



TOWN OF CARRBORO
 JOINT REVIEW MEETING

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301 West Main Street, Carrboro, North Carolina 27510

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THURSDAY, JUNE 2022 – REMOTE MEETING

MEMBERS	Applicants	STAFF
Braxton Foushee, Chair	Mathews Family Building, Hwy 54	Tina Moon
David Clinton	Allen Gautier	Marty Roupe
Catherine Fray, Vice Chair	102 S Merritt Mill Road, Hotel	Ann Stroobant
Rachel Gaylord-Miles	Matthew Jalazo	Laura Janway
Elmira Mangum	Lot 2, South Green	Ben Berolzheimer
Bruce Sinclair, Vice Chair	Mark Mosheir	Celina Amaya
	Don Tise	
	739 Smith Level Road – SUP-B	
	Jon Herstein & Briton Brieze	

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Town Council: Danny Nowell

Absent/Excused: (4) Poulton, Amina, Tooloe. Posada resigned.

Guests/Attendees: Angela McChesney

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Other staff/attendees: Richard White, Jon Hartman-Brown, Rebecca Buzzard,

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I. WELCOME & AGENDA ADJUSTMENTS

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Foushee opened the meeting at 7:35 PM.

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Moon reminded all of the June 16th meeting and asked for a response as to availability.

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II. JOINT REVIEW ITEMS

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A. Concept Plan Review for Hotel at 102 South Merritt Mill Road

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Jalazo presented the concept for 102 S Merritt Mill for the construction of a hotel. It will have amenities including a rooftop restaurant/meeting space, street level coffee house/restaurant, and ample guest rooms (approximately 142 guest rooms anticipated). The “gateway to Carrboro” will include mature trees on the street, an appropriate rooftop canopy, parking, and a shuttle service for car-less customers. Jalazo confirmed that there will be no residential component to the project, only the hotel and restaurant space.

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B. Concept Plan for Mathews Family Building, Highway 54

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(Reschedule due to the applicant’s technical issue)

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C. Concept Plan for Lot 2, South Green

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Roupe explained that the project is part two of a two-phase project. Most of the South Green commercial project is completed, but changes in the market lead the applicants to consider whether a residential piece would be a better fit for the remainder of the project. The request is a SUP modification and zoning change due to an added 48 residential and 8 commercial spaces; a text amendment will be needed to allow the residential uses. Mosier explained that the Ballentine Associates, the engineering firm that designed phase 1 will stay involved for phase 2 to ensure completion of all stormwater requirements.

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1 Tise further explained that the flat area for the project will be within the maximum impervious limitations.
2 Affordable housing will be offered as they are working with many agencies to start the process. A
3 consideration for ADA options on the first floor will be reviewed. A greenway/ sidewalk will be extended
4 to the project. Roupe offered an opportunity for further discussion in break out committees.
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6 **D. Final review of Special Use Permit-B, 739 Smith Level Road**

7 Roupe provided the staff presentation. The site is on Smith-Level Road at the edge of Carrboro's
8 jurisdiction. One of the neighboring properties requested a change for their large, single-family home a
9 few months ago. This is not a situation where the staff has conditions to offer, it is more about the public
10 hearing process. The ordinance compliance is the same with any other single-family home. A few of the
11 advisory boards had some comments that are included in the packet. The request is to allow a larger home
12 on this residential property.
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15 NOTE: Roupe asked for advisory board members to report on their availability to meet on June 16th for
16 the Bud Mathews item and another potential item. Members of the Affordable Housing Advisory
17 Commission indicated that they would like to meet with the applicants for the South Green project at one
18 of their future meetings.
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21 8:38PM Joint Meeting Closed
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23 **III. APPROVAL OF MINUTES**

24 Gaylord-Miles moved to approve the May 5, 2022, meeting minutes and the motion was seconded by
25 Sinclair. The May 5, 2022, minutes were approved.
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27 **VOTE:**

28 AYES: (6) Clinton, Gaylord-Miles, Foushee, Fray, Mangum, Sinclair

29 NOES: (0)

30 ABSTENTIONS: (0)

31 ABSENT/EXCUSED: (3) Poulton, Amina, Tooloee
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34 **III. OTHER MATTERS**

35 **A. Concept Plan Review for Hotel at 102 South Merritt Mill Road**

36 Concerns were aired regarding the type and size of trees. Further discussion focused on job creation,
37 location selection, use, parking, and potential increased tax base.
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39 Clinton motioned the following comments. Gaylord-Miles seconded the motion.
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41 The Planning Board is excited to see the proposed change to the corner, and offers the following
42 comments for further enhance the proposal:
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44 Include EV charging stations in the parking area. Consider options for incorporating solar into the
45 project, particularly solar hot water. Choose street trees as robust as possible. Do work with NCDOT
46 to explore options for trees that will provide significant shade, such as Beech trees (espalier). Confirm
47 that the survey information is current, and that crosswalk locations are accurately marked on the plans
48 to avoid possible conflicts with the proposed valet parking. If using EIFs be sure to use a quality finish
49 coat so that the exterior surface is smooth and more resistant to dirt. Do consider the use of pervious
50 pavement/sidewalks where practicable.

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VOTE:

AYES: (6) Clinton, Gaylord-Miles, Foushee, Fray, Mangum, Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Poulton, Amina, Tooloee

B. Concept Plan for Matthews Family Building, Highway 54 (Rescheduled for 6/16/22)

C. Concept Plan for Lot 2, South Green

Fray motioned to convey to the applicant following comments. Gaylord-Miles seconded the motion.

We are excited about this project and believe the inclusion of a residential component will enhance the existing development. We are pleased to see the inclusion of affordable units at different price points. Please be sure to include ADA affordable units. Please also bring different affordable housing providers to the table. The inclusion of affordable commercial space and incubator space for new and non-traditional business owners is encouraged, along with opportunities for live-work units. We encourage the applicant to seek opportunities to share parking and to right-size parking. We support the inclusion of north-facing clerestory windows with solar on the south-facing roofs; other passive solar opportunities such as deep roof overhangs should likewise be explored.

VOTE:

AYES: (6) Fray, Sinclair, Foushee, Clinton, Mangum, Gaylord-Miles

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Poulton, Amina, Tooloee

D. Final review of Special Use Permit-B, 739 Smith Level Road

The Board reviewed the lot size vs the size of the house in addition to the location of the home on the land.

The Planning Board recommends that the Board of Adjustment approve application for the Special Use Permit-B at 739 Smith Level Road.

Gaylord-Miles made the motion; Clinton seconded the motion.

VOTE:

AYES: (5) Fray, Foushee, Clinton, Mangum, Gaylord-Miles

NOES: (1) Sinclair

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Poulton, Amina, Tooloee

Note: A request was made to include staff Development Director, Jon Hartman-Brown to review the parking study on the June 16 meeting.

V. ADJOURNMENT

Motion was made unanimously to adjourn the meeting. The June 2, 2022, Planning Board meeting was adjourned at 10:00PM.