

TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

7:30 P.M.

TOWN HALL BOARD ROOM, 301 WEST MAIN STREET

A G E N D A

THURSDAY, APRIL 21, 2016

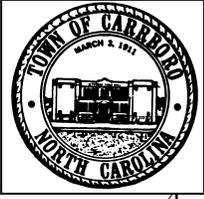
Item	Topic/Action	Person/Agency	Time (Approx)
I.	AGENDA ADJUSTMENTS	Chair	7:30
II.	APPROVAL OF MINUTES		
	February 18, 2016 Meeting Minutes	Chair/Planning Board	7:35
III.	OTHER MATTERS		
	A) Concept Plan for Club Nova	Chair/Planning Board	7:40
	B) Revised draft LUO Text Amendments relating to FLX Districts	Chair/Planning Board	8:15
	C) Update of Community Planning Month activities for next October	Subcommittee	9:15
V.	ADJOURNMENT	Chair	9:30

Materials (PDF copies to be distributed separately via email):

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.

PLEASE NOTE: If you are unable to attend this meeting, please email or call 918-7325 to inform staff. Thank you!



4

**TOWN OF CARRBORO
PLANNING BOARD**

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, APRIL 7, 2016

MEMBERS		GUESTS	STAFF
Catherine Adamson	Jack Haggerty		Tina Moon
Braxton Foushee	Hathaway Pendergrass		Marty Roupe
Tom Tiemann	Susan Poulton		Jane Tuohey
Heather Hunt	Blake Rosser		
Andrew Whittemore			
David Clinton			

Board Liaisons: Damon Seils, Randee Haven O'Donnell, Sammy Slade, Bethany Chaney

Absent/Excused: Andy Cohen

Catherine Adamson opened the meeting at 7:35.

I. AGENDA ADJUSTMENTS

There were no agenda adjustments

II. JOINT REVIEW ITEMS

A) Concept Plan for Club Nova

Jack Haggerty spoke on behalf of Club Nova. A few years back they received a modification to a CUP which will expire in June of this year. They are proposing a new plan whereby the existing club house would be removed and a new 9400-square foot building would be constructed in its place, adjacent to the existing the annex which serves as the retail space for the program. Haggerty showed a survey of the existing site which shows the clubhouse, the annex building and the CASA apartments. Haggerty also showed the plans for the existing CUP modification, the permit which is about to expire, and explained what they are proposing. It will be a 3 story building; Haggerty described the building, the materials that will be used and the circulation and parking spaces. The project will have a deficit of 15 parking spaces from the presumptive parking standard; Haggerty noted that this will be addressed through satellite parking. Haggerty answered questions about the gables, transparent windows, impervious surface, parking, trees, shading and the sidewalk. It was noted that Club Nova basically is a membership club for people with mental illness. The facility is used for training, activities and inclusion, there are project areas where activities take place. Club Nova is part of a national club-based program for people with mental illness.

1
2 **B) Revised draft LUO Text Amendments relating to FLX Districts**

3 Tina Moon made the staff presentation. Text amendments for the FLX district
4 proposal were presented to the advisory boards about nine months, in September 2015
5 and considered at a public hearing in October 2015. At the close of the public hearing,
6 the Board provided staff with directions for follow-up including revisions, improved
7 graphs to better explain the proposed district and additional meetings with the
8 NTAAC. Moon explained the changes to the draft ordinance from the previous
9 version, reviewed the core elements of the district along with the process for reviewing
10 a rezoning application. The overall concept is the same. Moon explained the
11 submittal requirements and said that a narrative and graphic illustrations are needed. A
12 concern from a few members about spot zoning was mentioned. The public hearing
13 has been set for the end of April, 2016
14

15 *The Joint Review portion of the meeting closed at 8.25 and AC, TAB, EAB left the*
16 *meeting. Members of the NTAAC stayed to discuss the FLX District amendment and later*
17 *left to conduct their own meeting.*
18

19 **III. APPROVAL OF MINUTES**

20 **February 18, 2016**

21 Foushee moved to approve the minutes, Tiemann seconded the motion. VOTE: AYES (9)
22 Foushee, Adamson, Hunt, Poulton, Haggerty, Tiemann, Whittemore, Pendergrass, Rosser;
23 NOES (0); ABSTENTIONS (1) Clinton; ABSENT/EXCUSED (1) Cohen.

