Attachment B*) and consider adopting a recommendation for inclusion in the public hearing materials for June 18th. A recommendation template has been provided for the boards to use (*Attachment A*).

The recommendation should include:

- the board’s preference for Section 2 or Alternate Section 2,
- a recommendation for approval/denial,
- statements of consistency and public benefit, and
- any other overarching statements.

TOWN OF CARRBORO



301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

THURSDAY, JUNE 6, 2024

Revised Land Use Ordinance Text Amendment Relating to Cafes and Residential Density in Certain Zoning Districts

By a unanimous show of hands, the _____ membership indicated that no member is reasonably likely to have a direct, substantial or readily identified financial impact from the development regulation that would pose a conflict of interest.

Motion was made by _____ and seconded by _____ that the _____ recommends that the Town Council _____ the draft ordinance.

VOTE:

AYES: ()

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: ()

Associated Findings

Motion was made by _____ and seconded by _____ that the _____ of the Town of Carrboro finds the proposed text amendment _____ consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, Affordable Housing, Economic Sustainability and Land Use strategies noted below:

- Affordable Housing Strategy 1.1: Increase development of for-sale affordable housing units for households earning up to 80% of AMI.
- Affordable Housing Strategy 2.3 Ease the pressure on rental prices by increasing affordable rental housing stock, particularly in high-transit areas.
- Economic Sustainability Strategy 2.2: Strengthen other business districts and commercial areas in Carrboro’s neighborhoods.
- Economic Sustainability Strategy 3.4: Support business opportunities and unique ownership models.
- Land Use Strategy 2.5: Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversity housing stock.

Furthermore, the _____ of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the specific criteria required: public hearings for restaurant uses in less intensive commercial districts and, mixed use and affordable housing associated with increased residential density.

VOTE:

AYES: ()

ABSENT/EXCUSED: ()

NOES: ()

ABSTENTIONS: ()

(Chair)

(Date)

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO
CAFES AND RESIDENTIAL DENSITY IN CERTAIN ZONING DISTRICTS.

****DRAFT 4-26-2024****

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Article II, Section 15-15 Definition of Basic Terms of the Carrboro Land Use Ordinance is amended by the addition of a new definition, in appropriate alphabetical order, that reads as follows:

NEIGHBORHOOD CAFÉ. A retail business that sells principally coffee and tea along with baked goods and similar foods prepared off site.

Section 2. Article X, Section 15-146 Table of Permissible Uses is by adding a new use classification, 8.900, Neighborhood Cafe, and by adding a “ZA(l)” under the columns for the B-1C, B-1G, HR-CC, O, and O/A districts, and an “A” under the columns for the B-2, B-3, B-3T, B-5, and HR-R districts.

Alternate Section 2. Article X, Section 15-146 Table of Permissible Uses is by adding a new use classification, 8.900, Neighborhood Cafe, and by adding a “ZA(l)” under the columns for the O and O/A districts.

Section 3. Article X, Section 15-147 Use of the Designations A, B, Z in Table of Permissible Uses is amended by rewriting subsection (i) to read as follows:

(i) When used in connection with 8.100, 8.200, 8.500 and 8.600 uses, the designation “ZA(l)” means that a zoning permit must be obtained if the total area within a development to be used for this purpose does not exceed 1,500 square feet and the use is to take place in a building in existence on the effective date of this subsection while a special use permit-A must be obtained whenever the total area to be used for this purpose is equal to or exceeds 1,500 square feet.

When used in conjunction with 8.900 uses, the designation “ZA(l)” means that a zoning permit must be obtained if the total area within a development to be used for this purpose does not exceed 1,500 square feet of gross floor area and a special use permit-A must be obtained whenever the total area to be used for this purpose exceeds 1,500 square feet of gross floor area or the use is proposed within a new building.

Section 4. Article XII, Sub-section 15-182 Residential Density is amended with the addition of a new subsection (j) that reads as follows:

(j) Notwithstanding the foregoing, the minimum square feet per dwelling unit required shall be 2,000 square feet within the O and O/A districts so long as such units are included within a vertically integrated, multi-family residential and mixed-use development that includes at least 15 percent affordable housing units that meet the affordable criteria specified in Sections 15-54.1 and 15-182.4

Section 5. Article XVIII, Section 15-291(g) is amended by adding use category 8.900 “Neighborhood Cafe” to Part I of the Table of Parking Requirements and assigning a parking requirement of 0 spaces.

Section 6. Article XVIII, Section 15-291(h) is amended by adding use category 8.900 “Neighborhood Cafe” to the Table of Bicycle Parking Standards assigning a minimum of 5 spaces.

Section 7. All provisions any town ordinance in conflict with this ordinance are repealed.

Section 8. This ordinance shall become effective upon adoption.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO
CAFES AND RESIDENTIAL DENSITY IN CERTAIN ZONING DISTRICTS.

****DRAFT ~~4-26-2024~~ 13-2024****

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Article II, Section 15-15 Definition of Basic Terms of the Carrboro Land Use Ordinance is amended by the addition of a new definition, in appropriate alphabetical order, that reads as follows:

NEIGHBORHOOD CAFÉ. A retail business that sells principally coffee and tea along with baked goods and similar foods prepared off site.

Section 2. Article X, Section 15-146 Table of Permissible Uses is by adding a new use classification, 8.900, Neighborhood Cafe, and by adding a “ZA(1)” under the columns for the B-1C, B-1G, HR-CC, O, and O/A districts, and an “A” under the columns for the B-2, B-3, B-3T, B-5, and HR-R districts.

Alternate Section 2. Article X, Section 15-146 Table of Permissible Uses is by adding a new use classification, 8.900, Neighborhood Cafe, and by adding a “ZA(1)” under the columns for the O and O/A districts.

