



TOWN OF CARRBORO

PLANNING BOARD

**Town Hall Board Room, 301 West Main Street,
Carrboro, North Carolina 27510**

THURSDAY, FEBRUARY 21, 2019

MEMBERS		GUESTS	STAFF
Tom Tiemann	Rachel Gaylord-Miles	Cooper Norris, UNC Law Student	Tina Moon
Catherine Adamson	Susan Poulton		Marsha Pate
David Clinton	Andrew Whittemore		
Braxton Foushee	Blake Rosser		
Jaye Meyer			

Board Liaison: Barbara Foushee

Absent/Excused: Kerri Petrin, Anise Vance

Chair, Tom Tiemann opened the meeting at 7:35.

I. AGENDA ADJUSTMENTS

None.

II. APPROVAL OF MINUTES

Whittemore made a motion to approve the minutes; Meyer seconded the motion. The Planning Board voted unanimously to approve the February 7, 2019 meeting minutes.

III. OTHER MATTERS

Concept Plan Lloyd Farm Consideration

The Planning Board discussed the concept plan and compared it with the illustrative plan adopted as part of the conditional rezoning. Members noted small but significant difference between the two plans and expressed concern with the following aspects of the concept plan:

- Suggestions were explored regarding the positioning of the Harris Teeter anchor store and how it might be better integrated into the development.
- The Harris Teeter anchor store appeared to be closer to Old Fayetteville Road, reducing the distance between the store and the right-of-way which had been shown as an area for landscaping—to screening the back of the store, loading dock and associated service activities.
- The architectural articulation of the Harris Teeter should be applied to the visible elevations.
- The connection between the event parking area and the main parking area seems to have been lost.

- 1 • Members also discussed the configuration of the various components of the event lawn, how
2 it would function, and how it might be improved.
3

4 Adamson motioned the final recommendation to include the following points, Foushee seconded
5 the motion.
6

- 7 • The distance between the Harris Teeter and Old Fayetteville Road should be increased to
8 provide sufficient space for enhanced screening.
9 • Flip the footprint of the Harris Teeter in order to move the loading dock and establish more
10 room for screening along Old Fayetteville Road.
11 • Relocate the trash compactor to the (north) end of the building and completely screen it with
12 a brick wall on the north and east sides.
13 • Add a tall brick wall in addition to trees to better screen the rear elevation of Harris Teeter
14 from Old Fayetteville Road.
15 • Provide architectural detailing on additional elevations--at least the north and south walls.
16 • The south side of the Harris Teeter should feature architectural detail matching the front of
17 the building and it should include a separate entrance for the Starbucks and pharmacy (as
18 previously done at the Meadowmont Harris Teeter).
19 • Reconnect the large parking lot and the smaller one to the south as shown as the original
20 illustrative plan.
21 • The tree screening between the event space and NC 54 will be sufficient to make that space a
22 useful venue.
23 • The Planning Board supports the construction of a left turn directly into Lloyd's Farm onto
24 NC 54 west and urges the developers and the town to work with NCDOT on this matter.
25

26
27 **VOTE:**

28 AYES: (6) Meyer, Gaylord-Miles, Whittemore, Tiemann, Poulton, Clinton

29 NOES: (1) Rosser

30 ABSENT/EXCUSED: (2) Petrin, Vance

31 ABSTENTIONS: (0)

32 VOTE:
33

34
35 **Final Meeting of Blake Rosser**

36 Rosser thanked the Planning Board and the staff for the experience and time well spent serving
37 the community.
38

39 **IV. ADJOURNMENT**

40 Poulton motioned to adjourn the meeting; Foushee seconded the motion. The February 21, 2019
41 Planning Board meeting adjourned at 9:00 pm.