24 The February 18, 2016 Planning Board minutes were approved. (The Planning Board did
25 not meet in March.)
26

27 **IV. OTHER MATTERS**

28 **B) Revised draft LUO Text Amendments relating to FLX Districts**

29 Planning Board members stated they needed time to review paperwork that they were
30 given at the meeting from the NTAAC; at least one member from the NTAAC board
31 will attend the next Planning Board meeting on April 21st to answer questions and
32 discuss. Planning Board members discussed their thoughts on this text amendment, a
33 concern over spot zoning was mentioned by a few members. Member reiterated their
34 interest in Small Area Plans, and there was a question about the reference in the draft
35 ordinance to small area plans and a site specific planning study. Moon explained the
36 definition and difference between these. It was also asked if there are any other ways
37 or options, Moon explained the process of how this text amendment came into place.
38 Whittemore offered to collect comments and prepare a draft summary.
39

40 **A) Concept Plan for Club Nova**

41 The Planning Board discussed the concept plan and spoke favorably for this project.
42 Tom Tiemann offered to draft comments and suggestions.
43

44 **C) Initial discussion of Community Planning Month activities for next October**

45 A few ideas were suggested and a Subcommittee was set up with Planning Board
46 members Andrew Whittemore, Tom Tiemann, Hathaway Pendergrass and Susan

1 Poulton. The subcommittee will identify potential topics for this year, recruit people,
2 and discuss next steps including what to do and how to organize this event. The
3 group will strive to will meet before the next meeting.
4

5 **V. ADJOURNMENT**

6 Foushee motioned to adjourn the meeting; Poulton seconded the motion. The April 7,
7 2016 Planning Board meeting adjourned at 9:15 pm.

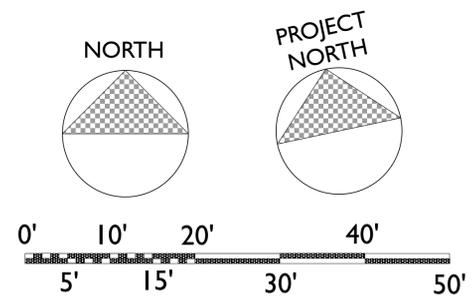
DRAFT



WEST MAIN STREET
(60' PUBLIC R/W)

Zoning - B-1(g)
 Building Size - 3 floors, 9,375 s.f. (+/-)
 Parking Spaces -
 Provided - 26 spaces
 Presumptive Req. 6 spaces
 CASA Apts. 12 spaces
 Thrift Shop 23 spaces
 Club Nova 41 spaces

Site Plan - 1" = 10'



Jack Haggerty, Architect
 205 W. Main St., Ste 213, Carrboro, NC 27510
 919 967 -5191 jack@jackhaggertyarchitect.com

**Addition and sitework for
 Club Nova Community Inc.
 103 W. Main St.
 Carrboro, NC**
 Owner: Club Nova Community Inc., T. 919 967-6985, F. 919 968-2522

