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TOWN OF CARRBORO

PLANNING BOARD JOINT ADVISORY MEETING

301 West Main Street, Carrboro, North Carolina 27510

FEBRUARY 11, 2021 REMOTE (ZOOM) MEETING

MEMBERS	GUESTS	STAFF
Catherine Fray, Chair	Khadijah Amina	Tina Moon
Braxton Foushee, Vice Chair		Marsha Pate
Rachel Gaylord-Miles, Vice Chair		
Elmira Mangum		
Eliazar Posada		
Bruce Sinclair		

Absent/Excused: Clinton, Poulton and Tooloe

Town Council Liaison: Susan Romaine

Applicant: ArtsCenter – Edwin Harris, EVOKE Design, Dan Jewell, Coulter Jewell Thames (CJT), Preston Royster CJT, Matt Springer

I. WELCOME & INTRODUCTIONS

Catherine Fray opened the meeting at 7:32 PM and welcomed Planning Board members and guests. No adjustments to the agenda.

II. APPROVAL OF MINUTES

Approval of the February 4th meeting minutes was deferred to March 4th.

III. OTHER MATTERS

A) Final CUP Review for 721 Jones Ferry Road

Fray provided an opportunity for discussion and to summarize comments. A motion was made by Foushee and seconded by Gaylord-Miles that the Planning Board recommends that the Town Council approve the conditional use permit for 721 Jones Ferry Road including the recommendations provided by staff.

VOTE: AYES (6) Fray, Foushee, Gaylord-Miles, Mangum, Posada, and Sinclair.

NOES (0)

ABSENT/EXCUSED (3) Clinton, Poulton and Tooloe.

B) LUO Text Amendments Relating to Stormwater Management Requirements

Moon provided a short review of the request for a text amendment to advance the ArtsCenter conditional up permit, with an explanation of the draft ordinances and how they differed from one another, as well as a review of the discussion points from the Council meeting in January.

1 Planning Board members discussed the language in the proposed amendments, focusing on the
2 community benefits/implications of a text amendment modifying the stormwater management
3 standards versus some type of a project specific form of relief such as a variance.
4

5 Motion was made by Foushee and seconded by Gaylord-Miles that the Planning Board of the
6 Town of Carrboro recommends that the Town Council reject the draft ordinance, subject to the
7 following comments:
8

- 9 • The Planning Board feels that the ArtsCenter should be able to move forward with this
10 project despite not meeting the total volume provision of the stormwater ordinance. We
11 hold this opinion for reasons including:
 - 12 ○ Carrboro Vision2020 policy 1.25 calls out the ArtsCenter as a singular institution,
13 “an integral part of the town’s cultural life” and directs the town to support the
14 ArtsCenter.
 - 15 ○ The fact that the ArtsCenter has already reduced the size of the proposed building
16 to address the constraints of the site and may not find another suitable site in
17 Carrboro.
 - 18 ○ The potential for the ArtsCenter to enhance their programming to include the
19 historically Black and Latinx neighborhoods near the site, due to having a
20 location immediately accessible by foot, bike, and bus.
 - 21 ○ The fact that the proposed development includes care for the stream buffer,
22 including the removal of invasive vegetation and maintenance of native plantings.
 - 23 ○ The fact that the proposed development exceeds the post-development discharge
24 rate provision of the stormwater ordinance (50-year storm rather than the required
25 25-year) and includes significant stormwater detention that would slow the
26 discharge of the excess volume in such a way to reduce the flooding impact
27 downstream.
- 28 • However, the Planning Board believes that an amendment to the ordinance is not
29 appropriate to solve issues related to a single site. Stormwater is a critical issue for the
30 town. We would not want to see the exception we propose applied broadly to
31 developments that do not provide a similar degree of public benefit. We would want to
32 see the Town Council work to craft an exception to the ordinance.
- 33 • In the event that the Town Council proceeds with the draft ordinance, the version preferred
34 by the Planning Board is Modified Option B. We would further wish to see this option
35 limited so that a project must provide significant public benefit of the kind offered by, for
36 example, a cultural or educational institution, affordable housing, social services, etc to
37 qualify. See Vision2020 1.2 and 1.3 for further examples.
38

