

Attachment "A"

**A RESOLUTION RESETTNG A PUBLIC HEARING ON A LAND USE
ORDINANCE TEXT AMENDMENT TO ESTABLISH A CONCEPT PLAN REVIEW
PROCESS WITH THE JOINT REVIEW ADVISORY BOARDS**

Resolution No. 07/2006-07

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to consider modifications to existing policies and regulations; and

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen calls a public hearing on October 24, 2006 to consider adopting "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ESTABLISH A CONCEPT PLAN REVIEW PROCESS FOR DEVELOPMENTS REQUIRING SPECIAL USE PERMIT OR CONDITIONAL USE PERMIT APPROVAL."

BE IT FURTHER RESOLVED that the draft ordinance is referred to Orange County for review per the Joint Planning Agreement and to the Town of Carrboro Planning Board for its recommendations.

BE IT FURTHER RESOLVED that the draft ordinance is also referred to the following advisory boards and commissions for consideration and recommendation prior to the specified public hearing date:

☒ Appearance Commission

☒ Recreation and Parks Commission

☒ Transportation Advisory Board

☒ Northern Transition Area Advisory Committee

☒ Environmental Advisory Board

☐ _____

☒ Economic Sustainability Commission

☐ _____

REVIEW OF REVISED DRAFT ORDINANCE TO ESTABLISH ARCHITECTURAL STANDARDS FOR DOWNTOWN CARRBORO

The Board of Aldermen held a public hearing on January 24, 2006 and February 21, 2006 and a review on May 16, 2006 to consider proposed architectural standards for downtown Carrboro. The draft ordinance has been modified per the Board of Aldermen request and staff recommended its adoption.

Trish McGuire, the Planning Administrator, made the presentation.

The following resolution was introduced by Alderman Joal Hall Broun and duly seconded by Alderman Alex Zaffron.

**A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE
CARRBORO LAND USE ORDINANCE
Resolution No. 161/2005-06**

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An Ordinance Amending the Carrboro Land Use Ordinance to Establish Architectural Standards for Development in the B-1 (c), B-1(g), CT, M-1, and B-2 Zones

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above-described amendment is consistent with Carrboro Vision 2020: Policies through the year 2020.

Section 2. The Board concludes that its adoption of the above-described amendment is reasonable and in the public interest because the Town seeks the development and placement of architecturally significant commercial and civic buildings in order to achieve an attractive developed environment. Furthermore, Town policies identify the need to periodically revisit and update architectural guidelines to evaluate their effectiveness and their impact on other policy areas.

Section 3. This resolution becomes effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 20th day of June, 2006:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Jacquelyn Gist, Randee Haven-O'Donnell, Alex Zaffron

Noes: None

Absent or Excused: John Herrera

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ESTABLISH ARCHITECTURAL STANDARDS FOR DEVELOPMENT IN THE B-1(C), B-1(G), CT, M-1 AND B-2 ZONES." VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

Mayor Chilton asked a voluntary concept plan review process also be advertised.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION CALLING A PUBLIC HEARING ON A LAND USE ORDINANCE TEXT AMENDMENT
TO ESTABLISH A CONCEPT PLAN REVIEW PROCESS WITH THE JOINT REVIEW ADVISORY
BOARDS

Resolution No. 170/2005-06

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to consider modifications to existing policies and regulations; and

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen calls a public hearing on September 26, 2006 to consider adopting "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ESTABLISH A CONCEPT PLAN REVIEW PROCESS FOR DEVELOPMENTS REQUIRING SPECIAL USE PERMIT OR CONDITIONAL USE PERMIT APPROVAL."

BE IT FURTHER RESOLVED that the draft ordinance is referred to Orange County for review per the Joint Planning Agreement and to the Town of Carrboro Planning Board for its recommendations.

BE IT FURTHER RESOLVED that the draft ordinance is also referred to the following advisory boards and commissions for consideration and recommendation prior to the specified public hearing date:

<input checked="" type="checkbox"/> Appearance Commission	<input checked="" type="checkbox"/> Recreation and Parks Commission
<input checked="" type="checkbox"/> Transportation Advisory Board	<input checked="" type="checkbox"/> Northern Transition Area Advisory Committee
<input checked="" type="checkbox"/> Environmental Advisory Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Economic Sustainability Commission	<input type="checkbox"/> _____

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 20th day of June, 2006:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Jacquelyn Gist, Randee Haven-O'Donnell, Alex Zaffron

Noes: None

Absent or Excused: John Herrera

** DRAFT 5-22-06 **

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO
ESTABLISH A CONCEPT PLAN REVIEW PROCESS FOR DEVELOPMENTS REQUIRING
SPECIAL USE PERMIT OR CONDITIONAL USE PERMIT APPROVAL

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Article IV of the Carrboro Land Use Ordinance is amended by adding a new Section 15-48.1 Concept Plan Review Procedures Prior to Submitting Applications that reads as follows:

Section 15-48.1 Concept Plan Review Procedures Prior to Submitting Applications

(a) Prior to submitting an application for a special or conditional use permit, the applicant shall comply with the requirements of this section.

