



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, JANUARY 3, 2008

MEMBERS		GUESTS	STAFF
Matthew Barton	Debra Fritz	Isabelle Kalmanides	Trish McGuire
Rich Bell	Heidi Paulsen	Rose Warner	Thelma Paylor
James Carnahan	Susan Poulton	Chuck Morton	
David Clinton		Damon Seils	
		Alderman Haven-O'Donnell	

Absent: Chadbourne and Cook

The meeting was called to order at 7:30 PM by Chairman Carnahan.

- I. INTRODUCTIONS AND ADJUSTMENTS TO THE AGENDA.** Applicants to the Board were introduced (Isabelle Kalmanides, Rose Warner, Chuck Morton and Damon Sells) and discussion of applicants was added to the agenda.

Discussion of Planning Board applicants. Carnahan noted the primary objective in choosing members is to achieve geographic diversity. During the discussion for new members, Paulsen mentioned the representation of renters on the Planning Board and we have someone here that can speak to that. Poulton spoke in support of Rose Warner. Barton added that the applicants that responded to the email questions from him gave thoughtful answers and Isabelle and David did not respond. He also noted that he was ready to go with the straw poll. Note paper was distributed for voting. Bell clarified that in terms of filling the board vacancies, there were also three seats to be filled as terms of current members were expiring, including those of Chadbourne, Fritz and Poulton (all of whom have reapplied). Otherwise, there are two vacant seats, those of Lavelle and West. McGuire tallied the votes: Rose Warner (6); Damon Seils (5); and Chuck Morton (3), and no votes for the other two on the list (Isabelle and David).

II. APPROVAL OF MINUTES

There was some discussion of this matter. The Planning Board requested that staff forward all the minutes associated with this discussion, subject to final approval (e.g. correction of Lavelle's vote, per December 6th minutes), to the applicant so they will understand that there has been a wide-ranging discussion on the question of street connections. Carnahan requested an update on all the concept plan comments the Planning Board had finalized to date.

B) Draft - December 6, 2007 (Attached) – The December 6, 2007 Minutes were moved for approval by Heidi Paulsen and seconded by Matthew Barton, subject to edit regarding names of Planning Board applicants in item IV F. Support for the motion of approval was unanimous.

III. OTHER BUSINESS

A) **Discussion of Shoppes at Jones Ferry** outcome (*requested by Sharon Cook*). No action on this item. Further discussion to be delayed, pending outcome of litigation.

- B) Discussion of CUP for Roberson Square – 203 S. Greensboro Street.** Carnahan outlined his notes on issues for discussion: 1) whether or not to insist that the affordable housing be on-site or support the idea of in-lieu payment; 2) canopies over the entrance that were going to project into the public right-of-way (currently not allowed to do that); 3) renaming the project; 4) whether or not to have stucco instead of brick on the top floor, currently brick is shown on the top floor; 5) citizen comment on low number of bike parking spaces on the ground level (only bike racks are in the back of the building, utilities end of the building and none where you actually approach the retail usage of the building); 6) idea of having E-Z Rider pickup spot; 7) traffic impact study – was one but we haven't seen it per Rich Bell; 8) parking - lack thereof.

The way it stands now is they couldn't opt to do a full payment in lieu for all of the affordable units; they could only do payment in lieu for a fraction of the units. Is that correct? McGuire responded that they can't do a payment in lieu for any of the units that are being used to help them get a density bonus. They can only make a payment in lieu for units that reflect them demonstrating their consistency with the Town's goal to have 15 per cent affordable housing. Carnahan asked if they were taking the density bonus and McGuire responded yes. McGuire noted there is a text amendment going forward on that same night (January 22nd) that would allow them to make a payment in lieu if it is adopted prior to the Board of Aldermen acting on their permit. The Planning Board will see that Text Amendment at the next meeting. Carnahan added that he had spoken with Robert Dowling and he would actually be very happy to have the payment in lieu.

Rich Bell asked about the text amendment and noted that he is comfortable for a distinct project; but does a text amendment put payments in lieu on equal footing with the units; in other words does it not emphasize one over the other? McGuire responded that she believed the draft ordinance made acceptance of payments discretionary and not absolute. The Board will discuss further on January 17th.

Parking: Barton asked about the possibility of parking on Carr Street and noted that parking spaces would act as a shield for pedestrians to make them feel more comfortable walking on that sidewalk. Carnahan suggested that be part of the parking discussion.

