



# TOWN OF CARRBORO PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

**THURSDAY, JUNE 19, 2008**

MEMBERS	GUESTS	STAFF
Matthew Barton	Jim Spencer	Trish McGuire
Rich Bell	Laura VanSant	Thelma Paylor
David Clinton	TAB	Adena Messinger
Debra Fritz	EAB	Randy Dodd
Heidi Paulsen	ESC	
Damon Seils	Alderman Haven-O'Donnell	

**PRESENT: CLINTON, PAULSEN, FRITZ, BARTON, BELL, AND SEILS**

**Absent:** James Carnahan, Seth Chadbourn, Sharon Cook, and Susan Poulton; Rose Warner

**I. INTRODUCTIONS AND ADJUSTMENTS TO THE AGENDA – meeting called to order at 7:05 PM by Heidi Paulsen. She noted that several looked over the minutes and Barfon moved for approval and seconded by Fritz (hold) Clinton to review Mins. prior to motion approval. Page 2, line 6 change the word “yes” to “no” regarding Leed certification.**

**II. APPROVAL OF MINUTES**

A) June 5, 2008 - Seils, Fritz

**III. OLD BUSINESS**

A) 120 Brewer Lane CU Rezone and CUP - information from James Carnahan (most is a recap of what he went over last meeting). Seils said his summary doesn't capture .. how closed off from the bike path area and he definitely want to talk about that. Paulsen support access on the west end; Seils said what he saw did not reflect the drawing they claimed to have; Paulsen said they had landscaping at this point; including walkway and bike path; Clinton said that is the kind of thing the Aldermen can work out a shared deal; which would be an equitable way of handling it. Clinton added he would like to guide the BALD a little bit and say “Perhaps, property shared by the property owner... ; Seils adding back the path on the northwest side... McGuire said she thinks there will be sidewalk access; more tying down; (see what Paulsen inserted); 1(b) discussion of trellis area and path there – bell & Barton (steps Recommend bringing trellis...and landscaping to mitigate (stair itself will break down the height)

Clinton spoke about the document that was distributed from him (this qualifies as a brownfield site); there has to be a paper on each point and his document is with the blessing of the US greenbuilding council

Barton – light producing reduction – text amendment and increased to two(2) reduce or change Clinton's to match the LUO; Barton asked to strike the whole item and rely on Carrboro; Clinton suggested striking from the project and not from the document and Barton agreed; Clinton suggested saving for another occasion; Barton renewable in 10 years or less; is parallel to their document.

39 Barton – The PB recommends to the Aldermen that the applicant shall comply with this listing  
40 except where Carrboro’s ...

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B) LUO Text Amendment – Mobile food vendors in certain districts: bell spoke of place making for these businesses “Johnnie’s is a beautiful place in the evenings with the taco truck, not worried that they will be overrun. Clinton moved to accept as written and seconded by Bell the PB rec the BALD accept the draft ordinance establishing mobile food vendors in certain districts as described in the proposed amendment ordinance. Ayes: 5; No (Debra Fritz)

50 Conflict of Interest: None; Unanimous. 3.61 and 3.62.

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C) LUO Text Amendment – Nutrient-reducing BMPs in developments: (15-263): Amendment to the stormwater management section of our ordinance – moved by Clinton and seconded by Barton that the PB accept the amendment to the LUo that nutrient-reducing BMP’s in development. In accordance to the amendment to section 1 (15-263) of the Carrboro LUo, section C(1). Unanimously approved.

