



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

MARCH 4, 2021 -- REMOTE (ZOOM) MEETING

MEMBERS	GUESTS	STAFF
Catherine Fray, Chair	Derek Jones, Perkins & Will	Trish McGuire
Rachel Gaylord-Miles, Vice Chair	Eric Heidt, Perkins & Will	Tina Moon
Braxton Foushee, Vice Chair		Marty Roupe
David Clinton		James Thomas
Elmira Mangum	Gulden Othman	Zach Hallock
Eliazar Posada	Soteria Shepperson.	Laura Janway
Susan Poulton	Fabian Stepinski	Marsha Pate
Bruce Sinclair	Sara Pequeño (Indy)	
Rasam Tooloee		

Absent/Excused: (0)

Town Council Liaisons: Susan Romaine, Barbara Foushee, Jacquelyn Gist, Randee Haven-O'Donnell, Sammy Slade

I. WELCOME & INTRODUCTIONS

Catherine Fray opened the meeting at 7:33PM and asked advisory board chairs/staff liaisons to report on whether a quorum of their board was present. The Appearance Commission, Transportation Advisory Board, Environmental Advisory board had quorums. Members from the Economic Sustainability and Stormwater Advisory Commissions were also present.

Fray reviewed the agenda and encouraged participation. There were no changes to the agenda.

II. JOINT REVIEW

(A) Presentation on 203 Project

Planning Director Trish McGuire presented information regarding the joint project with Orange County and the Town of Carrboro. The site location is 203 Greensboro Street. It will house the southern branch of the Orange County library, the Carrboro Recreation and Parks Department, the NC Works/Skills Development Center, and other nonprofit partners. There have been several public hearing which resulted in much input. The goal tonight is to provide a public update and an opportunity for attendees to ask questions.

Derek Jones, with Perkins & Will, the lead designer for the project for the town, made the presentation which included the overall project, building massing, floor plans, with concept/finishes, and exterior and interior design. The goal of the project is to be a hub of

1 activity supporting an environment for synergistic exchange with occupants. Jones provided
2 visuals which detailed the layout, referencing the intended color and design palette, space
3 definition, and example of the space use. The finishes were defined with attention to masonry,
4 glass, and exterior meeting spaces. The northwest side of the building is the designated entrance
5 with access to the parking deck and car drop off for patrons and bus routes within two blocks of
6 the site. Overall, the interest is in weaving together an eclectic community space that includes the
7 story of Carrboro via the steel, masonry, and wood. The use of natural colors is intended to
8 create a feeling of warmth and creativity. The discussion of exterior details included stormwater
9 installations, information relating to the roof overhang, alternative outside seating, and special,
10 attention to ways to adjust to penetrating light/sun exposure. Jones provided a walk-through of
11 the mock ups on the various levels focusing on the intention of space, offices, and terrace.

12
13 Fray opened the discussion to attendees and encouraged questions. Advisory board members
14 offered the following questions and comments:

- 15 • What are the alternative modes of transportation to get patrons to the library? What is
16 planned for bike shelters?
- 17 • Can landscaping be used, or some other technique, to add more “softness” on the Carr Street
18 side of the project for the existing homes that are looking right at the building.
- 19 • Appreciation of the green roof/inclusion of solar was expressed by several attendees.
- 20 • What is the type/intent of the mechanical systems that was selected? How will it guard
21 against COVID 19? Will it be a ventilation system sensitive to airborne diseases? Has the
22 issue of filtering and absorption been analyzed?
- 23 • What is the overall cost per square foot?
- 24 • What products will be used for the exterior surfaces?
- 25 • Are there plans for a bus route and pull in to drop off patrons at the entrance?
- 26 • Is there be a concern for standing water encouraging mosquitos in the retention devices?
- 27 • Can there be more impervious surfaces incorporated in the exterior design?
- 28 • What type of lighting will be used for both interior and exterior?
- 29 • Noting the need of parking and interface with pedestrians, concerns about safety where cars
30 pull in/out of parking garage were identified and discussed.
- 31 • Requesting confirmation if solar will be added to the roof? What does the \$100,000 cost of
32 solar in the plan represent (from Jan 12th Town Council meeting)?
- 33 • Is tonight the last night for comments?
- 34 • What energy source is being proposed for the mechanical systems? Gas? Electric?
- 35 • What plant species are being considered for the exterior? Are they native species?
- 36 • What are the mechanics of the Stormwater detention?
- 37 • What view will neighbors see?
- 38 • Have the use of special needs patrons been included? Or other safety concerns?
- 39 • Concerns with birds flying into the exterior due to the amount of glazing were discussed as
40 well as the costs/benefits of using “bird glass” to limit the issue.
- 41 • How will safety be addressed outside (promenade) to limit particularly as related to the
42 interface of cars and bike/pedestrians?
- 43 • The creative design of water retention for reuse / recycling of stormwater run-off was noted.
- 44 • Concern over the need for parking/structured parking in the downtown.

