



## TOWN OF CARRBORO

### PLANNING BOARD

*301 West Main Street, Carrboro, North Carolina 27510*

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**THURSDAY, MARCH 6, 2008**

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MEMBERS		GUESTS	STAFF
Matthew Barton	Debra Fritz	Lydia Lavelle	Trish McGuire
Rich Bell	Heidi Paulsen	Ed Powers	Thelma Paylor
James Carnahan	Susan Poulton	Robert Sutton	
Seth Chadbourne	Sharon Cook	Sheila Northern	
David Clinton		7 Winsome Lane Residents	
		Scott Radway	

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**No absentees.**

**I. INTRODUCTIONS AND ADJUSTMENTS TO THE AGENDA** – Carnahan called the meeting to order and stated there was no joint review tonight. He thanked the Planning Board members for their vote of confidence by re-electing him as Chair.

**II. APPROVAL OF MINUTES**

A) **February 7, 2008** – Carnahan requested a motion for approval of the Minutes. Clinton moved and Cook seconded the approval. AYES: (6) Carnahan, Chadbourne, Clinton, Cook, Fritz, and Poulton; NOES: (0); Abstentions: Barton, Paulsen and Bell. The minutes were unanimously approved.

B) **February 21, 2008** - Moved by Clinton and seconded by Paulsen to approve as amended below. Bell asked for corrections/clarifications: Page 2, 1<sup>st</sup> full paragraph: “did not include a ped/bike or emergency connection”; next sentence, strike the word “street” desirable for a connection; page 3, line 2 – “park” versus parkway; last paragraph, Item 3, we all value shortening the process; Bell said “he doesn’t understand how it will shorten the overall process.” Chadbourne; Item B, last paragraph: clarify that Planning Board needs to address all of the issues which prevent denser development (e.g. sewer limitations). Cook inquired about receiving amended minutes. Board agreed that posting of approved minutes on Town website was sufficient. AYES: (6) Barton, Bell, Chadbourne, Clinton, Fritz, and Paulsen; NOES: (0); ABSTENTIONS: (3) Carnahan, Cook and Poulton; ABSENT/EXCUSED (0).

**III. ACTION ITEM**

A) **Required Concept Plan for Tilley Farms Subdivision off Highway 54** – The registered attendees noted interest in Planning Board’s discussion, rather than offering comments. Sheila Northern requested the right to speak later. Issues noted in previous discussion were affordable housing/payment in lieu; the importance of the bike/ped connectivity to both the adjacent neighborhood, the park, Morgan Creek and the Greenway Plan, perhaps a private driveway easement, Strowd Lane, and a private driveway connection to Winsome Lane; and deferring the need for emergency access/sprinklers to Fire Chief. Fritz noted that if the trail was an impervious surface it would be a big issue and take away from that available for the streets, homes, et cetera. Dirt paths in Bolin Forest and foot trails in Stoneybrook were mentioned as possible models. The desire to connect the neighborhoods, future greenway location and Anderson Park was discussed. The desirability/appropriateness of a connection along NC Highway 54 was discussed. McGuire noted that the wide shoulders had been constructed as

a bike facility. McGuire explained that the LUO describes what things are and are not impervious, though the list is not exhaustive; some judgment is determined. As a rule, any trail that is prepared and paved with hard materials (i.e. asphalt, gravel) is impervious.

Radway noted that the Planning Board's broad suggestions and desires on kinds of connectivity would be most beneficial. Further work on the site plan and meetings with staff would help figure out if there are mechanisms to accommodate the ideas. Radway noted the previous meeting when the possibility of exempting some desired trails/larger community features from the four percent limit on impervious surface. Radway further noted that the type of trail needed to accommodate the kind of connectivity that is being discussed would probably be ten feet wide and surfaced in a way that would make it safe and accessible for pedestrians and bicyclists. Such a trail crossing this site from east to west would use up a little over 20 per cent of the entire impervious surface area.

The Planning Board decided to make separate motions on each of its comments.

Bell moved and Chadbourne seconded that the Planning Board recommends the developer find as simple and direct as possible a ped/bike connection between the proposed residential area and both Hank Anderson Community Park and the Morgan Creek Greenway, other than on Hwy 54.

Clinton requested whether others would support encouraging the Town to exempt publicly beneficial trails from the impervious surface limits. The Planning Board will be asked for a recommendation on the project prior to public hearing. Radway indicated that it won't be clear whether the recommendation can be accommodated until more design work is done. The timeframe for moving forward is fairly short because the project does not involve water and sewer, the road won't have curb and gutter; overall the engineering work is much less complicated. Clinton requested that the applicant bring back a revised plan prior to the formal joint review.

Northern offered that Winsome Lane (WL) homeowners are concerned about how any public trails would impact private trails in their development. The future greenway leads directly to WL private trails and already public use of the private trails has been problematic. Horses have been attacked by dogs that are off leash. Another WL resident inquired about what public amenity was envisioned in the area. A greenway trail that originated along Morgan Creek below University Lake and connected to Anderson Park is the type of public amenity that is envisioned. Northern requested the Planning Board to be sensitive to the fact that the public is not respecting WL private property and if someone gets hurt on their property, the property owners are liable.