60 Financial interest = none: Unanimously approved. Vision 2020 5.22, 5.23

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#### 68 **IV. JOINT REVIEW ITEMS**

69 A) **Courtesy Review – 300 E. Main Street** – 7:38 PM (Laura Vansant and formal review in  
70 August) looking forward to getting to the BALD at the end of the summer; brief data run down  
71 on some of the numbers, along with some of the uses planning on the site. Phase B on 300 E.  
72 Main (far western end of the tracks); parking structure and hotel bill will probably be the first  
73 thing on the site; parking deck will probably be the next thing; center bldgs are somewhat  
74 market driven; they feel this project is the embodiment of walkability within the town; site  
75 allows for true mixed use (retail, restaurants, hotel, bar, and parking structure). Maintaining  
76 the pedestrian plaza thru the site. Tried to tie the connectivity to (330,000 sq. feet in Phase B;  
77 843 parking spaces proposed in the deck; stormwater to be managed on site with underground  
78 cisterns and Stewart Engineering has worked with Sungate on the process. Hotel is a new  
79 thing, definitive on site., hotel is a great location (bldg will have 20,000 ft of retail on the  
80 ground level); pedestrian connectivity has been discussed with the 320 guys; solid waste folks  
81 were met with and they basically agreed as to how to handle solid waste. Importance of bldgs  
82 themselves.

83 Questions: TAB – plans of 320 and their stub-out were requested (autocad plan) that was in

84 the drawing that they received. She wanted to make sure that thing lined up as they said they  
85 did. Looking at their plans, dealing with a steep grade running east and west and they have  
86 dealt with it thru two tiers and would like to make sure they line up. (Drive in the back will be  
87 cut a little (details will have to be coordinated with them). Lloyd St., when people come out  
88 there is no stoplight there now, will pedestrians be forced to take a right? Barton – is there a  
89 sidewalk behind your rear bldg? No, heavy duty concrete paved surface Neighbor at 320 is  
90 proposing some commercial space on ground floor and it would be expected that people could  
91 walk around his ...

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93 Barton – vehicle flow and how it mixes with pedestrian flow; transient parkers for retailers; Laura  
94 responded and spoke about the surface parking lot

95 Randee Haven-O'Donnell – how cars get in and out of the deck – at grade entry; Rich Bell – parking  
96 issues and leasing access. About 67 surface parking spaces.

97 Recommendation: 1-5 (see Trish) cross off # 6 on James list (add aluminum plad/cladding) Provide 12  
98 bicycle spaces at the plaza level; Barton suggested 24 bikes; (bell suggested 1 bike space per unit for the  
99 residents and one dozen bike spaces at the plaza level; making a total of 69)

100 Support staff recommendation;

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102 REC

103 1(a) Walkway and bikepath from Libba Cotton bikepath from west end of property to plaza; coordinate  
104 with 300 East Main development

105 1(b) Extend portion of plaza to bringing trellis wall ... from bike path up to the plaza level extend a  
106 portion of plaza to form a landing down to the Libba Cotton bikeway code minimum with stairs and ...at  
107 trellis wall (to improve aesthetics along the bikepath)

108 2) applicant shall comply with this Green attached list except where exceeded

109 3)

110 4) ?

111 5)

112 6) Please Comply with description of materials

113 7) Provide a total of 69 bike spaces at the plaza level

114 8) The support all staff recommendations

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116 Barton moved, no discussion unanimously approved, Bell and Seils (?) seconded .

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118 The PB recommend the BALD approve the rezoning of (Trish) wrote this out: Moved by Clinton,  
119 seconded by Bell

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121 Associated Findings (copy) no financial interest (unanimous); 3.21 (1<sup>st</sup> 3 bullets apply; 3.23; 3.25; 3.28

122 Barton moved that Vision 20/20 items are justification for this project; seconded by Bell and unanimously  
123 approved.

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**V. ADJOURNMENT** - Clinton moved for adjournment at 10:05 PM.

Materials:

- a. Draft Minutes, June 5, 2008

Tentative Schedule for Upcoming Meetings:

August 7, 2008 – Joint Review of 300 E. Main Street and Claremont II

August 21, 2008 – Joint Review of Long Range Transportation Plan – Alternatives Analysis  
Draft resolution on peak oil

DRAFT