- 1 • Disappointment that during a time of significant climate change the Town is planning a
2 facility that dedicates so much space/money to the parking garage and by association car use
3 at the site, particularly if it is contributing to the project being over the original budget.
4

5 Jones responded to questions clarifying the following:

- 6 ○ There are 36 bike spots which included 24 covered.
7 ○ Car drop off is convenient via street level pavement at the building entrance with an
8 overhang to protect from elements. There aren't designated bus stops for the project but
9 existing bus stops they are located within two blocks of the site.
10 ○ The mechanical system is good fit for project based on the amount of glazing and tightness of
11 the building envelope. HVAC systems designed to limit/prevent air borne bacteria
12 mitigation are installed in health care systems at three-times the cost of this budget.
13 ○ Lighting specialist are currently researching best use for project including safety and
14 illumination on the exterior. LED lights and canopy overhangs to divert heat.
15 ○ A surface material is being considered that is metal/veneer combination. The bricks are
16 made with 30% post-consumer material.
17 ○ Total cost may be around \$450/sq. foot but the cost is not usually calculated that way and
18 will be updated.
19 ○ Parking will have 173 spaces with renderings available but with him. Note: It is anticipated
20 that Maple Avenue will be converted to one-way as part of the project.
21 ○ Solar connections/receptors will be installed and ready for solar. There is a solar cover under
22 consideration for the top garage level. The cost of the solar purchase was estimated at
23 \$100,000 when presented at the Jan 12th Council meeting. They are continuing to refine the
24 costs for solar for the project.
25 ○ Trees are being selected for both the retention devices and terrace with sensitivity to native
26 species as appropriate. The retention devices do not hold the water (depth = 18"), they slowly
27 eliminate water accumulation and do not hold standing water (that would encourage
28 mosquitos). Trees are planted in the devices. Plants are often selected based on climate and
29 latitude of placement with native plants a priority.
30 ○ There are two entrances that easily provide appropriate surfaces for ADA requirements. In
31 addition, the benches serve as a block to cars so they cannot drive onto the
32 entries/promenade. In addition, murals can be added to back wall of the parking garage
33 facing Maple Avenue.
34

35 McGuire added that solar was not originally included as a project cost, but that capital
36 improvements planned for the town does include the addition of solar options which will most
37 likely apply to this project. In addition, sidewalk enhancements are planned and in the review
38 process for Roberson Street and South Greensboro.
39

40 To stay on the current schedule, moving into the development of construction documents, the
41 schematic design was approved in November. The project information is available online and
42 questions/concerns are encouraged and desired tonight. Since the project requires a zoning
43 permit, which does not involve a formal public hearing, there have been a number of public
44 hearings on the project throughout the process for public feedback and input. The goal is to start
45 into the construction phase in June/July 2021.
46

The Joint Review Portion of the Meeting ended at 9:16PM.

III. APPROVAL OF THE MINUTES

Clinton moved to approve the February 4, 2021 minutes as amended; Gaylord-Miles seconded the motion.

Gaylord-Miles moved to approve the February 11, 2021 minutes; Posada seconded the motion.

VOTE: AYES (9) Fray, Foushee, Gaylord-Miles, Clinton, Mangum, Posada, Poulton, Sinclair, and Tooloe.

NOES (0); ABSENT/EXCUSED (0);

The February 4, 2021 and February 11, 2021 Planning Board minutes were approved.

IV. OTHER MATTERS

(A) 203 Project

The Planning Board reviewed comments with more attention to the HVAC system, exterior plant selection, and sensitivity to crosswalks regarding future logistics, appropriate, exterior lighting, and the support for a solar installation. The Board was in agreement to end discussion.

McGuire encouraged all to attend the Comprehensive Plan community workshop scheduled for 7:00 PM on March 18.

(B) Update on Amendments Relating to G.S. Chapter 160D

Moon provided a short PowerPoint on the draft text amendments being prepared to bring the Land Use Ordinance into compliance with the adoption of G.S. Chapter 160D. The UNC-Chapel Hill School of Government has provided a number of guides to facilitate the process. The Council has received two updates to date. The first focused on six articles of the LUO: Article III, Administrative Mechanisms; Article IV, Permits and Final Plat Approval; Article V, Appeals, Variances, etc.; Article XVII, Signs; Article XX, Amendments; and Article XXI, Neighborhood Preservation. The second focused on seven articles: Article VI, Hearing Procedures for Appeals and Applications; Article VII, Enforcement and Review; Article VIII, Nonconforming Situations; Article IX, Zoning Districts and Zoning Map; Article X, Permissible Uses; Article XI, Supplementary Use Regulations; and Article XII, Density and Dimensional Regulations.

Moon reviewed notable changes:

- Advisory board members must be sworn in/take an oath of office before participating.
- Conditional use permits will be eliminated and replaced it with two levels of a special use permits.
- Conditional use rezonings will also be eliminated.
- There is more emphasis on the procedural differences between quasi-judicial decisions (permits) and legislative decisions (amendments).
- The conflict of interest provisions for legislative decisions is expanded and will affect advisory boards and elected officials.
- Provisions relating to posted notice for public hearings for permits and rezonings have been clarified.

- 1 • Provisions relating to vested rights have been updated and new language relating to
- 2 permit choice have been added.
- 3 • Regarding advertising for things such as public hearings, notifications to communities
- 4 will meet new guidelines such as mailing parameters and timelines for such
- 5 notifications.

6 •
7 Moon offered an opportunity for questions. More information will be provided in the future.

8

9 **V. ADJOURNMENT**

10 Motion was made by Foushee to adjourn the meeting, and seconded by Posada.

11 The March 4, 2021 Planning Board meeting was adjourned by unanimous vote at 10:13 PM.

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