



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 19, 2009

MEMBERS		GUESTS	STAFF
Matthew Barton	Debra Fritz	Lydia Lavelle	Trish McGuire
Rich Bell	Heidi Paulsen	Trip Overholt	Thelma Paylor
James Carnahan	Susan Poulton	Steve Bergy	
David Clinton	Damon Seils	Alena Callimanis	
Sharon Cook	Rose Warner	David Shoup	

Absent/Excused: all present

- I. INTRODUCTIONS/AGENDA ADJUSTMENTS** - No adjustments. David Shoup was introduced as a Lake Hogan Farms resident and applicant for the open seat on the PB.
- II. APPROVAL OF MINUTES**

February 5, 2008 - Several edits were noted. Paulsen moved to accept minutes as amended and seconded by Clinton. The minutes were unanimously approved. Barton suggested emailing clerical errors in to staff; discussing only substantive edits in meetings.
- III. OLD BUSINESS**
 - A) Sustainable Neighborhoods Proposal** – Trip Overholt presented the broad view of what he believes it would take to have sustainable neighborhoods in this town and what it would take to do it. To fast track sustainability neighborhoods, he suggested funding a new position to expedite review of proposed neighborhoods meeting specific sustainability standards. These new standards would include: neighborhood and all new houses designed and built to LEED standards; harvest of all rainwater from every roof and associated reduction in water used by about 50 percent; solar hot water heating; inclusion of central open space in all neighborhoods; inclusion of neighborhood garden and other amenities like children’s play area and a clubhouse in all neighborhoods; houses restricted in size to 1400 sq. ft.. Overholt noted that in the neighborhood that he is planning right now, he plans to spend about 1.5 million dollars more because of all the green things that are to be included; town should increase the density of the tract, in consideration of the amount of impervious surface that would result. Overholt stated that the average home in Carrboro built in 2008 was 3200 sq. ft and cost about \$740,000. If the area of the home is reduced to 1400 sq. ft, you could get twice as many homes on the same impervious foot print of the average home. The communities would have to be within biking distance of the town center.

B) Discussion of Overholt Proposal

Q&A: How many sq. ft. of photo electric cells are needed on a roof? (Not known. PB estimate -, about 3,000 sq. feet; why focus on the town center? Isn't there a big point system in LEED, allowing you to select a variety of standards? PB member stated that there are a number of different categories, but some from all are needed to meet the LEED standards; do you know of any communities doing this? The density that is "grandfathered" in the trailer park is allowing the inclusion of so many green features as it is redeveloped. This proposal is envisioned as one that would make that same type of project possible elsewhere (i.e. green features = additional density); why hasn't Habitat for Humanity built any projects in Carrboro? (Several Habitat homes built in the 1980s, some discussion since then, though it is not known why HHOC has not pursued any Carrboro projects. Staff could invite Susan Levy, HHOC director to future meeting, if there is additional interest). Other comments were offered: loss of affordable housing, particularly to income levels traditionally served by trailer park; desire for green space outside homes, so that parents could watch children at play while fixing dinner, et cetera, inside the home; possibility of needing a subcommittee to work on follow-up to this proposal; possibility of turning over to Town Attorney, Mike Brough, for preparation.

Overholt replied that he had offered to sell trailers to residents, but that none were interested or able to afford the \$50,000 selling price (monthly mortgage payment of \$425.00).

C) Draft Sustainability Resolution – Discussion

Carnahan noted that he met with a member of the Board who was really in support of the resolution, but had suggested a few edits; including incorporating the concept of triple bottom line, and rephrasing so did not seem so dire. There was some discussion of the comments.

Rich Bell moved and Poulton seconded that the PB forward the revised language onto the other boards/commissions (EAB, TAB, ESC) and encourage them to share their comments for consideration by the Board of Aldermen on March 17th.

AYES: (10) Barton, Bell, Carnahan, Clinton, Cook, Fritz, Paulsen, Poulton, Seils and Warner;
NOES: (0); Abstentions: (0); Absent/Excused (0).

Carnahan asked that a member of the board present the resolution to the Board of Aldermen. Paulsen volunteered to do this. A brief discussion of revisiting initial work of green building subcommittee ensued, with the suggestion that the Planning Board look at these matters again.

Clinton also reported an upcoming teleconference of 1.5 hrs. scheduled for 1:00 PM EST on March 9, 2009 at resourcegovernment.net "**Current Trends in Transit-Oriented Development**". The cost is \$219.00. McGuire replied that the Planning Board had a small budget that could be used for such purposes (\$350 left of annual \$700 allocation). Several other suggestions: PB evaluating and deciding upon its most urgent need(s), per the short list on the front of each agenda; looking to graduate libraries at UNC for resources. Barton suggested that everyone look on the net and see what they think about the webinar.

