

**ATTACHMENT A**

**A RESOLUTION ACCEPTING THE STAFF REPORT  
Resolution No. 182/2004-05**

WHEREAS, the Carrboro Board of Aldermen seeks to ensure that its existing and proposed policies and regulations are appropriate and beneficial, and;

WHEREAS, the staff has prepared a report on the activity in the Northern Study Area since the Facilitated Small Area Plan for Carrboro's Northern Study Area was adopted.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen accepts the report.

This is the 21st day of June in the year 2005.



## TOWN OF CARRBORO

NORTH CAROLINA

## TRANSMITTAL

## PLANNING DEPARTMENT

DELIVERED VIA: ☒ HAND ☐ MAIL ☐ FAX ☐ EMAIL

**To:** Steve Stewart, Town Manager  
Mayor and Board of Aldermen

**From:** Patricia J. McGuire, Planning Administrator

**Date:** June 16, 2005

**Subject:** Status of Development in Carrboro's Northern Study Area

Orange County's adoption of the plan in early 1999 made the plan official for all three components of Carrboro's jurisdiction: Town Limits, Extra-territorial Jurisdiction, and Carrboro's portion of the Joint Planning Area. The plan includes the following description of land uses:

"Current land uses in the study area are residential developments in subdivisions or on large individual lots, very limited commercial activities, and large, undeveloped [sparsely developed] tracts."

A map of development patterns was provided and is included (*Attachment C*). The plan also summarized the development status of land in the NSA. Due to the plan recommendation to expand the conservation focus of development management, this information was presented by jurisdictional area in relation to the presence of primary and secondary analysis:

|   | <b>Total<br/>Acres</b> | <b>Developed<br/>(%)</b> | <b>Undeveloped<br/>(%)</b> |
|---|------------------------|--------------------------|----------------------------|
| Northern Study Area - 1997                      | 3,787                  | 1646 (43)                | 2141 (57)                  |
| <i>Primary and Secondary Conservation Areas</i> |                        |                          |                            |
| Transition 1                                    | 1,333                  | 811<br>378 (45)          | 434 (55)                   |

## ATTACHMENT B-2

|              | <b>Total Acres</b> |     | <b>Developed (%)</b> | <b>Undeveloped (%)</b> |
|--------------|--------------------|-----|----------------------|------------------------|
| Transition 2 | 1,475              | 820 | 325 (40)             | 495 (60)               |
| City and ETJ | 979                | 441 | 199 (30)             | 242 (70)               |

Please note that the current calculation of total land area in the Northern Study Area slightly less, likely due to refinements in mapping. The current breakdown of land in the Northern Study Area is as follows:

|                            | <b>Total Acres</b> | <b>Developed (%)</b> | <b>Undeveloped (%)</b> |
|----------------------------|--------------------|----------------------|------------------------|
| Northern Study Area - 2005 | 3,630              | 2,115 (48)           | 1,515 (42)             |
| Transition Area 1          | 600                | 116 (20)             | 482 (80)               |
| Transition Area 2          | 1,489              | 695 (47)             | 794 (53)               |
| ETJ                        | 66                 | 0                    | 66 (100)               |
| City Limits                | 1,466              | 1,119 (76)           | 347 (24)               |