Modification to an Existing Conditional Use Permit

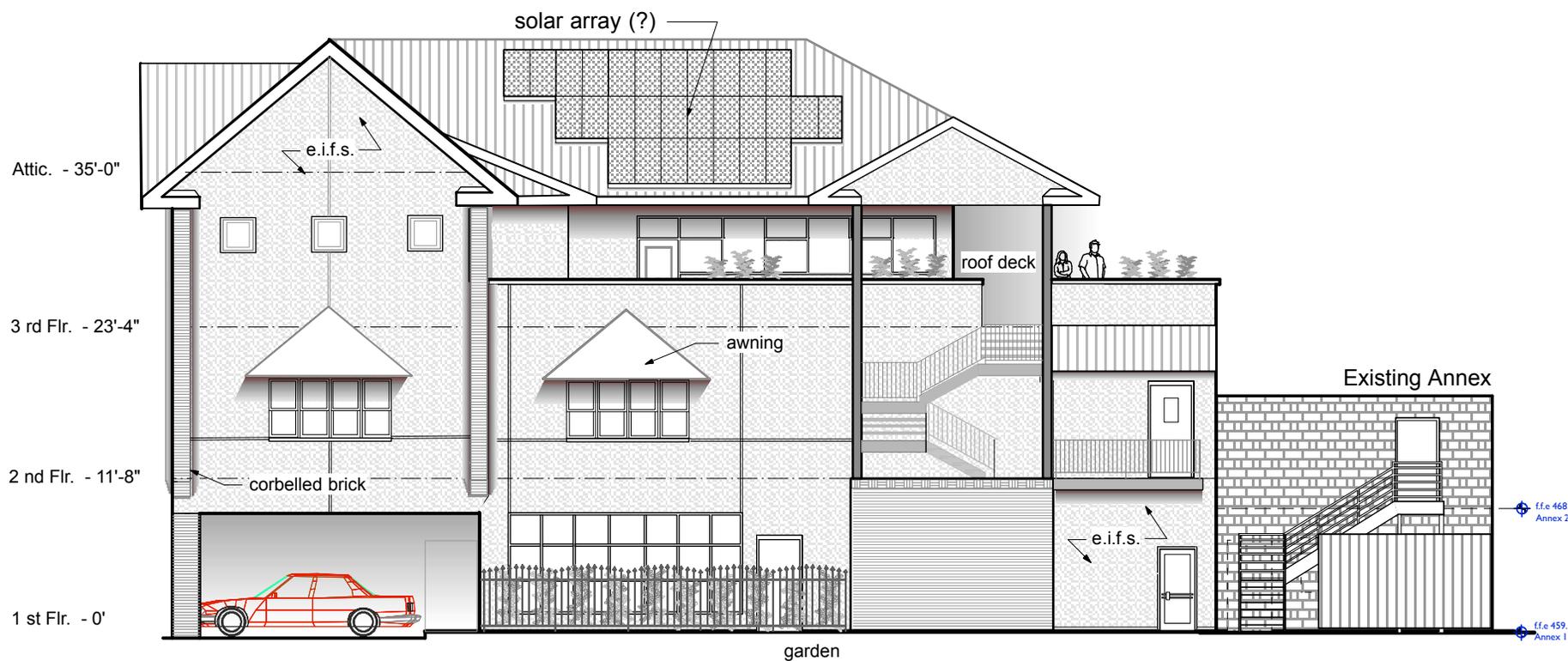
3.25.16	SP-1
3.31.16	



Club Nova, Main St. Elev.

3.31.16

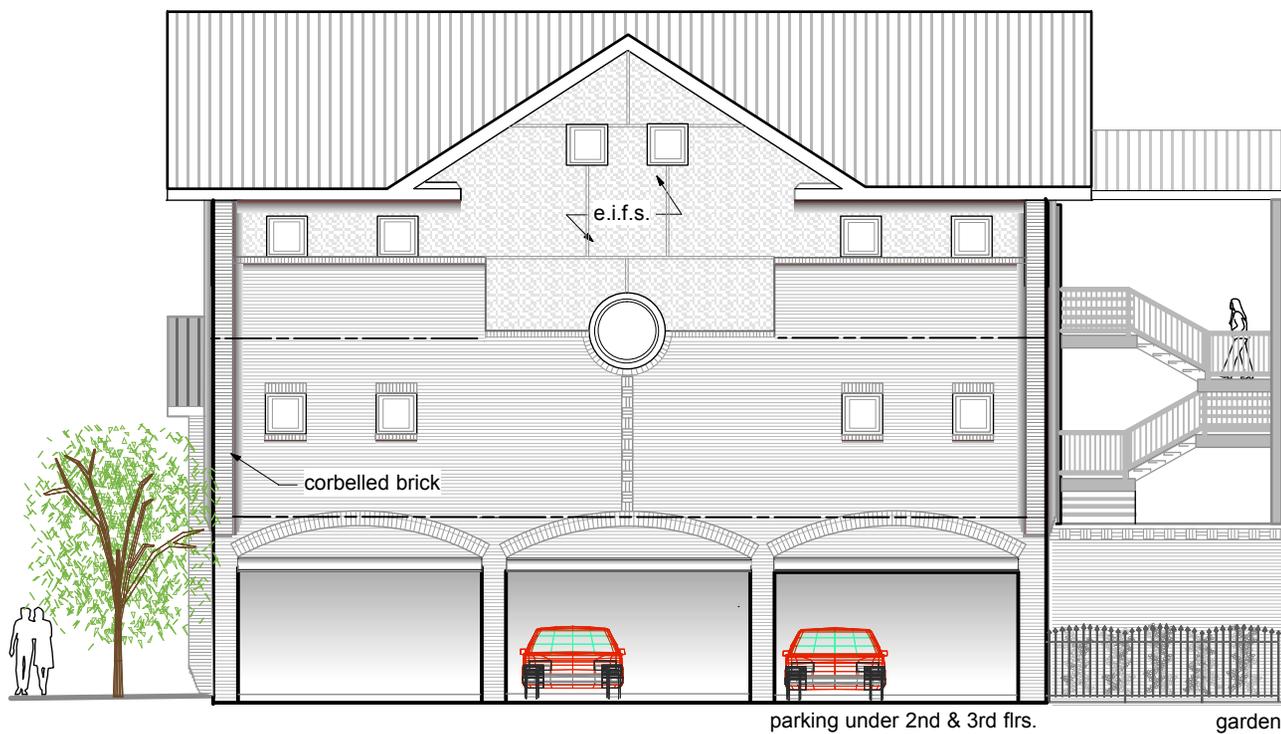
Jack Haggerty, Architect Inc.



Club Nova, South Elev.

4.1.16

Jack Haggerty, Architect Inc.



Club Nova, West Elev.

3.31.16

Jack Haggerty, Architect Inc.

