



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, MAY 15, 2008

MEMBERS		GUESTS	STAFF
Matthew Barton	Debra Fritz	Lydia Lavelle	Marty Roupe
Rich Bell	Heidi Paulsen	Margie Brache	Thelma Paylor
James Carnahan	Susan Poulton	John Anderson	
David Clinton	Damon Seils	Jane Hamborsky	
Sharon Cook	Rose Warner		

**Absent: Seth Chadbourne**

**I. INTRODUCTIONS AND ADJUSTMENTS TO THE AGENDA** – Chairman Carnahan called the meeting to order at 7:30 PM and it was noted that Marty Roupe was filling in for Trish McGuire.

**II. APPROVAL OF MINUTES**

A) May 1, 2008 - moved by Sharon Cook and seconded by Heidi Paulsen as amended. Carnahan, Barton, and Bell and Warner abstained because of absence.

**III. OTHER BUSINESS**

A) LUO Map Amendment – 102 Center Street R-7.5 to B-2-CZ - Marty Roupe presented in the absence of Trish McGuire. He noted that the comments during public hearing on March 25 inspired LUO text amendment to establish conditional zoning request for owners (Center Street Preservation, LLC) to pursue that for 102 Center Street. The property moved from a general rezoning request to a conditional zoning request, a type of zoning district that is expected to be authorized by adoption of a text amendment establishing it that was reviewed by the PB on May 1<sup>st</sup>. Conditional zoning, though not quite as detailed a process as conditional use rezoning, requires that the owner specify conditions they are willing to accept as part of the rezoning. Conditions may be added by others, but only those that are mutually agreed upon by the applicant/owner and the governing body may be included in the action.

The owners/applicant have proposed that the conditions of this rezoning include limiting permitted use to : 1) within fully enclosed building, office serving clients on premises (use classification 3.110); 2) Within fully enclosed building, office attracting little or no client traffic (use classification 3.120); Bed and breakfast (use classification 34.200); and Home occupation (use classification 1.900).

There was a discussion of whether residential uses would continue to be permitted. Roupe confirmed that residential uses were permitted in the B-2. Jane Hamborsky, representing Center

1 Street Preservation, LLC (six owners), noted they were trying to keep it as historic as they could  
2 and the purpose for buying the house was to keep it as close to the original as possible; these  
3 owner are requesting the change to “light commercial” because they cannot afford to pay the  
4 mortgage as a residential rental property.  
5

6 There was a question of the difference between permitted uses numbered 1 and 2 (the first  
7 describes a situation like a small doctor’s office which may have several patients coming in  
8 throughout the day and the second one like an attorney’s office where only one or two clients may  
9 visit the office in the course of a day. Consequently, the traffic impact from the two uses is  
10 different).

11  
12 John Alderson added that he supports it. Poulton moved that the ordinance be amended for 102  
13 Center Street from R-7.5 to B-2-CZ. Roupe suggested adding single family residence as fifth  
14 permitted use.  
15

16 David Clinton seconded the motion that the Planning Board recommends that the Board of  
17 Aldermen approve the draft ordinance amending the zoning classification for the property known  
18 as 102 Center Street (TMBL 7.98.H.2) from R-7.5 (Residential, 7,500 square feet per dwelling  
19 unit) to B-2-CZ (Fringe Commercial – Conditional), with only the following uses permissible.  
20

- 21 1) Within fully enclosed building, office serving clients on premises (use classification
- 22 3.110)
- 23 2) Within fully enclosed building, office attracting little or no client traffic (use
- 24 classification 3.120)
- 25 3) Bed and breakfast (use classification 34.200)
- 26 4) Home occupation (use classification 1.900)
- 27 5) Residential use as an additional allowed use R-7.5 (Residential 7,500 sq. ft.)  
28

29 VOTE: AYES: (10) Matthew Barton, Rich Bell, James Carnahan, David Clinton, Sharon Cook,  
30 Debra Fritz, Heidi Paulsen, Susan Poulton, Damon Seils, and Rose Warner; NOES: (0);  
31 ABSENT/EXCUSED: (1) Seth Chadbourne; ABSTENTIONS: (0)  
32

33 Associated Findings  
34

35 By a unanimous show of hands, the Planning Board membership also indicated that no members  
36 have any financial interests that would pose a conflict of interest to the Board’s action on this  
37 amendment.  
38

39 Furthermore, the Planning Board of the Town of Carrboro finds that the amendment is reasonable  
40 and in the public interest because it is consistent with Carrboro Vision 2020, particularly policies  
41 2.0, 3.5, and 3.61 related to development, encouraging home businesses, and, establishing a  
42 balanced portrait of convenience.  
43

44 Motion in support of this finding was made by David Clinton and seconded by Heidi Paulsen.  
45

1 VOTE: AYES: (10) Matthew Barton, Rich Bell, James Carnahan, David Clinton, Sharon Cook,  
2 Debra Fritz, Heidi Paulsen, Susan Poulton, Damon Seils, and Rose Warner; NOES: (0);  
3 ABSENT/EXCUSED: (1) Seth Chadbourne; ABSTENTIONS: (0).  
4

5 Roupe asked Hamborsky if she and McGuire discussed and is it implicit in this that one of the  
6 conditions is retaining the house or could a future owner potentially tear down the house. She said  
7 she owns two other houses on that street and she could tear them down tomorrow; but it is not her  
8 intention to put them on the market or to tear them down. Further, she does not want to restrict  
9 this property any more than she has done already with R-7.5. Roupe noted the only place the town  
10 could slow such action is in a neighborhood preservation district or a historic district; not possible  
11 to stop such action.  
12

13 B) Summer Meeting Schedule/Summer Break: Rose Warner – gone July 13-14; August 7-18,  
14 2008;

15 Roupe noted there is a very good chance of one or more joint reviews for the first Thursday in  
16 August if the Planning Board would be available. Poulton; Carnahan, Fritz, Seils and Barton  
17 indicated their availability on 8/7/08 (noted that six members required, Chadbourne may also be  
18 available); All but Barton, Paulsen, and Seils indicated they would be available to meet on  
19 8/21/08. There was agreement to tentatively schedule Planning Board meetings for August 7<sup>th</sup> and  
20 August 21<sup>st</sup>.  
21

22 C) Peak Oil Resolution – Members discussed interest in the topic, possible areas of emphasis  
23 and/or local strategies to respond to pending reduced oil supplies, and seeing a draft resolution that  
24 was more specific to the Town. It was suggested that staff prepare some visionary goals (specific  
25 to Carrboro or any town of this size) for peak oil crisis for consideration, if possible, at the second  
26 meeting in June.  
27

28 **IV. ADJOURNMENT** – moved by Rich Bell and seconded by Susan Poulton and unanimously  
29 approved for adjournment at 8:22 PM.