



TOWN OF CARRBORO  
PLANNING BOARD

301 W. Main Street, Carrboro, North Carolina 27510

THURSDAY, MARCH 21, 2019

MEMBERS		GUESTS	STAFF
Catherine Adamson	Susan Poulton	Chris Rogers	Tina Moon
Braxton Foushee	Andrew Whittemore		Marsha Pate
David Clinton			

Board Liaison: Barbara Foushee

Absent/Excused: Jaye Meyer, Rachel Gaylord-Miles, Anise Vance, Kerri Petrin

Chair, Catherine Adamson opened meeting at 7:40 p.m.

**I. WELCOME/AGENDA ADJUSTMENTS**

No adjustments to the agenda.

Members welcomed Chris Rogers to the meeting. Roger has submitted an application for membership on the Planning Board.

Moon provided a couple of quick announcements. Trish McGuire will be providing the Board of Aldermen with an update on the comprehensive planning effort at the March 26<sup>th</sup> meeting. The Planning Board will be heavily involved in the comprehensive plan and members may wish to attend the meeting to hear the discussion.

The annual advisory board recognition dinner will be held on Thursday, April 25, 2019 at 6:00 pm at the Century Center. Advisory board chairs have been asked to put together a brief (no more than five minutes) presentation about their respective boards and activities to share at the dinner.

A walkabout for the site of the FLX district has been scheduled for Thursday, April 4 at 8:30 a.m. Members are encouraged to carpool.

**II. APPROVAL OF MINUTES**

Clinton moved to approve the February 21 minutes; Foushee seconded the motion. The vote was unanimous: AYES (5) Clinton, Foushee, Adamson, Poulton, Whittemore; NOES (0); ABSENT/EXCUSED (4) Meyer, Gaylord-Miles, Vance, Petrin; ABSTAINED (0).

1 Clinton motioned to approve the March 7 minutes; Poulton seconded the motion. VOTE:  
2 AYES (5) Clinton, Foushee, Adamson, Poulton, Whittemore; NOES (0);  
3 ABSENT/EXCUSED (4) Meyer, Gaylord-Miles, Vance, Petrin; ABSTAINED (0).

4 The February 21, and March 7, 2019 Planning Board minutes were approved.  
5

6 **III. OTHER MATTERS**

7 **A) Finalize Comments on Lloyd Farm CUP Concept Plan**

8 The Planning Board reviewed minutes and the draft comments on the Lloyd Farm concept  
9 plan and noted sections in the language for the comments where the language needed to be  
10 clearer. Clinton reiterated his key points and Adamson worked to refine the text to more  
11 fully capture his intent and address other elements of the proposal that the board felt could  
12 be improved. Adamson motioned the following comments, seconded by Foushee:  
13

14 The Planning Board is still disappointed with the unimaginative design presented  
15 for the Shops at Lloyd’s Farm on February 7, 2019. With the exception of the  
16 Harris Teeter, the buildings do make a reasonable attempt at capturing the  
17 “Carrboro vernacular”, and are varied in height and material, and are a great  
18 improvement over Carrboro Plaza, but the layout is no better than the neighboring  
19 shopping center.  
20

21 The Planning Board is concerned about small but significant differences between  
22 the illustrative plan and the plan presented on the 7<sup>th</sup>, as well as a number of other  
23 issues.  
24

25 The distance between the Harris Teeter and Old Fayetteville Road should be  
26 increased to provide sufficient space for enhanced screening. The footprint of the  
27 Harris Teeter should be flipped in order to move the loading dock and establish  
28 more room for screening along Old Fayetteville Road. Both trees and a tall brick  
29 wall are suggested to better screen the rear elevation of the Harris Teeter from Old  
30 Fayetteville Road.  
31

32 We recommend that the trash compactor be relocated to the north end of the  
33 building and completely screened with a brick wall on the north and east sides.  
34

35 It is a condition of the rezoning that all four sides of the Harris Teeter feature  
36 architectural detail – currently only the front elevation shows adequate detail.  
37 Please provide architectural detailing on the other walls. The south side of the  
38 Harris Teeter should feature architectural detail matching the front of the building  
39 and it should include a separate entrance for the Starbucks and pharmacy (as was  
40 done at the Meadowmont Harris Teeter).  
41

42 We wish to see the connection between the large parking lot and the smaller one to  
43 the south restored to the configuration shown on the original illustrative plan.  
44

45 The Planning Board is concerned that the tree screening between the event space  
46 and NC 54 will not be sufficient to make that space a useful venue.

1  
2  
3  
4  
5 Finally, the Planning Board supports road construction that will allow a left turn  
6 directly from NC54 West into Lloyd's Farm and urges the developers and the town  
7 to work with NCDOT on this matter.  
8

9 VOTE: AYES (5) Clinton, Foushee, Adamson, Poulton, Whittemore;  
10 NOES (0);  
11 ABSENT/EXCUSED (4) Meyer, Gaylord-Miles, Vance, Petrin;  
12 ABSTAINED (0).  
13

14 **B) Review Preliminary Draft Ordinance & Master Plan for Site, Specific, Flexible**  
15 **Zoning District at Old NC 86 and Eubanks Road.**  
16

17 Clinton picked up the discussion from where it was left at the previous meeting and  
18 summarized his thoughts on the draft master site plan. His focus was to modify the  
19 alignment of the single-family residential use area, or pod, to open up the center of the  
20 site more. The change would allow the multifamily use area and mixed-use area to  
21 connect with open space, bike and pedestrian facilities Adamson noted that an image  
22 would be helpful to visualize the recommendation, so Clinton created a simplified site  
23 plan illustrating this suggestions for better interconnectivity and share, central open  
24 space. Members began outlining their recommendation for consideration at the  
25 meeting in April.  
26

27 **V. ADJOURNMENT**

28 Motion made by Braxton and seconded by Susan to close the Planning Board meeting.  
29 The Planning Board meeting was adjourned at 9.23 p.m.