AYES: (7) Barton, Bell, Carnahan, Chadbourne, Clinton, Paulsen and Poulton; NOES (0); ABSTENTIONS: (2) Fritz and Cook.

Barton moved and Chadbourne seconded that the Planning Board recommends the developer support the town's affordable housing goal, noting that the Planning Board is agreeable to the Town receiving a payment in lieu of including affordable homes in the development.

AYES: (8) Barton, Bell, Carnahan, Chadbourne, Clinton, Fritz, Paulsen and Poulton; NOES (1) Cook; ABSTENTIONS: (0).

Carnahan asked about the emergency access issue. Would the Planning Board want to defer the emergency access question to the Fire Department? There was some discussion of how the question would be considered in the review of development, the possibility that sprinklers would be included in the homes. The Planning Board indicated it would defer the question to the Fire Chief. Chadbourne

asked whether other members were concerned about such a low density development going in such a highly desirable location. Bell echoed the concern, but with Clinton and others indicated that given the history of watershed protection and associated constraints, the clustered plan seemed an appropriate solution. Carnahan noted agreement and further indicated that there are other ways and better locations to accomplish goals re: density.

Barton moved, Paulsen and Clinton seconded that the Planning Board encourages the developer to use green building principles in the design and construction of the subdivision. The motion was unanimously approved.

Fritz moved and Bell seconded that the Planning Board recommends the developer, especially in the case of Lots 1 and 2, keep natural settings, minimize clearing of existing hardwoods and understory vegetation, and be sensitive to wildlife activity. The motion was unanimously approved.

Chairman Carnahan thanked everyone for coming, including the developer. Guests departed at approximately 8:49 PM.

#### **IV. OTHER BUSINESS**

A) Information Item: UNC-Chapel Hill 2007 Campus Sustainability Report – Planning Board members expressed appreciation for the reports.

B) Update on Town Planning Initiatives –

1. Greenway Commission – Planning Board rep to the Commission, Sharon Cook, reported on what had been happening in that group. Cook noted that the Commission's work will begin with conceptual planning for a greenway on Bolin Creek from Estes Drive up to Homestead and for Morgan Creek from Smith Level Road over to the University Lake property. The conceptual planning for Bolin Creek is also to conceptually plan for a trail from the existing asphalt trail at Lake Hogan Farms, up Jones Branch, towards the Ballentine subdivision.

Cook reported that the Commission members had taken two hikes – one along Morgan Creek and one along Bolin Creek. A walk is scheduled on the 15<sup>th</sup> on Chapel Hill's Bolin Creek greenway with Bill Webster of the Chapel Hill staff. Bell asked about funding and whether the easement gaps (e.g. Spring Valley) would be barriers to moving forward. McGuire stated that working through the conceptual planning process will reveal the full costs, and therefore how the funding looks, and the desired alignment of a trail in relation to existing easements or not. The Commission will have to work with any such issues that arise. The Board of Aldermen supported entering into an agreement with NCDOT for the conceptual planning for Morgan Creek based on the project description (10-foot wide paved trail), but referred the project description (10-foot wide paved trail) for Bolin Creek back to the Commission for review. Greenway Commission discussed initially on March 5<sup>th</sup> and will continue on April 3<sup>rd</sup>. Planning Board may wish to offer comments on the description of the Bolin Creek trail through its representative.

2. Bicycle Plan Steering Committee – No Planning Board members are on the committee. McGuire noted that Town had hired Greenways, Inc. to assist with development of the plan. Community meetings would be held soon. Committee was meeting monthly. Though no seat specifically reserved for Planning Board member, participation would be welcome. Carnahan extended the invitation for membership to join the group and there were no takers.

C) Report on Walkabout – Ardmore Subdivision – Page 3 (Site Analysis) Carnahan drew the boundaries and noted that developers are working with Litchfield owners for access. The Board discussed intersection alignment (current suggestion from NCDOT appears to be based on rural character of

Homestead; expectation is that future conditions will not be rural), connections to Claremont to the east (Litchfield will have a connection to Claremont), expected density (approximately five units per acre), desired street cross-section for Homestead Road (curb and gutter section with median).

D) Review of 102 Center Street, Rezoning from R-7.5 to B-2 Schedule for March 20, 2008  
Bell may not be here for the next meeting; but everyone else plans to attend.

E) Other Matters - Bell, requested discussion of Northern Study Area plan review. Carnahan requested it be on the agenda for the next meeting, March 20, 2008.

Cook spoke on Orange County's water shortage and impact of residential customers; possible need to curtail growth based on supply. Cook also mentioned plan for management of trash and future costs of shipping solid waste out of the county; suggested that there should be discussions of the costs, including emissions, about the current plans.

Clinton mentioned University Lake and the fact that it is currently full of water after the recent rains.

V. **ADJOURNMENT** – There being no further business, Clinton moved and Poulton seconded and the meeting was unanimously adjourned at 9:30 PM.