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## TOWN OF CARRBORO

### PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, OCTOBER 6, 2016

MEMBERS		GUESTS	STAFF
Catherine Adamson	Blake Rosser		Tina Moon
Heather Hunt	Andrew Whittemore		Jane Tuohey
Braxton Foushee			
David Clinton			
Hathaway Pendergrass			
Susan Poulton			

Board Liaison: Damon Seils, Bethany Chaney

Absent/Excused: Tom Tiemann

Catherine Adamson opened the meeting at 7:30.

#### I. JOINT REVIEW ITEMS

##### A) Announcement of Planning Month Walking Conversations

Whittemore announced the walking conversations of downtown Carrboro that will take place starting on the 10<sup>th</sup>. There will be a long time resident expert guiding each walk and answering questions along the way. There will be three guided tours, Downtown Architecture and History, Inclusivity in the Downtown and Gathering Spaces in Downtown. There will be a Secretary for each group and a report will be provided afterwards. All of these will take place for Planning Month during the month of October. These walk are being advertised around Town and on the Town website.

Planning Board briefly discussed availability for the next couple of meetings. Location and date will be determined and subsequently announced.

*The Environmental Advisory Board and the Transportation Advisory Board left the meeting at 7:40pm.*

#### II. APPROVAL OF MINUTES

##### September 15, 2016

Clinton moved to approve the minutes with one amendment that Whittemore be removed from attending the meeting on the above date, Foushee seconded the motion. **VOTE:** AYES (8) Adamson, Foushee, Clinton, Poulton, Hunt, Whittemore, Pendergrass, Rosser; NOES (0); ABSENT/EXCUSED (1) Tiemann. The September 15, 2016 Planning Board minutes were approved.

1  
2 **III. OTHER MATTERS**

3 **A) LUO Text Amendments relating to Conditional Zoning Districts**

4 Moon explained that it is really an administrative change. A year ago text amendments  
5 were adopted to provide conditional zoning for almost all of the general zoning districts.  
6 Shortly thereafter in March 2016, the Board of Aldermen adopted text amendments to  
7 allow social service providers with dining as a new use classification, subject to a  
8 conditional rezoning and a zoning permit. As part of allowing the new use with a  
9 conditional zoning had to do with the expanded opportunities for public input through the  
10 conditional zoning mechanism. Subsequent to the approval of the text amendments, staff  
11 realized that the order of the paragraphs was problematic. Certain provisions intended to  
12 apply only to social service providers with dining could appear to apply to all conditional  
13 zoning districts. The purpose of this text amendment is to reorganize the paragraphs so  
14 that the original intent is clear; no substantive changes are being proposed. The Board of  
15 Aldermen set a public hearing to consider the amendment for October 25, 2016.

16  
17 Motion was made by Foushee and seconded by Poulton that the Planning Board  
18 recommends that the Board of Aldermen approve the draft ordinance.

19  
20 Associated Findings

21 By a unanimous show of hands, the Planning Board membership also indicated that no  
22 members have any financial interests that would pose a conflict of interest to the adoption  
23 of this amendment.

24  
25 Motion was made by Rosser and seconded by Hunt that the Planning Board of the Town  
26 of Carrboro finds the proposed text amendment is consistent with the Land Use Ordinance  
27 in that it would further allow the use of a mechanism already authorized and is consistent  
28 with Carrboro Vision 2020, particularly the statements under Section 2.0, Development,  
29 relating to the inclusion of all community interests when making development decisions.

30  
31 Furthermore, the Planning Board of the Town of Carrboro finds that the proposed text  
32 amendment is in the public interest because it corrects language in the Land Use  
33 Ordinance to align the conditional zoning provisions with their original intent.

34 **VOTE:** AYES (8) Adamson, Foushee, Clinton, Poulton, Hunt, Whittemore, Pendergrass,  
35 Rosser; NOES (0); ABSENT/EXCUSED (1) Tiemann.

36  
37 **B) Final Preparation for Community Planning Month**

38 Members discussed the details regarding the proposed walks.

39  
40 Adamson asked if members had seen the recent report from the Obama Administration  
41 regarding restrictive Land Use Ordinances and their impact on affordable housing.  
42 Adamson said that she will send to them.

43  
44 **IV. ADJOURNMENT**

45 Rosser motioned to adjourn the meeting; Poulton seconded the motion. The October 6,  
46 2016 Planning Board meeting adjourned at 8:15 pm.