ADVISORY BOARDS

ITEM NO. _____

AGENDA ITEM ABSTRACT**MEETING DATE: April 7, 2016****TITLE: Land Use Ordinance Amendments to Provide for a new Site Specific, Flexible Zoning District**

DEPARTMENT: Planning	PUBLIC HEARING: YES ___ NO_X_
ATTACHMENTS: A. Recommendation Template B. Draft Ordinance (Dated 3-07-2016) C. Flow Chart D. Chronology	FOR INFORMATION CONTACT: Christina Moon – 918-7325 Patricia McGuire -- 918-7327

PURPOSE

The purpose of this item is to consider a revised ordinance amending the Land Use Ordinance to authorize the Board of Aldermen to create a new Site Specific, Flexible Zoning District (FLX). A public hearing date has been set for April 26, 2016. Advisory Board review has been requested prior to the public hearing.

INFORMATION

On September 17, 2015, staff presented advisory boards with a draft ordinance, which if adopted, would authorize the Board to consider petitions to rezone property to a new zoning district category—a site specific flexible zoning district (FLX). The concept behind the FLX district represented the culmination of several years of public input and cooperative planning to guide appropriate development in Carrboro’s northern study area. (A brief chronology of these efforts is provided as Attachment D.)

On October 13, 2015, the Board of Aldermen held a public hearing on the proposed text amendments relating to the FLX district. At the close of the public hearing, the Board directed staff to develop graphics that would make it easier to understand the proposed process, particularly the opportunities for public input as well as the relationship between the required site specific planning study and the application materials. Staff was also asked to meet with the NTAAC for further input on the draft ordinance.

In response to the Board’s directions, staff prepared new graphics to illustrate the proposed process for considering a FLX district “at a glance,” including a new flow-chart (Attachment C), and revised the draft ordinance. The changes to the draft ordinance (March 7, 2016) are designed to add clarity to the site specific planning study, to better explain what it is and when it should be referenced while a petition for a FLX district is under view. Additional language has also been added to strengthen the site specific planning study requirement per questions identified by the

NTAAC. All of these changes are shown using the tracking tool so that advisory board members can distinguish the new material in the March 2016 draft ordinance compared with the previous draft ordinance reviewed at the September 17, 2015 joint review meeting.

Despite these minor revisions to the draft ordinance to provide more clarity, the overall concept behind the FLX district remains the same. The applications would follow a process in keeping with conditional zoning with additional opportunities for public input at the very beginning and at key intervals throughout, including all public meetings. The submittal materials would include the standard petition for change of zoning which addresses four questions:

- 1) How do the potential uses in the new district classification relate to the existing character of the area?
- 2) In what way is the property proposed for rezoning particularly suited for the potential uses of the new district?
- 3) How will the proposed rezoning affect the value of nearby buildings?
- 4) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

In addition to the information required as part of the petition for change of zoning, the applicant seeking the FLX district would also have to submit a narrative describing the purpose or theme of the proposed district and how that purpose is consistent with the outcome(s) from the planning study, a site plan and a series of conditions which would be reviewed and refined during the review process. The site plan would have to be of sufficient detail to convey the location of proposed infrastructure, circulation patterns, potential land uses, and in the case of residential uses, density limitations, stormwater features, building height and massing as well as information relating to architectural themes and the overall character of the development.

Staff would evaluate the applicant's submittal for compliance with the elements in the FLX ordinance and consistency with the outcomes from the planning study, and draft any conditions. If the Board approved the rezoning, the description of the district, the specific conditions and the site plan would be recorded with Orange County and filed with zoning staff. Following the rezoning, the use of the property would be "by right" subject to a zoning permit, approved at the staff level based on standard requirements for zoning permits and any specific requirements described in the district narrative, conditions or site plan.

Unlike the Village Mixed Use District (VMU) mechanism which dictates a specific type of development, the FLX district approach can be used to create different types of development programs so long as the project remains consistent with the outcome of the initial site specific planning study. To be eligible for consideration, tracts would have to meet certain criteria relating to size (minimum 25 acres), ownership, location and have been the subject of a site specific planning study by the Town to determine the most appropriate potential development options for such tract. The proposed FLX district is different from the VMU in that the FLX is a conditional district while the VMU is a conditional use district. In terms of the level of specificity in the application materials, however, both mechanisms require very detailed submittals. As described in Section 15-141.2 the Village Mixed Use District is very prescriptive; it has very specific requirements and some of these requirements, such as the minimum acreage, would need to be modified (text amendments) for the study site to be eligible. A petition for a FLX district would also have to include a great deal of detail in the narrative and site plan. The key difference is that the applicant would work with staff to incorporate the concepts derived from a Town sponsored site specific planning study into the proposed district. The ordinance

creating the FLX district framework has intentionally been left general so that the mechanism could be used for more than one tract; but an application to rezone to a FLX district would have to provide enough detail for staff determine zoning permit compliance.

