



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, DECEMBER 6, 2007

MEMBERS	GUESTS	STAFF	
Matthew Barton	Alderman Haven-O'Donnell	Alderman Lydia Lavelle	Trish McGuire
Rich Bell	David Ripperton	TAB	Thelma Paylor
James Carnahan	Bob Kirschner	EAB	Adena Messinger
Chadbourne	Steve Addy	David Jessey	Marty Roupe
Debra Fritz	Ellen Virchik	Jenny McMillan	Randy Dodd
Heidi Paulsen	Other Male Attendant		
Susan Poulton			

Absent: Clinton and Cook

The meeting was called to order at 7:30 PM by Chairman Carnahan.

I. JOINT REVIEW ITEMS

A) Conditional Use Permit for Roberson Square – 203 S. Greensboro Street – presented by Marty Roupe. The purpose is to allow for the construction of a five-story mixed-use building at 203 South Greensboro Street on the site where the Andrews-Riggsbee Hardware Store formerly operated. The building will contain a mix of retail, office, and restaurant uses with multifamily condominiums comprising the top three floors. The five-story building includes two lower floors of commercial space (ground-level retail, office, and restaurant uses and second floor office space. All private parking associated with the building is located underground. Prior to the Public Hearing held by the Board of Aldermen, Advisory Boards are invited to review the project and forward a recommendation statement to the Board of Aldermen.

The Town staff expects to recommend that the Board of Aldermen approve this CUP subject to the 12 conditions listed in the Agenda Item Abstract. Additional points of consideration for the Board of Aldermen are children's recreation facilities; left-turn on Roberson Street and the reduced parking request.

The staff report covered sidewalk, residential density including affordable units, downtown livability area, infrastructure and parking, screening flexibility, DNP height/stepback provision.

Advisory Board members had questions about whether there would be sufficient parking including whether there would be any on Carr Street (there would not be); and whether the Alberta was making any payment in lieu (it is making a payment in lieu of a partial unit).

David Ripperton, architect of the project, began a brief presentation at 7:56 PM showing a computer simulation of the site plan. He also noted the uses proposed on each floor of the building, views into and out of the courtyard, the provision of extra bike racks, changing the project name, OCHLP's interest in payment in lieu (Note: Staff reported that Advisory Boards and the Board of Aldermen will review a text amendment in January to allow payments in lieu for affordable density bonus units).

Advisory Board members had questions about affordable housing (the project is not grandfathered), stormwater (underground detention is proposed though the project is reducing its impervious surface

considerably from current conditions); need for a traffic impact study (one has been prepared), covered access for E-Z rider users (there are covered entries but none out to the street), construction traffic (a plan has been submitted and is under review by David Poythress of Public Works), whether there would be a payment in lieu required for parking that is not provided (Town has set this up in LUO, but has not prepared plan to develop parking, so no payments can be accepted), whether there could be two underground levels of parking (borings sound solid rock at depth below one-story of underground parking).

Other citizens offered comments: concern about additional impacts on limited parking supply, critical nature of parking due to customers from out of town, possibility that parking will overflow to residential neighborhoods, consideration of creating additional satellite parking or raising money to fund excavation to create a second level underground.

Advisory Boards were dismissed at 8:57 PM to go to their separate meetings.

II. INTRODUCTIONS AND ADJUSTMENTS TO THE AGENDA

III. APPROVAL OF MINUTES - Carnahan said he would really like to have David Clinton here for the discussion of this topic and January 3, 2008 is the day that is not allocated for any other purpose. He also asked if anyone had a conflict on the third and there was none. He also asked what time folks wanted to wrap up tonight and Poulton said 9:30 PM and Bell suggested 10:00 PM. Poulton moved to stop by 9:30 PM and Chadbourne seconded it. Only Poulton and Chadbourne were in favor of stopping at 9:35 and they agreed to go to 10:00 PM.

A) October 4, 2007 Minutes: A connection should be made and whichever of the two roads connected would get the improvement. It was suggested that a motion be made to rescind the motion (or to be set aside). Alderman Lavelle was present and stated that she was here to discuss her vote from the October 4, 2007 Minutes; which was contrary to her vote in the amended October 4, 2007: E-2 (She noted the original vote was correct; not the vote from the amended minutes). She will be attending a Conference on January 3, 2008 and will not be here. Carnahan suggested holding these minutes until January 3, 2008 for approval when Clinton and Cook should be present.

B) November 1, 2007 Minutes: Barton moved to approve with correction of Lavelle's vote from E-2 and seconded by Rich Bell. AYES: (4) Barton, Bell, Carnahan, Fritz; NOES (0); Abstentions (3) Chadbourne, Paulsen; and Poulton.

IV. OTHER BUSINESS

A) Discussion of walkabout – Tilley Farm: Fritz and Carnahan were there for the walk-about (Fritz's comments attached). Possible clustering of homes towards the rear of the property; public trail access to Morgan Creek connecting to Anderson Park; mulch trail; Carnahan became aware of the connectivity conflict in talking to Fritz and another neighbor; a beautiful property; Poulton asked if the developer is going to make this into lots? McGuire said watershed regulations do not allow more than one dwelling unit on a lot. Typically, in the watershed, the homes are large (interesting challenge from a site planning perspective). Town has easements along Morgan Creek and Winsome Lane. Barton suggested a walking easement from Winsome Lane to Morgan Creek; preferably as much through the woods as possible.

B) Concept plan review comments – Church @ 832 Smith Level Road: This project is in the watershed and in their impervious surface limit. Bell commended this group for thinking about sharing of parking. Chadbourne moved that we approve this project as presented and it was seconded by Fritz and unanimously approved.

C) Concept plan review comments – Twin Creeks: Alderman Randee Haven-O'Donnell spoke and said Orange County basically ran out of money with this project and we will probably not see it any time soon. It is therefore on hold.

D) Concept plan review comments – Won Buddhism: The Planning Board liked the proposal as brought to us (Barton reviewed the draft comments); access road – only asking for three to four more spaces and had to have a way to come in and go out at the same time. They have to take out one specimen tree to put that in and their neighbors did not oppose it. The motion was moved with the exclusion of #1; Poulton moved that we recommend what they presented to us with the #2 and #3 caveat; and it was seconded by Paulsen. The motion was unanimously approved and the Planning Board agreed to send this information to the developer.

E) Joint Review schedule for January (January 17). Staff noted there would be two LUO Text Amendments.

F) Discussion of applications for vacant Planning Board seats – Five applications forwarded and two withdrew via email – Steven Rose and Kevin Fuerst. No response from two of them; Daman Sells responded (Carnahan requested that he forward as an email). Carnahan also received a phone call from Chuck Morton who put in an application for the Planning Board. Barton requested permission that either he or Carnahan call the applicants to see if they are still interested. Shoup was at the top of the list when he was interviewing applicants before. Barton was looking for folk from the Northern Transition Area and he agreed to call all of the applicants: Others to be invited to attend the January 3, 2008 Planning Board meeting. Carnahan thinks we will have four applicants for three seats. Seven Planning Board members are present tonight, Clinton and Cook are absent. Chadbourne is interested in staying on and Carnahan said he needed to do a new application for the Board and send to the Town Clerk. Barton asked if there was ever any public discussion about applicants and Carnahan responded that this process would allow him to make recommendations with specific input from the Planning Board.

G) Discussion of Shoppes at Jones Ferry outcome (*requested by S Cook*) Hold for January 3, 2008 due to Cook's absence.

V. ADJOURNMENT – There being no further business, Susan Poulton moved for adjournment at 10:15 PM.