D) Goddard School Concept Plan – PB members discussed the comments from the February 5, 2009 meeting and asked the following questions: why wouldn't we just recommend the same set of criteria that Clinton submitted to us before? PB members agreed with this concept. Steve Bergy, owner of property abutting the proposed site, expressed some

concerns about turning the building in such a way that increased impacts to Camden residents. The need for a traffic impact study was noted.

Barton shared a list of possible concept plan comments, offered, and accepted edits and additions.

Poulton moved and Clinton seconded that the PB offers the following comments on the concept plan for the Goddard School at Winmore:

- 1. Provide a covered area for at least one (1) bicycle rack and a shower and changing area in the building for bicyclists; consider additional bicycle racks as well.**
- 2. Orient the building to maximize and control daylighting and include the Planning Board's Sustainable and Green building Features.**
- 3. Select a more appropriate architectural design. Consider large windows, less roof volume and appropriate roof overhangs, siting the building so that the long axis runs east – to-west on the site, with the parking located on the south side and the playgrounds to the north. Consider also integrating playground shading areas into the building's architecture.**
- 4. Provide scholarship assistance to ensure diverse representation of socio-economic status.**
- 5. Keep neighbors informed of all plans, permits, and construction timetables, and provide staff copies of all comments received from the neighbors/public.**
- 6. Provide a traffic impact analysis that includes information on trip generation especially during the peak travel times for Chapel Hill High School.**

AYES: (10) Barton, Bell, Carnahan, Clinton, Cook, Fritz, Paulsen, Poulton, Seils and Warner;
NOES: (0); Abstentions: (0); Absent/Excused (0).

E) Comprehensive Bicycle Master Plan – Recommendation. There was a brief discussion of the plan and earlier comments offered by the PB.

Rich Bell moved and Heidi Paulsen seconded that the Planning Board expresses appreciation for those who developed the Comprehensive Bicycle Master Plan and its full support for the plan. The Planning Board makes the following additional recommendations:

1. Creation of a sharrow north of Estes Drive Ext. heading north on Greensboro.
2. Creation of appropriate pavement markings to guide cyclists to a safe position as they cross Estes Drive/Ext. at Greensboro.
3. Addition of clarifying language about the location and type of bicycle facilities on Smith Level Road.
4. Adoption of a sense of urgency about the need for coordination among Carrboro, Chapel Hill, Orange County, and DOT in planning for Homestead and Eubanks.
5. Efforts by the town to seek additional sources of funds for bicycle facilities.

AYES: (10) Barton, Bell, Carnahan, Clinton, Cook, Fritz, Paulsen, Poulton, Seils and Warner;
NOES: (0); Abstentions: (0); Absent/Excused (0).

F) Homestead Task Force Proposal – Discussion. Cook described an interest in this topic and offered the following for the PB's consideration:

- 1) It seems that it may be necessary to introduce a Land Use Ordinance that requires pedestrian/bike connectivity stub-outs in new communities much like the current road

connectivity ordinances. If Carrboro is to reach our stated goal of pedestrian and bicycle connectivity throughout the community, we need to make it clear to developers at the conceptual plan stage that such stub-outs are expected. I was especially concerned that there had been no thought to how residents of Claremont would walk and bike to the schools and the Carrboro soccer fields and tennis courts that are shared with Smith Middle School.

2) It also seems that we are in need of a dedicated "Homestead Road Task Force" to study and make recommendations about our goals for the corridor as developments continue to come forward. This should include the full length of Homestead from Old 86 to Martin Luther King, Jr. Blvd. and involve Carrboro, Chapel Hill and Orange County representatives.

PB members discussed the need for safe pedestrian and bicycle facilities and the status of the review of NSAPIRC recommendations, as they related to this stretch of roadway. Staff noted that the Claremont project includes sidewalks, and that TIP Priority List includes improving Homestead Road with bike lanes. Barton requested that Cook rewrite her recommendations and bring back to the next meeting. Cook agreed to bring it back to the March 5, 2009 meeting.

IV. OTHER BUSINESS

Presentation of the Green house gas emissions Inventory next Wednesday evening, February 25th, 8:47 p.m., at the Southern Human Services Center.

V. ADJOURNMENT – The meeting adjourned at 10:04 PM.