The FLX district was designed to respond to the goals set out in the Facilitated Small Area Plan for Carrboro's Northern Study Area (FSAP) for floating zones that would provide opportunities for commercial uses at a neighborhood scale, and potentially, office/assembly uses that would allow some light manufacturing and flex space subject to performance standards. As proposed, the FLX district would also set up an integrated site plan review process whereby the applicant, the Town and members of the public would be involved early in the process, another goal of the FSAP.

Each request for a site specific, flexible zoning district would be specific to the particulars of the parcel(s) involved. As a legislative decision, the Board of Aldermen would consider the particulars of the petition and the site plan as a policy matter. The Board's decision would be guided by Section 15-324(a-e) which speaks to consistency with adopted plans and policies, and particularly Section 15-325, Ultimate Issue Before Board on Amendments, which outlines the central issue for the Board as whether the rezoning advances the public health, safety or welfare. In that light, citizen input is welcome at any time during the process.

The Board of Aldermen must receive public comment before adopting amendments to the LUO. At the March 22nd meeting, the Board set a public hearing for April 26th and referred the revised draft ordinance to the Planning Board, the Transportation Advisory Board, the Environmental Advisory Board, the Appearance Commission, the Economic Sustainability Commission and Northern Transition Area Advisory Commission.

RECOMMENDATION

Staff recommends that Advisory Boards review the draft ordinance and adopt a recommendation pertaining to the proposed amendment for inclusion in the April 26th public hearing materials.



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

APRIL 7, 2016

LAND USE ORDINANCE TEXT AMENDMENTS TO PROVIDE FOR A NEW SITE SPECIFIC, FLEXIBLE ZONING DISTRICT

Motion was made by _____ and seconded by _____ that the _____ recommends that the Board of Aldermen _____ the draft ordinance.

VOTE:

AYES: ()

ABSENT/EXCUSED: ()

NOES: ()

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 adoption of this amendment.

Motion was made by _____ and seconded by _____ that the _____ of the Town of Carrboro finds the proposed text amendment _____ consistent with the Facilitated Small Area Plan for Carrboro’s Northern Study Area and Carrboro Vision 2020, particularly the following provisions:

Goals and Objectives – Carrboro’s Northern Study Area

- 1.3** Endorse the concept of a “floating zone” for future residential village developments in the Transition Area.
- 1.6** Create a new business/office/assembly area that would allow certain types of light manufacturing, flex space, and office uses subject to performance standards.
- 7.3** Develop a process for dialogue between developers and existing residents.

- 7.4 New residential areas in the Study Area should be developed on a neighborhood-scale.
- 8.1 Promote cluster and traditional style development, providing for neighborhood-scale commercial uses in residential areas, and developing pedestrian and bicycle networks, all serve to foster a pedestrian scale community.

Provisions in Vision 2020

2.0 DEVELOPMENT

Carrboro's development should take place in a manner consistent with a set of adopted values. Growth should occur in a balanced fashion, and at a rate that does not jeopardized the values set forth by Vision 2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

2.5 Balanced and Controlled Growth

2.51 The town should support the implementation of our Small Area Plan.

3.0 ECONOMIC DEVELOPMENT

With the population of Carrboro expected to increase during the Vision 2020 period, additional commercial development should be anticipated both downtown and in peripheral areas.

3.1 Nature of Development

In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

The _____ furthermore finds that the above described amendment is reasonable and in the public interest because it creates a process that allows rezonings to occur, only after significant public input including a site specific planning study by the Town to determine the most appropriate potential development options for the property.

VOTE:

AYES:

ABSENT/EXCUSED:

NOES:

ABSTENTIONS:

(Chair)

(Date)

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO PROVIDE
FOR A SITE SPECIFIC, FLEXIBLE ZONING DISTRICT

DRAFT 3-07-16

THE CARRBORO BOARD OF ALDERMEN ORDAINS:

Section 1. The Carrboro Land Use Ordinance is amended by adding a new Section 15-141.5 to read as follows:

