



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, MARCH 7, 2019

MEMBERS		GUESTS	STAFF
Catherine Adamson	David Clinton		Tina Moon
Tom Tiemann	Jaye Meyer		Marty Roupe
Braxton Foushee	Susan Poulton		Jeff Kleaveland
			James Thomas
			Marsha Pate
			Laura Janway
			Zach Hallock

Board Liaison: Barbara Foushee, Bethany Chaney, Damon Seils, Sammy Slade

Absent/Excused: Anise Vance, Kerri Petrin, Andrew Whittemore, Rachel Gaylord-Miles

Chair, Catherine Adamson opened the meeting at 7:35 and facilitated.

I. AGENDA ADJUSTMENTS

Immediate discussion of February 21 minutes.

David Clinton motioned the postpone approvals of the minutes; Adamson seconded the motion. The Planning Board voted unanimously to delay the February 21, 2019 approval of minutes until a detailed review on March 21, 2019. Specifically, the minutes do not best capture the discussion and how the resulting draft letter of recommendation was formulated for the contractor.

II. APPROVAL OF MINUTES

Postponed until March 21, 2019.

III. JOINT REVIEW ITEMS

Review of Preliminary Draft Ordinance & Master Plan for Site Specific, Flexible Zoning District at Old NC 86/Eubanks Road

Tina Moon presented the item, providing an overview of the preliminary draft ordinance and graphic illustrations prepared as part of the application to rezone twenty-six plus acres located at the northeast corner of Old NC 86 and Eubanks Road to a FLX district focusing on the background and the process of the project. Marty Roupe answered questions relating to the project and process. Jeff Kleaveland addressed common threads of recent zoning studies. Alderman Bethany Chaney presented information regarding the thought process behind the proposal.

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2 **Questions and comments focused on the following:**

- 3 · The need for more input from the surrounding community
4 · Traffic concerns with consideration of the foot traffic from the school on Eubanks
5 and the road use/volume on Old 86.
6 Environmental concerns specifically regarding wetlands with request for more
7 information from environmental impact studies
8 · The viability of the mixed use subdivision in a RR-zoned district
9 · Input from both DOT and EPA which may need to be broader
10 · How “multi-use” is defined regarding various, residential alternatives such as
11 senior living, child care, outdoor community space, and commercial space
12 · The role of the Board of Alderman to help facilitate the customization of the
13 project to fit the needs of the community
14 · FLX ramifications for the project with the new ordinance defined at the finality
15 · Comparisons of conditional use zoning vs FLX use project and how it relates to
16 capturing the “spirit” of the project with input from the community on the from
17 end
18 · Comparisons of FLX to a “FORM based” initiative
19 · The role of the Town of Carrboro staff in the FLX process regarding oversight
20 within the framework in this quasi-judicial and legislative environment
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22 *The Joint Review portion of the meeting ended at 8:15.*

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24 Further discussions and considerations included:

- 25
26 · Traffic must be considered due to the density of the project
27 · Intent and desires of the Zin family and the conflict with concept
28 · Comparisons to Governor’s Club subdivision in Chapel Hill with pros and cons
29 ○ Property cannot have an exit from 86
30 ○ Density of Residential vs commercial
31 ○ Traffic issues in general
32 · Preliminary works of the DOT and the inclusion of a round-about
33 · Concept/ Interconnectivity to be addressed in the next meeting
34 · Consideration of a subcommittee
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36 **A) ADJOURNMENT**

37 David Clinton motioned to adjourn the meeting; Tom Tiemann seconded the motion. The
38 March 7, 2019 Planning Board meeting adjourned at 9:20 pm.
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