



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, MAY 2, 2019

MEMBERS		GUESTS	STAFF
Catherine Fray	Rachel Gaylord-Miles	Eric Chupp	Tina Moon
Braxton Foushee	Jaye Meyer	Ed Lamas	Marsha Pate
Andrew Whittemore	David Clinton	Chris Howler Dan Jewell	Marty Roupe Jeff Kleaveland

Board Liaison: Barbara Foushee, Sammy Slade

Absent/Excused: Susan Poulton

Catherine Fray opened the meeting at 7:40 and facilitated.

Tina Moon, the Planning Administrator for the Town made an announcement regarding the second drop-in session/public hearing for the Jones Creek Greenway now at 30 percent design. The drop-in will be held on Tuesday, May 7 at the Morris Grove Elementary School from 5:00PM to 6:30PM and will be followed by the public hearing held at Town Hall as part of the Board of Aldermen meeting starting at 7:00PM.

I. AGENDA ADJUSTMENTS

There were no adjustments to the agenda.

II. JOINT REVIEW ITEMS

A) Review of Concept Plan for 201 North Greensboro Street

Marty Roupe, Development Review Administrator for the Town provided a brief overview of the project and the role of the concept plan as part of the development review process, including the following key points:

- Applicants are required to provide a concept plan for advisory board review prior to the submittal of a formal application; therefore staff have not yet reviewed the proposal with regard to compliance with the ordinance.
- The applicant provides a brief presentation to all of the advisory boards and can address questions as appropriate. After the break, advisory board members can request that the applicant attend their respective board to provide more detailed information and/or answer questions.
- The applicants are required to provide written responses to all of the advisory board questions/comments as part of their formal application. This information, why the

1 applicant addressed a comment, or did not address a comment, is included in the Board
2 packet when the projects goes to public hearing.

3
4 The applicant, Ed Lammas, with Beacon Properties Group presented the concept plan for
5 the proposal to construct a three-story commercial building at 201 North Greensboro Street.
6 As shown, the building would be positioned along the eastern end of the property, fronting
7 North Greensboro Street and West Weaver Street with its main entrance at the corner. The
8 existing surface parking would remain. Lammas described the project as “pedestrian
9 focused” with possibilities, depending on the tenants, to open the ground-level floor with
10 large, operable overhead type doors that could be opened to create a veranda type
11 experience for patrons—most likely diners that would interact with the streetscape. The
12 tenants have not yet been selected by will likely include a mixture of restaurant/office uses
13 available by lease. Parking for the office uses would likely be assigned and located toward
14 Center Street. Lammas answered questions from attendees regarding possible design
15 features such as the use of impermeable paving in the parking area and the sensitivity to the
16 neighbors on Center Street regarding the placing of the lot and building. Other advisory
17 board comments included consideration for a “green roof,” clarification of the location for
18 the main entrance—toward the sidewalk or the parking area, questions about the parking
19 lot circulation and whether there would be interest in working with local businesses to
20 share parking, such that office workers would park off-site freeing up the spaces on-site for
21 visitors or other patrons for the downtown. The applicant was also asked to consider
22 integrating solar into the project.

23
24 **B) Draft LUO Text Amendment relating to Civic Assembly at VMU Developments**

25 Moon made the staff presentation including a short history of the Village Mixed Use
26 District and the specific objectives that a VMU development is intended to provide. The
27 draft ordinance addresses one aspect of the objectives, provision #7 which speaks to the
28 need to create a space for civic assembly. The language in the ordinance refers to
29 providing this space within a building subject to certain criteria. The text amendment
30 request was to include language to allow civic assembly to occur in a less formal type
31 setting such as an open structure or outdoor space. The second component of the draft
32 ordinance in the supplementary regulations relating to VMU developments and clarifies
33 that such civic assembly spaces can be within open space or common areas owned and
34 managed by the homeowners association.