(b) The applicant shall attend a regularly scheduled Development Review meeting and discuss the proposed project with staff in attendance at such meeting. This requirement shall not apply to a developer of a proposed major subdivision who has met with the planning staff under the provisions of Subsection 15-50(d) following an “on-site walkabout”.

(c) Following compliance with the provisions of subsection (b), the applicant shall attend a Joint Advisory Board meeting comprising at least the following boards: Planning Board, Appearance Commission, Transportation Advisory Board, Environmental Advisory Board, and Economic Sustainability Commission. The planning staff may notify the Recreation and Parks Commission and the Northern Transition Area Advisory Committee when issues relevant to those boards are raised by a proposed development, and members of those boards may attend.

(1) No quorum requirements shall apply to the Joint Advisory Board.

(2) The applicant shall present to the Joint Advisory Board sufficient information about the proposed development to enable the board to have a general understanding of the nature and extent of the development. If the development is a major subdivision, then a “conceptual preliminary plan” prepared in accordance with the provisions of Section 15-50 shall suffice. If the development is not a major subdivision, then the information submitted shall include at least the following:

- a. A sketch site plan showing the location and size (including floor area) of proposed buildings, parking areas, and driveway entrances;
- b. Proposed residential densities and types of residential units (in terms of number of bedrooms);
- c. Illustrations of building elevations.

- d. Other information deemed necessary by the staff to demonstrate to the Joint Advisory Board the concept of the proposed development.

(d) Following the presentation of the concept plan to the Joint Advisory Board, the members of that board may present such feedback to the developer as they deem appropriate. In addition, following the Joint Advisory Board meeting, the component advisory boards may meet separately and make recommendations to the developer.

(e) When the development application comes back before the advisory boards for a recommendation prior to the public hearing on such application, each advisory board that has reviewed the concept plan and made comments on it shall review those comments and may ask the developer to explain how those comments have been addressed or why they have not been addressed.

Section 2. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section3. This ordinance shall become effective upon adoption.

[Alternate Version – Voluntary Concept Plan Review – 6-22-06]

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO
ESTABLISH A CONCEPT PLAN REVIEW PROCESS FOR DEVELOPMENTS REQUIRING
SPECIAL USE PERMIT OR CONDITIONAL USE PERMIT APPROVAL

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Article IV of the Carrboro Land Use Ordinance is amended by adding a new Section 15-48.1 Concept Plan Review Procedures Prior to Submitting Applications that reads as follows:

Section 15-48.1 Concept Plan Review Procedures Prior to Submitting Applications

(a) Prior to submitting an application for a special or conditional use permit, the applicant shall be given the opportunity to seek review of a concept plan for the proposed development in accordance with the provisions of this section.

(b) The applicant who wishes to obtain concept plan review shall attend a regularly scheduled Development Review meeting and discuss the proposed project with staff in attendance at such meeting. This requirement shall not apply to a developer of a proposed major subdivision who has met with the planning staff under the provisions of Subsection 15-50(d) following an “on-site walkabout”.

(c) Following compliance with the provisions of subsection (b), the applicant shall attend a Joint Advisory Board meeting comprising at least the following boards: Planning Board, Appearance Commission, Transportation Advisory Board, Environmental Advisory Board, and Economic Sustainability Commission. The planning staff may notify the Recreation and Parks Commission and the Northern Transition Area Advisory Committee when issues relevant to those boards are raised by a proposed development, and members of those boards may attend.

(1) No quorum requirements shall apply to the Joint Advisory Board.

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- b. Proposed residential densities and types of residential units (in terms of number of bedrooms);

- c. Illustrations of building elevations.
- d. Other information deemed necessary by the staff to demonstrate to the Joint Advisory Board the concept of the proposed development.

(d) Following the presentation of the concept plan to the Joint Advisory Board, the members of that board may present such feedback to the developer as they deem appropriate. In addition, following the Joint Advisory Board meeting, the component advisory boards may meet separately and make recommendations to the developer.

(e) When the development application comes back before the advisory boards for a recommendation prior to the public hearing on such application, each advisory board that has reviewed the concept plan and made comments on it shall review those comments and may ask the developer to explain how those comments have been addressed or why they have not been addressed.

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