Section 15-141.5 Site Specific, Flexible Zoning District

- (a) A site specific, flexible zoning district (FLX) may be established in accordance with the provisions of this section. The purpose of such a district is to establish detailed standards for alternative possibilities for the development of a specific tract of land, thereby facilitating the development of that property according to the demands of the market, but in a way that is consistent with sound planning and the promotion of the public health, safety, and welfare.
- (b) To be considered for FLX zoning, a tract must (i) be at least twenty-five acres in size, (ii) be ~~owned or under contract or option to be purchased by the applicant/owner, under single ownership or control (i.e., the entire tract is owned or under contract or option to be purchased by a single individual or entity)~~, (iii) be located adjacent to a major arterial such that, when developed, the principal entrance to such development will be from that arterial, and (iv) have been the subject of a site specific planning study by the Town to determine the most appropriate potential development options for such tract. As used herein, the term "site specific planning study" shall mean a ~~conceptual review of the site~~ collaborative programmatic and design study for the site performed either by, or with the participation of ~~the Town and input from the from one or more workshops, town planning staff with an opportunity for public input,~~ the Town and input from the from one or more workshops, which shall result in a narrative report and conceptual master plan describing in general terms how the site might be developed and how the conceptual master plan corresponds to and addresses applicable components of all town plans for the area, and applicable conditions.
- (c) A FLX zoning district shall address the following:
- (1) The types of uses that are permissible within the FLX district, along with a maximum (and if applicable, a minimum) percentage of the gross land area that will be devoted to each such use. The description of uses may be in reference to the use classification numbers set forth in the Table of Permissible Uses, or the uses may otherwise be described. The district regulations may also establish density or intensity limitations (expressed in terms of a maximum and/or, if applicable, a minimum number of dwelling units or square feet of building floor area, and applicable ratios, if any if different types of uses within the district).

- (2) The dimensional restrictions (building height, minimum lot size, setbacks) that shall apply throughout the district. Different restrictions may apply to different portions of the district, depending on the uses located therein. The dimensional restrictions may be described by reference to those applicable within particular zoning districts, or otherwise.
 - (3) Any limitations on the areas within the district where particular types of uses may be allowed.
 - (4) Any architectural standards that will apply to all or designated portions of the district.
 - (5) Any limitations on the timing or sequence of development of various portions of the district.
 - (6) The location of entrances to and exits from the tract zoned FLX.
 - (7) The manner in which the development of the property will comply with the stormwater requirements set forth in Article XVI, Part II. All developed lots within the district shall be subject to these standards, regardless of the amount of land disturbance, but the FLX district may allow the necessary stormwater treatment facilities to be constructed to meet these standards on a lot by lot basis, or some other basis that provides effective and efficient treatment for all new construction.
 - (8) Any limitations on the location or design of parking lots and facilities.
 - (9) Specifications and standards for the internal circulation system serving vehicular and pedestrian traffic, including a statement as to whether such facilities will be dedicated to the Town.
 - (10) All infrastructure improvements proposed to be constructed in conjunction with the development of the property zoned FLX (including but not limited to improvements to adjoining streets) together with a schedule that links construction of such improvements to the development of the property.
 - (11) The extent to which, and the manner in which, development within the tract zoned FLX will be required to meet the goals of Low Impact Design and or exceed the standards for LEED gold certification.
- (d) Development of any lot within a FLX zoning district shall require a zoning permit (and a sign permit if applicable), but not a special or conditional use permit.
 - (e) All relevant provisions of the Land Use Ordinance shall apply except to the extent that such provisions are superseded by the provisions of this section or any FLX district established pursuant to this section. In the case of conflict, the provisions of this ordinance or of the specific FLX district ordinance for the tract shall apply.

- (f) A text amendment establishing a FLX district as well as a map amendment applying such district to a particular tract shall be initiated and processed in accordance with the following provisions:
- (1) The owner of property who wishes to have such property zoned FLX shall submit a written request to the Board of Aldermen, identifying the subject property and explaining ~~briefly~~ why the property is a good candidate for FLX zoning. This written request shall include or attach (i) relevant documents that describe the results of the site specific planning process referred to in subsection (b)(iv) above, and (ii) an ~~brief~~ explanation as to why and how the proposed district is consistent with the Northern Study Area Plan, or if the property is not located within the NSA, such other plans or policies as may be applicable. The Board may, in its discretion, summarily deny the request or direct the town attorney and planning staff to work with the property owner to develop an ordinance pursuant to this section that establishes an appropriate FLX district and that applies this district to such property.
 - (2) Once an ordinance has been drafted as provided in subdivision (f)(1), such ordinance shall be processed in accordance with the provisions of Article XX of this chapter applicable to ordinance amendments initiated by the town administration, except that (i) a preliminary draft of the ordinance, including a concept plan shall be presented to ~~a meeting of the~~ a Joint Advisory Board prior to the ordinance being referred to the Board of Aldermen to establish a date for the legally required public hearing on the ordinance; (ii) at the time the Board of Aldermen directs that an ordinance be drafted in accordance with subsection (f)(1) above, the Board may establish such additional processes as deemed necessary to ensure that the public has an adequate opportunity for input into the proposed FLX district, and (iii) no property ~~shall~~may be rezoned FLX without the consent of the property owner (which consent may be withdrawn at any time before the adoption of the ordinance establishing the FLX district). The text and the map amendment may be processed simultaneously.
 - (3) Amendments to a FLX district shall be initiated and processed in the same manner as the initial ordinance, except that, if the planning staff determines that a proposed amendment has no substantial impact on neighboring properties, the general public, or those intended to occupy the site zoned FLX, the staff may forward the requested amendment to the Board as provided in subsection 15-321(c)(2). In such case, the Board may (i) decline to call for a public hearing on the proposed amendment, thereby rejecting it; (ii) establish a date for a public hearing on the proposed amendment in accordance with the procedures applicable to any other zoning amendment; or (iii) direct that additional processes be

