



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, MARCH 2, 2017

MEMBERS		GUESTS	STAFF
Tom Tiemann	Roberto Rivera	Adam Zinn	Tina Moon
Heather Hunt	Rachel Gaylord-Miles	Paul Snow	Jane Tuohey
David Clinton		Phil Post	Marty Roupe
Susan Poulton			
Hathaway Pendergrass			
Andrew Whittemore			

Board Liaison: Sammy Slade, Damon Seils, Bethany Chaney

Absent/Excused: Catherine Adamson, Braxton Foushee, Blake Rosser

Tom Tiemann opened the meeting at 7:35.

I. JOINT REVIEW ITEMS

A) Concept Plan for the Sanderway AIS Subdivision

Roupe briefly introduced the project saying that it had come before the boards at a previous meeting as part of a larger project named, Carrboro Greens. The developer ran into some difficulties with certain aspects of the project so they have revised the design using only part of the original site. Phil Post who is the Engineer for this project explained to the boards the changes that have been made. He showed where the proposed subdivision will be and stated that at this meeting, they are only dealing with Jim Sanders property which is a twelve and a half-acre lot. Post showed where a proposed road, which will be an extension of Pathway Drive will be located and where 18 proposed lots will be situated. He also pointed out where the open space, the infiltration control and Horne Hollow pathway will be and said that he would like to add a tot lot with sidewalks and a greenway trail.

The Environmental Advisory Board and the Transportation Advisory Board left the meeting at 8.00pm.

II. APPROVAL OF MINUTES

February 16, 2017

Clinton moved to approve the minutes, Whittemore seconded the motion. **VOTE:** AYES (8) Tiemann, Clinton, Poulton, Hunt, Whittemore, Pendergrass, Rivera, Gaylord-Miles; NOES (0); ABSENT/EXCUSED (3) Adamson, Foushee, Rosser; ABSTAINED (0). The February 16, 2017 Planning Board minutes were approved.

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3 **III. OTHER MATTERS**

4 **A) Concept Plan for the Sanderway AIS Subdivision**

5 Planning Board discussed the comments that they want to make for this project,
6 expressing, in particular, interest in obtaining an affordable housing unit rather than a
7 payment in-lieu. One suggestion that gained traction among the board was to recommend
8 that the developer sell a lot to a non-profit affordable housing organization to ensure the
9 construction of a unit, an idea that would be a potentially easier alternative that to
10 construct through the use of a builder seeking to buy individual lots to build units. David
11 Clinton took notes of the draft comments and offered to share his draft recommendation
12 with board members via email for finalization at the next meeting.
13

14 **B) LUO Text Amendment relating to Construction Fence Wrap Signage**

15 Moon gave an overview of the proposed text amendment, basically it will be an addition
16 to 15.273 which is already in the LUO. Motion was made by Clinton and seconded by
17 Whittemore that the Planning Board recommends that the Board of Aldermen approve the
18 draft ordinance. **VOTE:** AYES (8) Tiemann, Clinton, Poulton, Hunt, Whittemore,
19 Pendergrass, Rivera, Gaylord-Miles; NOES (0); ABSENT/EXCUSED (3) Adamson,
20 Foushee, Rosser; ABSTAINED (0).
21

22 **Associated Findings**

23 By a unanimous show of hands, the Planning Board membership also indicated that no
24 members have any financial interests that would pose a conflict of interest to the adoption
25 of this amendment.
26

27 Motion was made by Poulton and seconded by Gaylord-Miles that the Planning Board of
28 the Town of Carrboro finds the proposed text amendment affirms and clarifies the existing
29 policy in the Land Use Ordinance relating to construction signage and construction
30 management.
31

32 Furthermore, the Planning Board of the Town of Carrboro finds the proposed text
33 amendment, which will conform the provisions of the Land Use Ordinance, with regard to
34 certain types of construction signage, to recent changes in state legislation, is in the public
35 interest. **VOTE:** AYES (8) Tiemann, Clinton, Poulton, Hunt, Whittemore, Pendergrass,
36 Rivera, Gaylord-Miles; NOES (0); ABSENT/EXCUSED (3) Adamson, Foushee, Rosser;
37 ABSTAINED (0).
38

39 **IV. ADJOURNMENT**

40 Pendergrass motioned to adjourn the meeting; Whittemore seconded the motion. The
41 March 2, 2017 Planning Board meeting adjourned at 8:35 pm.