Bell mentioned larger units and to the extent possible initiation of downtown wide planning for parking and finance process to get us started for what would be needed in the future. McGuire added that the TAB is still making recommendations on this project also and reminded the Planning Board that the Town is working with students from City and Regional Planning in a workshop with projections of parking supply and demand. Bell asked if May would be a starting point for the town staff for moving forward with the projections of demand and McGuire responded that there will be a research component to it; but not sure we will be at the point of making clear recommendations.

Clinton noted that connectivity north and south of Main Street was discussed several years ago. At the same time, we talked about approving taller buildings and we thought it would be good to have one or two parking structures and it is taking too long to not have this happen. He also noted not only does the owner bear the responsibility for parking but the town also bears the responsibility for parking. This business does not have enough parking and we need to seriously consider it now.

Bell inquired about the TAB timeline. The discussion continued with Carnahan making the following comments: the project needs to show more parking. 1) can change the envelope of the basement and get at least four more parking spaces. He and David met and it seemed feasible. 2) Have him make some permanent, demonstrable changes, make arrangements for 5-10 off-site spaces for employees. If this is going to be parking for the public, the card reader will not work for the general public and Bell added they are essentially setting aside no parking for the building and the decoupling provides no retail or office space

use to work nor the general public and occasional uses. Bell added they are essentially setting aside no parking for the building and the decoupling spaces from residential units does not address the larger parking shortage. Losing the card reader was suggested followed by a question of informal parking use. It was noted that the LUO doesn't say one way or the other.

Other comments were: to leave open the option for the town to meter the public spaces; we may suggest it is the town's responsibility to designate parking spaces. Barton said he didn't see that it is the Town's responsibility and offered additional suggestions such as buying an adjoining house, tear it down and add a parking lot for additional parking. Clinton suggested that the Planning Board use "Google Earth" to look at Greenville, NC and look at the surface parking; multi-modal parking center with buses, bike racks, cars and everything. Poulton said we just need to deal with parking because we need this facility downtown. We need to work out some parking and throw it back on the town and Carnahan said it was everyone's responsibility.

Carnahan asked about Carr Street parking, would they have to encroach on their building foot print and McGuire added that she thinks the folk in the neighborhood meetings have been very opposed to parking on the streets there and there is a little bit of an elevation issue also. Bell asked about sacrificing of the landscaping and agreed that it would significantly reduce the softening of that landscaping. All attendees would support parking on Carr Street with the exception of Bell. Barton asked about making it a one-way street (Shelton and Poplar Street are one-way streets). Bell is comfortable working with the shortage and making some decisions as to how to make up the shortage, and would rather approach it that way. Carnahan suggested not supporting the turn lane on Roberson Street and requesting 20 more spaces; and we suggest ways they could find them. The other thing about the deficit is changing of the uses; high traffic producers can be eliminated like restaurants, etc. Bell is interested in sending the right message and Clinton says it doesn't make economic sense to put a building together like this with restaurants, retail, office use and residences.

Motion made by Bell and seconded by Clinton: In order to deal with the parking shortage, utilize any or all of the following strategies: increase parking underground; provide parking along Carr Street frontage; obtain employee parking offsite; retain the Roberson Street parking unconditionally; limit residential parking to 18 (1 per residential unit); eliminate higher traffic generating uses; maximize the public access for clients and visitors to the remaining underground spaces.

The motion was unanimously approved.

Alderman Haven-O'Donnell asked if the LUO allow for banking of money for parking and McGuire read the LUO section which describes the need for a parking plan and schedule for implementation prior to the Town accepting any payments in lieu of parking.

Affordable housing Motion:

The PB supports payment in lieu moved by Fritz and seconded by Poulton, unanimously approved.

Moved by Poulton, seconded by Paulsen: The Planning Board supports fabric entry canopies and window awnings project into the public right of way so long as they meet windload requirements of NC Building Code. Unanimously approved.

The Planning Board supports the use of stucco on the fifth floor moved by Clinton and seconded by Poulton. Unanimously approved.

The Planning Board thinks this is an excellent attractive project that meets many of the Town's goals for the downtown. It is in many ways what Carrboro is looking for in the downtown area with the exception of the parking deficit. Moved by Poulton and seconded by Barton. Unanimously approved.

The Planning Board supports all twelve (12) of the staff recommendations. Moved by Barton and seconded by Paulsen. Unanimously approved.

Bell moved and seconded by Clinton that the Planning Board recommends the developer provide dedicated child friendly space in the courtyard in addition to provision of family friendly club house space indoors. Unanimously approved.

IV. ADJOURNMENT – There being no further business, the meeting adjourned at 9:52 PM.