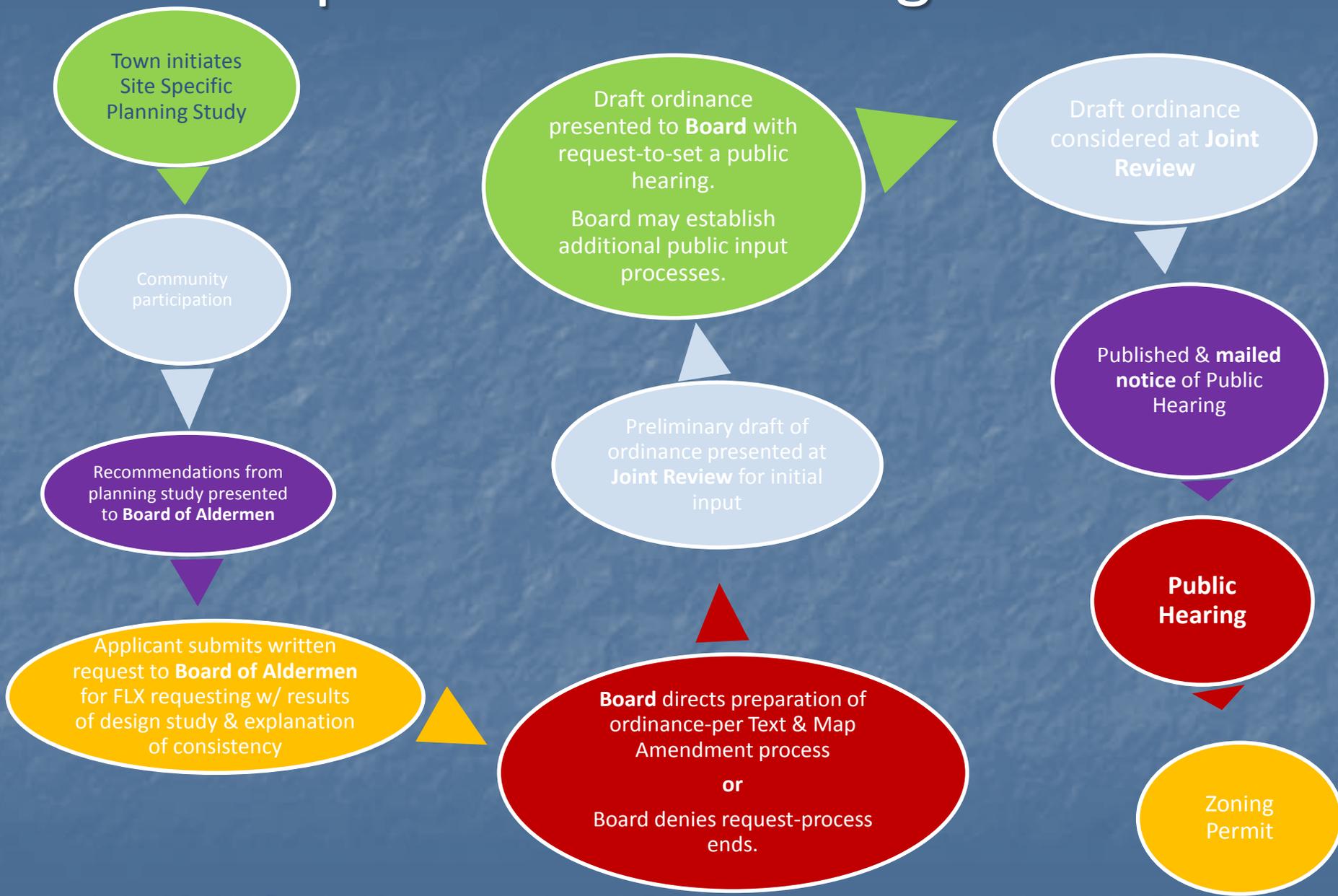
followed to obtain additional public input on the proposal before ~~to~~ setting a date for the legally required public hearing.

- (g) Property within a FLX district may be subdivided according to the provisions of this chapter applicable to minor subdivisions, even if such subdivision involves the creation of more than a total of four lots or the creation of a new public street.