35
36 The applicant for the text amendment, Eric Chupp, provided some history of the Winmore
37 development, the only development constructed under the VMU provisions. Chupp noted
38 some of the concepts that the developers have used to try to develop a facility in a building
39 on the lot designed for the civic assembly use over the last several years, noting that the
40 parking limitations (11 spaces) made the use of the lot challenging. The homeowners
41 association (HOA) has little resources and found it difficult to maintain a building,
42 including the former Andy Griffith house, which the HOA requested to be torn down.
43 Chuff notes his hope that the elimination of the requirement of having the civic assembly
44 space in a building would provide other alternatives for the community. For example the
45 HOA could create an amphitheater or similar gathering space as an extension of the pool
46 area, which currently serves as the main gathering place for the Winmore community. The

1 area currently designated for the civic assembly space could be used for another purpose
2 such as condominiums. Planning Board members asked about using the civic assembly
3 space lot for the construction of affordable housing at 30% AMI. Chupp noted that
4 Winmore exceeds the affordable housing requirement and expressed the opportunity for a
5 residential project to contribute to the tax base.
6

7 **C) Draft LUO Text Amendment relating to Stormwater Management**

8 Tina presented the changes to Article XVI, Part II which is to eliminate the specific
9 references to state environmental agencies whose names have changed.
10

11
12 *Fray concluded the Joint Review portion of the meeting at 8:35 PM.*
13
14

15 **III. APPROVAL OF MINUTES**

16 Foushee moved to approve the April 18th minutes with one minor correction; Rachel
17 Gaylord-Miles seconded the motion. The vote was unanimous: AYES (6) Fray, Clinton,
18 Gaylord-Miles, Meyer, Foushee, and Whittemore.
19

20 **IV. Other Matters**
21

22 **A) LUO Text Amendment relating to Stormwater Management**

23 Foushee moved to recommend that the Board of Aldermen approve the draft ordinance;
24 Gaylord-Miles seconded the motion.
25

26 **VOTE:**

27 AYES: (6) Fray, Clinton, Gaylord-Miles, Meyer, Foushee, and Whittemore.

28 NOES: (0)

29 ABSENT/EXCUSED: (1) Poulton

30 ABSTENTIONS: (0)
31

32 Members voted in support of the associated findings following a motion by Gaylord-Miles
33 and seconded by Meyer, noting consistency and the public benefit of aligning the Town
34 standards with North Carolina state environmental agencies.
35

36 **VOTE:**

37 AYES: (6) Fray, Clinton, Gaylord-Miles, Meyer, Foushee, and Whittemore.

38 NOES: (0)

39 ABSENT/EXCUSED: (1) Poulton

40 ABSTENTIONS: (0)
41
42

43 **B) Review of Concept Plan for 201 North Greensboro Street**

44 Planning Board members continued their discussion, asking Lammas questions regarding
45 anticipated stormwater management for the site, parking configurations on the site, possible
46 shared parking with the town, architectural elements for the building such as an active roof,

1 traffic concerns for the entrance points, possible tenants and an anticipated schedule for
2 moving forward.

3
4 Whittemore drafted the following comments for the motion:

5
6 The Board is pleased to see a concept for this site that is considerate of neighbors'
7 sentiments and that frames this downtown intersection with a building of appropriate height
8 and density. An active restaurant use at street level with verandas onto the sidewalk will
9 contribute to a lively downtown streetscape. While the Board understands that the site is
10 currently nearly completely impervious, we encourage the applicant to consider some
11 measures to decrease the production of stormwater onsite. This could include permeable
12 pavers on sidewalks, permeable pavement in the parking lot, small infiltration beds or rain
13 gardens. The Planning Board advises the developer to consider an active, peopled, planted
14 green roof for use by the businesses in the building. This will aid with stormwater
15 management and add a unique amenity to downtown.

16
17 Meyer motioned to approval; Clinton seconded the motion.

18 **VOTE:**

19 AYES: (6) Fray, Clinton, Gaylord-Miles, Meyer, Foushee, and Whittemore.

20 NOES: (0)

21 ABSENT/EXCUSED: (1) Poulton

22 ABSTENTIONS: (0)

23
24 **C) Draft LUO Text Amendment relating to Civic Assembly**

25 The Planning Board discussed the proposed amendment for the VMU district, noting
26 aspects of the development that have proven challenging. Chupp expressed interest in
27 constructing a residential condominium on the lot currently earmarked for civic assembly.
28 Members asked about the inclusion of affordable units and suggested a potential need for
29 affordable units, including some for residents earning 30% of the AMI. Chupp noted the
30 extent to which the Winmore development includes affordable housing units.

31
32 The board agreed to continue its discussion, and recommendation on the mid-month
33 meeting

34
35 Foushee motioned to adjourn the meeting, Whittemore provided the second. The May 2,
36 2019 Planning Board meeting adjourned at 9:20 PM.