



## TOWN OF CARRBORO

### PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

---

**THURSDAY, APRIL 3, 2008**

---

MEMBERS		GUESTS	STAFF
Rich Bell	Debra Fritz	Alderman Lydia Lavelle	Trish McGuire
James Carnahan	Heidi Paulsen	Alena H. Callimanis	Thelma Paylor
Seth Chadbourne	Damon Seils	Scott Kovens	
David Clinton	Rose Weaver		
Sharon Cook			

**Absent:** Matthew Barton and Susan Poulton

**I. INTRODUCTIONS AND ADJUSTMENTS TO THE AGENDA** – Chairman Carnahan welcomed the new board members (Seils and Weaver). There were no adjustments to the agenda.

**II. APPROVAL OF MINUTES**

A) Thursday, March 20, 2008 – Moved by Rich Bell and seconded by Debra Fritz. Carnahan had one correction: Page 2, paragraph 3, sixth sentence down: change chair to “chain” AYES (6) Bell, Carnahan, Chadbourne, Clinton, Cook, Fritz; NOES (0); Abstentions (3) Paulsen, Seils and Weaver; ABSENT/EXCUSED (2) Barton and Poulton.

**III. OTHER BUSINESS**

A) Discussion of NSAPIRC – Status of Recommendations and Board of Aldermen Review -

Information was sent to the Planning Board in the March 20<sup>th</sup> agenda. The Board of Aldermen held a worksession in February and on March 4<sup>th</sup> adopted a resolution for setting a schedule to respond to the recommendations. The Board of Aldermen is looking at the recommendations again on April 8, as well as exploring form-based zoning. James Carnahan made a presentation that he had prepared for the NSAPIRC Committee in November. The presentation outlined his VMU Corridor rezoning proposal and included details on zoning along arterial roads and examples of development standards, with photos from a variety of locations provided as illustrations. Carnahan noted that the existing VMU standards had many characteristics of form-based zoning. Carnahan also described global climate change and the particular impacts expected from the Carolina North development as reasons these ideas might be appropriate for Carrboro. Planning Board members discussed the presentation, several of them quite enthusiastically, and thanked Carnahan for sharing the information.

B) Upcoming LUO Amendment – Impervious Surface and Daycare Uses in VMUs: McGuire noted that she distributed the information for Planning Board members to identify any questions they would like to have addressed prior to the April 17<sup>th</sup> Planning Board meeting (at which time a formal recommendation would be sought) and the April 22, 2008 Public Hearing. She further noted that an analysis of the text amendment would be given at the April 17<sup>th</sup> meeting and noted that Scott Kovens from the Winmore Development/Kovens Construction was in attendance. Alena Callimanis, resident of the Camden subdivision, asked to address the board.

Callimanis spoke about the Bolin Creek area and erosion control. She stated that part of her concern arises from what she has seen when she walks the Bolin Creek area near the high school five times a week. Callimanis has noticed what the runoff is doing to Bolin Creek and has photographed the conditions of concern, which were

displayed and described for the Planning Board. Callimanis indicated that the stormwater impacts have been detrimental, that the Town has no jurisdiction over erosion control and is therefore not efficiently tracking what has been occurring in relation to this development, and expressed opposition to the idea of adding impervious surface to Winmore, partly because of the precedent that would be set for others seeking development approval.

Scott Kovens described the stormwater ponds at Winmore, stated that they work very well though they are mechanical and need to be maintained. Kovens said maintenance has been done and that the project has met with the Orange County officials every Wednesday to check on erosion control.

Planning Board members asked questions on the following (responses are provided in parentheses): dates of the photos (first rain this year, probably February); possibility of draining the pond (built to specifications, though establishing in grass has been difficult due to drought); pumping the water back to higher ponds for retreatment (may be difficult/impossible as it would require pumping through the site's stormwater system); eventual owners/maintainers of the system (Winmore Homeowner's Association); percentage of impervious surface (don't know presently since only applies to single family residential use area, but could try and calculate total for the site); impervious surface allocated to proposed daycare lot (very little or none as impervious surface was allocated from this lot to add to other single-family lots); total number of lots in Winmore (233); walk ability of proposed location (expected to be a pleasant walk and a nice destination in the woods); stormwater impacts to existing system from daycare (none; the daycare will need a new and separate stormwater system because it is on the opposite side of the creek from the rest of the development); number of parking spaces needed for daycare (staff will determine and share with PBoard); Winmore the first time VMU used (yes); will property be rezoned to allow daycare (daycare is a permissible use, so rezoning is not required. Impervious surface limitations prevent use of lot. Daycare uses in residential zones require a special use permit, so the applicant will need to ask the Board of Aldermen to modify the conditional use permit to allow a daycare. Modification of this type usually occurs without a public hearing)...

Opinions in support of and opposed to the proposal were offered by various members as well as observations on the extent to which the project would be walkable overall. For example, Cook noted that middle school and elementary school kids in the area do not walk because of the lack of safety and requirement to cross Homestead Road. School buses serve Camden and the Highlands. Chadbourne summarized several points: 1) No marginal impact from increasing impervious surface; 2) stormwater system would deal with any impact if there was under section 3; and 3) there are dramatic trip productions. Chadbourne indicated that this appears to be a net positive from the environmental perspective.

C) Other Matters – None.

**IV. ADJOURNMENT** – moved by Cook and unanimously approved at 9:46 PM.