Section 3. Article X, Section 15-147 Use of the Designations A, B, Z in Table of Permissible Uses is amended by rewriting subsection (i) to read as follows:

(i) When used in connection with 8.100, 8.200, 8.500 and 8.600 uses, the designation “ZA(1)” means that a zoning permit must be obtained if the total area within a development to be used for this purpose does not exceed 1,500 square feet and the use is to take place in a building in existence on the effective date of this subsection while a special use permit-A must be obtained whenever the total area to be used for this purpose is equal to or exceeds 1,500 square feet.

When used in conjunction with 8.900 uses, the designation “ZA(1)” means that a zoning permit must be obtained if the total area within a development to be used for this purpose does not exceed ~~1,500~~ 1,000 square feet of gross floor area and a special use permit-A must be obtained whenever the total area to be used for this purpose exceeds ~~1,500~~ 1,000 square feet of gross floor area or the use is proposed within a new building.

Section 4. Article XII, Sub-section 15-182 Residential Density is amended with the addition of a new subsection (j) that reads as follows:

(j) Notwithstanding the foregoing, the minimum square feet per dwelling unit required shall be ~~2,000~~ 3,000 square feet within the O and O/A districts so long as such units are included within a vertically integrated, multi-family residential and mixed-use development that ~~meets the following criteria:~~

- a. ~~Property location has frontage along an arterial street.~~
- b. ~~Development includes at least 500 gross square feet of building area dedicated to non-residential uses.~~
- e. ~~Development~~ includes at least 15 percent affordable housing units that meet the affordable criteria specified in Sections 15-54.1 and 15-182.4

Section 5. Article XVIII, Section 15-291(g) is amended by adding use category 8.900 “Neighborhood Cafe” to Part I of the Table of Parking Requirements and assigning a parking requirement of 01 spaces ~~for per every 200 square feet of gross floor area, and 1 space for every eight outside seats.~~

Section 6. Article XVIII, Section 15-291(h) is amended by adding use category 8.900 “Neighborhood Cafe” to the Table of Bicycle Parking Standards assigning ~~one space per 10 presumptively required auto spaces, with~~ a minimum of 5 spaces.

Section 7. All provisions any town ordinance in conflict with this ordinance are repealed.

Section 8. This ordinance shall become effective upon adoption.

APPENDIX A – 3

LAND USE ORDINANCE AMENDMENT REQUEST FORM

TOWN OF CARRBORO



LAND USE ORDINANCE AMENDMENT REQUEST

"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."

To the Town Council, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Carrboro Town Council to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) **The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):**
15-146 Table of Permissible Uses, Use Category 8.000, allows restaurants in some zoning districts...but not in the O (office) zoning district
- 2) **The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):**
Creation of a new Use Category 8.900: Neighborhood Coffee Shop with a maximum floor area of 1,000 sf, located within a vertically oriented mixed use building with a residential primary use, selling only beverages along with baked goods prepared off site.
The Use Table would be amended to allow this use as a "ZA " Use (Zoning Permit from Town Council) and in the following Districts: B-1C, B-1G, O and O/A. Also as an "A" (Allowed) use in HR-CC, B-2 and B-5, and also a "Z" (Admin. Zoning Permit) in the B-4 District.
- 3) **State the reasons for the proposed amendment:**
Small local gathering places such as coffee shops are a critical component of creating walkable "third place" destinations in residential areas, particularly when they can be combined in a vertical mixed use residential building. These would allow the ability to have social interaction, organic co-working, and a less car-dependent location.

SIGNATURE:  Heather Washburn
applicant {print}

ADDRESS: 1155 Smith Level Road
Chapel Hill, NC 27516

TELEPHONE NUMBER: 617.869.9646

TOWN OF CARRBORO



LAND USE ORDINANCE AMENDMENT REQUEST

"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."

To the Town Council, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Carrboro Town Council to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) **The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):**
15-182 (a) Residential Density - requires a minimum of 7,500 sf of land area per Dwelling Unit, for Multi-Family and Duplex uses in an O (Office) Zoning District.

- 2) **The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):** The intent would be to allow less land area per unit in specific zoning districts if the proposed project is vertically integrated, adjacent to a transit route, and uses the affordable housing density bonus. Suggested language:

Subject to the other provisions of this section and the provisions of Section 15-186 (Cluster Subdivisions), 15-187 (Architecturally Integrated Subdivisions), 15-182.1 (Density in R-SIR Zoning), **and 15-182 (j)**, every lot developed for residential purposes shall have the number of square feet per dwelling unit indicated in the following table. In determining the number of dwelling units permissible on a tract of land (by dividing the total number of square feet the tract contains by the minimum per dwelling unit), fractions shall be dropped.

Further, add subparagraph (j) to 15-182 with the following language:

(j) Within the zoning districts listed below, residential units that are incorporated into a vertical mixed use building with at least 500 sf of non-residential uses, adjacent to a transit corridor and commits to using the Affordable Housing Density Bonus, may be developed for multi-family residential purposes at a density such that such area contains at least the following number of square feet for each dwelling unit constructed thereon:

Zone	Minimum Square Feet per Dwelling Unit
B-2	3,000
B-3	3,000
B-3-T	3,000
CT	3,000
O	3,000
O/A	3,000

3) **State the reasons for the proposed amendment:**

Greater density in vertically integrated residential projects will encourage walkable communities, especially where affordable housing is provided and proximate to Public Transportation. This should be encouraged in in non-residential zones in order to achieve the Town's goals of providing denser, affordable walkable communities in a manner which makes housing accessible to more residents.

SIGNATURE:  Heather Washburn
applicant {print}

ADDRESS: 1155 Smith Level Road
Chapel Hill, NC 27516

TELEPHONE NUMBER: 617.869.9646