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

Section 3. This ordinance shall become effective upon adoption.

Proposed FLX Rezoning Process



Site Specific Flexible Zoning District Chronology

November 1987 to July 1988 - Joint Planning Area Agreement adopted by Orange County, towns of Chapel Hill and Carrboro, and took effect.

May 1998 to February 1999 – JPA resolutions incorporating Facilitated Small Area Plan for Carrboro’s Northern Study Area adopted by all three governing bodies.

May 25, 1999 – The Board of Aldermen adopted LUO text amendments creating the Village Mixed-Use District (VMU) and the Office/Assembly and O/A-conditional use districts.

June 10, 2003 - The Board approved the Winmore Village Mixed Use development (with LUO text amendments).

February through March 2007 – The Board authorized the creation of the Northern Study Area Implementation Committee (NSAPIRC) on February 20 and 27th and appointed members on March 6th and 20th.

April 8, 2008 – The Board decided to move forward with four of the NSAPIRC recommendations including Recommendation #1 to target and rezone specific tracts on the east side of Old NC 86 for commercial and/or VMU development.

(http://www01.townofcarrboro.org/BoA/Agendas/2008/04_08_2008.htm)

February 26, 2011 – Carrboro hosted design workshops facilitated by the Durham Area Designers (DAD) to explore the design elements and zoning concepts identified by NSAPIRC on a study a tract of approximately 30 acres at the intersection of Old NC 86 and Eubanks Road.

February 21, 2012 – The DAD consultants presented the design workshop findings including 5 concept plans to the Board.

April 10, 2012 and September 18, 2012 – Board work session and follow up discussion on the DAD report. During the September meeting, the discussed idea of modifying the B-4 district to respond to the NSA design workshop concept plans

(http://www.townofcarrboro.org/BoA/Agendas/2012/09_18_2012.htm).

Spring 2012 – The Planning Board expressed concern over the process for considering the concept plan for the Lloyd Farm development in a memo to the Board dated April 19, 2012, questioning the suitability of the B-4 zoning district which allows for car-oriented shopping centers with the Town’s long term vision.

January 29, 2013 – The Board discussed the report findings again to provide an opportunity for Omar Zinn to more fully participate in the discussion, and again brought up the idea of the B-4 short.

(http://www.townofcarrboro.org/BoA/Agendas/2013/01_29_2013.htm).

November 19, 2013 – During the public hearing for LUO text amendments for the M-1 district requested as part of the South Green development, Board members asked for an update of potential changes to B-4 district (B-4 short).

January 14, 2014 – Staff presented the Board with a new concept, based in part on the B-4 short idea, tentatively called Mixed Use Rural Transition District (MURT) for a work session.

June 10, 2014 – Board work session to begin a more in-depth conversation relating to the appropriateness of specific land uses, building massing and height. Discussion included what types of uses, particularly commercial uses, would be appropriate for size of development and location of property.

October 14, 2014 – Scheduled discussion on MURT postponed to accommodate Board members who were out of town.

November 11, 2014 – Board work session to hone in further on details relating to MURT, with a focus on appropriate commercial uses for the subject property based in part on input from the Carrboro-Chapel Hill Chamber of Commerce.

June 23, 2015 – Board work session on new concept--draft LUO text amendments to authorize Board to establish Site Specific Flexible Zoning Districts. The Board set a public hearing for October 13th and referred the draft ordinance to the Planning Board, the Transportation Advisory Board, the Appearance Commission and Northern Transition Area Advisory Commission.

<https://carrboro.legistar.com/LegislationDetail.aspx?ID=2361538&GUID=7940265A-E92D-4DD4-BDFB-CCAB1CA7E7ED&Options=&Search=>

September 8, 2015 - The Board discussed the proposed text amendments again and referred the draft ordinance to the Environmental Advisory Board and the Economic Sustainability Commission (in addition to the PB, TAB, AC, NTAAC).

<https://carrboro.legistar.com/MeetingDetail.aspx?ID=414409&GUID=CB2D3FDB-6B44-47DC-9697-BAA7438A3607&Search=>

September 17, 2015 – Joint Advisory Board review of LUO text amendments for the FLX district concept.

October 13, 2015 – Board of Aldermen public hearing on LUO text amendments to authorize Board to establish Site Specific Flexible Zoning Districts; the Board provided staff with a number of directives to follow up.

January 11, 2016 – Northern Transition Area Advisory Committee review of draft ordinance with staff to clarify concerns regarding FLX District.

February 16, 2016 – Board of Aldermen work session to provide an update on the public hearing directives relating to the FLX text amendments.

March 7, 2016 -- Northern Transition Area Advisory Committee review of revised draft ordinance with staff.

March 22, 2016 – Board of Aldermen set a public hearing for April 26, 2016.