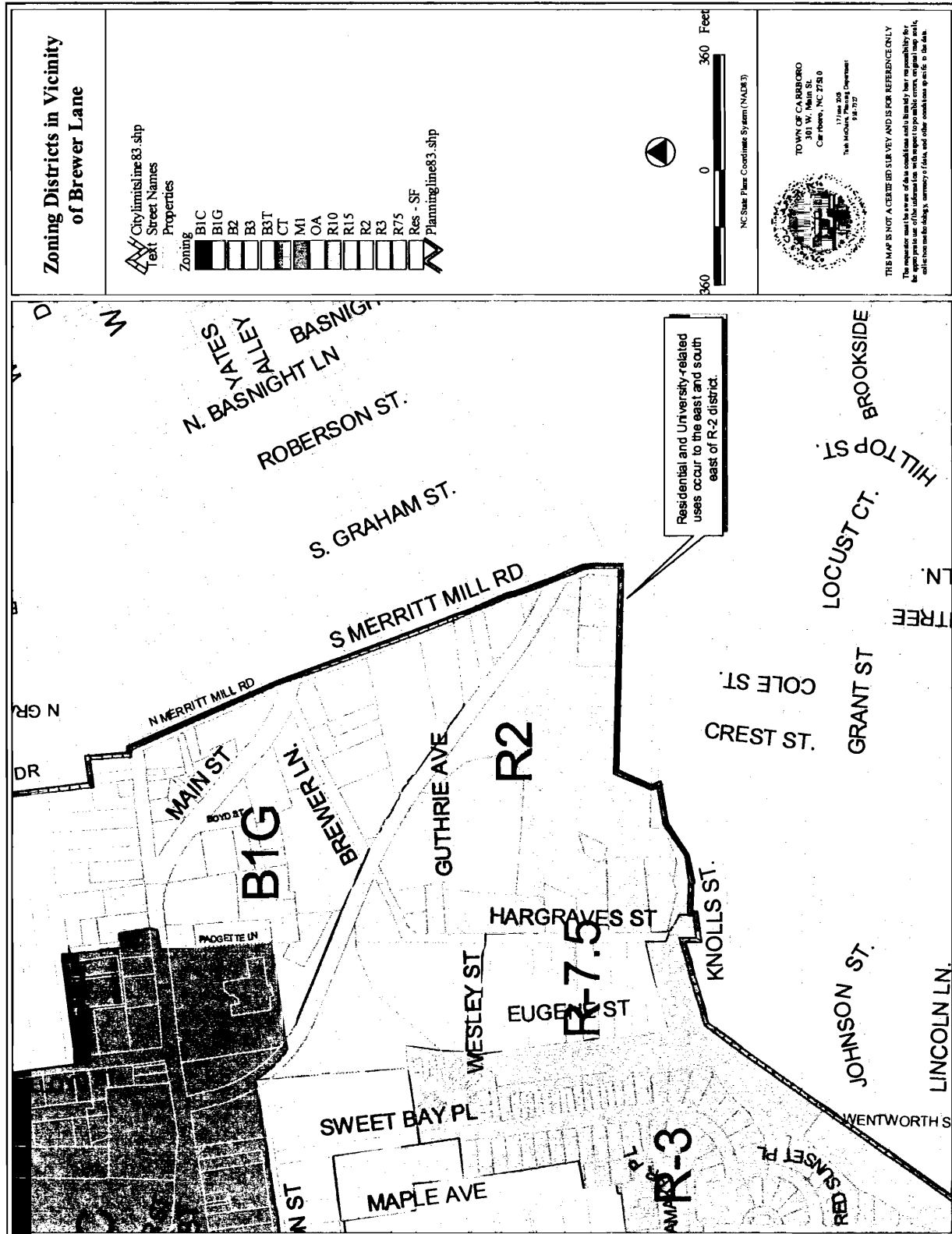
A map of current land uses is attached. The table below lists projects that have been approved in the Northern Study Area since the land use mapping for the NSA Plan was completed in 1997, as well as those projects for which applications are under review.

| <b>Project</b>                    | <b>Date</b> | <b>Acres</b> |
|-----------------------------------|-------------|--------------|
| Karen Woods Exempt                | 1998        | 89           |
| Hanna Street Condominiums*        | 1999        | 8            |
| Horne Hollow *                    | 2002        | 5            |
| Winmore VMU                       | 2003        | 67           |
| Smith Middle School Soccer Fields | 2001        | n/a          |
| Tramore West                      | 2002        | 5            |
| Pacifica                          | 2003        | 8            |
| Claremont                         | In review   | 23           |
| Jones Property at LHF             | “ “         | 23           |
| The Villages at Berkeley          | “ “         | 49           |

\*within city limits that were in place as of date of adoption of NSA Plan

The purchase by Orange County of approximately 180 acres of property in the Northern Study Area altered somewhat the development opportunities that were envisioned during preparation of the NSA Plan.

# ATTACHMENT C



## MAP #A-1: Development Patterns

## TOWN OF CARRBORO DEVELOPMENT PATTERNS