39 **VOTE:**

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

41 NOES: (0)

42 ABSTENTIONS: (0)

43 ABSENT/EXCUSED: (3) Tooloee, Clinton, Poulton

44
45 **Associated Findings**

1
2 By a unanimous show of hands, the Planning Board membership indicated that no members have
3 any financial interests that would pose a conflict of interest to the adoption of this amendment.
4

5
6 Motion was made by Foushee and seconded by Gaylord-Miles that the Planning Board of the
7 Town of Carrboro finds that a limited Modified Option B, is consistent with:
8

9 Possible related policies in Carrboro Vision2020

5.23	Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing impacts on waterways.
1.25	The town should continue to support, as well as encourage its residents to support, the ArtsCenter, which is an integral part of the town's cultural life.
3.22	Carrboro should encourage infill development and placement of architecturally significant commercial and civic buildings in the downtown.

10
11 Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment is
12 reasonable and in the public interest by furthering the Town's efforts toward providing access to
13 the Arts for all of its citizens.
14

15 However, the Planning Board still prefers a remedy other than a text amendment as noted
16 previously.
17

18 **VOTE:**

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

20 NOES: (0)

21 ABSTENTIONS: (0)

22 ABSENT/EXCUSED: (3) Tooloe, Clinton, Poulton
23
24

25 **(C) Final CUP Review for ArtsCenter at 315 Jones Ferry Road**

26 Moon provided a short review of staff recommendations for the CUP. Discussion included
27 neighborhood connectivity, identifying importance of the neighborhood needs for pedestrian
28 safety, overflow parking off-site, and creative deterrents to replacing fencing.
29

30 Motion was made by Posada and seconded by Foushee that the Planning Board recommends that
31 the Town Council approve the CUP, including the staff recommendations, with the following
32 further recommendations:

- 33
- That the ArtsCenter continue outreach and collaboration with the surrounding
34 neighborhoods with regards to parking, programming, etc. The ArtsCenter should seek
35 to serve their neighbors, including by offering discounted or otherwise preferred access to
36 programming and services.

- That the ArtsCenter make additional effort to reduce overflow parking in the Lincoln Park neighborhood by, for example, making arrangements for satellite parking for staff and/or visitors, securing temporary offsite parking for large events, arranging for shuttle bus transportation from satellite and offsite parking, notifying visitors (including with signage) that parking in surrounding neighborhoods is not permitted for ArtsCenter events, and encouraging multi-modal transit to the ArtsCenter.

The Planning Board recognizes that the restraints OWASA imposes on plantings and fences over sewer lines will not permit the ArtsCenter to put a fence or dense plantings on the south boundary of the site such that access would be blocked. While the Planning Board is not in favor of restrictions to pedestrian connectivity, the concerns we heard from neighbors on Prince and Barnes Street deserve to be heard and given the same consideration that other neighborhoods in Carrboro have received under similar circumstances. The Town Council should continue the conversation beyond this single project, and seek to meet the neighborhood's needs for parking and traffic mitigation, including but not limited to creating safe sidewalks on Barnes St and improving pedestrian safety at the intersection of Barnes and Jones Ferry.

VOTE:

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

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Clinton, Poulton, Tooloe

(D) Approval of Meeting Schedule for 2021

Motion was made by Foushee and seconded by Gaylord-Miles to approve the 2021 Planning Board meeting schedule.

VOTE:

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

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Tooloe, Clinton, Poulton

(F) Officer Elections

Fray noted that the Planning Board has a few vacancies in its membership and suggested rescheduling officer elections until April 1st to allow for new appointments.

(G) Update on Amendments Relating to Chapter 160D

The update will be rescheduled for a future meeting.

III. ADJOURNMENT

Motion was made by Posada and seconded by Gaylord-Miles that the Planning Board meeting adjourn. The vote was unanimous.

The February 22, 2021 Planning Board meeting ended at 10:04 PM.