



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, JUNE 6, 2019 JOINT REVIEW

MEMBERS		GUESTS		STAFF	
David Clinton		Al Bowers		Tina Moon	
Braxton Foushee		Chris Baldwin		Laura Janway	
Catherine Fray		Jim Spencer, Spencer Architects		Zachary Hallock	
Jaye Meyer		Heather Ferrell, Spencer Architects		Marsha Pate	
Susan Poulton					
Andrew Whittemore		Wayne Hodges			

Board Liaison: Barbara Foushee, Sammy Slade, Damon Seils

Absent/Excused: Rachel Gaylord-Miles

I. WELCOME/AGENDA ADJUSTMENTS

No adjustments to the agenda

II. JOINT REVIEW ITEMS

A) Upcoming Meetings

Moon provided announcements regarding the summer schedule and the possible need for a meeting on either August 15th or 22nd. Board members were requested to inform staff of availability to determine quorums.

B) Review of Concept Plan 401 East Main Street CUP

Moon introduced the project architect, Jim Spencer who made the presentation. The slide show included history of the property and new business and the proposed changes to the building and the site. The proposal incorporates the use of satellite parking so that restaurant can incorporate the whole yard area as part of the venue. Changes would include the construction of a new small structure building for an oyster bar/shack, a small platform area that can be used for outdoor seating or for a stage for performances (as approved by the town) for the Carrboro Music Festival and other events, and improved fencing. The fence is intended to define the interior space within the lot, provide improved safety by keeping patron from darting in and out of the property near the street and sidewalk and to ensure that the sidewalk can be enhanced for pedestrians. Stormwater will be adequately addressed and vegetation will include additional trees to provide appropriate shading.

1 Comments included requests for attention to the width of the sidewalk to ensure walkability,
2 attractive and secure fencing for the customers, sensitivity to the noise level within the venue in
3 respect for surrounding neighborhoods, and sufficient shading.
4

5 **C) Review of draft LUO Text/Town Code Amendment relating to Advisory Boards**

6 Moon presented the proposed amendments to the text of the Land Use Ordinance and Town Code
7 relating to the Appearance Commission, the Environmental Advisory Board and the
8 Transportation Advisory Board and Safe Routes to School Implementation Committee. A member
9 of the EAB asked about the proposed changes to that the commission regarding work on the
10 climate action plans. Moon noted that the current description of the EAB's purpose and duties
11 includes climate protection and resiliency as well as related topics such as energy conservation,
12 solar energy, groundwater, natural resources, and other areas.
13

14 *The Joint Review portion of the meeting ended at 8:15 PM.*
15

16 **III. APPROVAL OF MINUTES**

17 Clinton moved to approve the May 16th minutes; Poulton seconded the motion. The vote was
18 unanimous: AYES (6) Clinton, Fray, Foushee, Meyer, Poulton, and Whittemore.
19

20 **IV. OTHER MATTERS**

21 **A) Propose of draft Map Amendment for Historic Rogers Road Neighborhood**

22 Moon made the staff presentation for the proposed map amendment and summarized the
23 background of the associated text amendments and collaborative effort of the towns of Carrboro,
24 Chapel Hill and consultants, and the "Rogers Road: Mapping our Community's Future" report.
25 The rezoning effort is intended to apply to whole Historic Rogers Road neighborhood which
26 includes property in both Carrboro and Chapel Hill; (both jurisdictions are preparing amendments
27 to their respective zoning regulations and zoning map). If adopted, the thirty parcels in
28 Carrboro's jurisdiction would be rezoned to one of two new zoning districts: Historic Rogers
29 Road-Residential (HR-R) and Historic Rogers Road-Mixed Use (HR-MU), more specifically,
30 twenty-two properties would be rezoned from Rural Residential (RR) to HR-R and eight
31 properties from RR to HR-MU.
32

33 Discussion included concerns about the positioning of the commercial/mixed use areas and the
34 potential effect development could have on properties in the Highland Meadows subdivision,
35 located along the east side of Tallyho Trail (RR) that back up to the Rogers Road properties that
36 would be rezoned to HR-MU. Comments from Wayne Hodges, a resident on Tallyho Trail
37 whose property backs up to the Historical Rogers Road neighborhood, presented images of
38 stormwater runoff and flooding on his property and expressed concern that increased
39 development would lead to increase flooding and likely have it will have a negative impact on his
40 property.
41

42 Motion was made by Foushee and seconded by Meyer that the Planning Board of the Town of
43 Carrboro recommends that the Board of Aldermen approve the draft ordinance with the following
44 suggested alterations:
45

46 The Board supports the opportunity presented by HR-MU zoning for the Historic Rogers Road
47 neighborhood. It will enable property owners and residents to pursue new economic opportunities
48 that will stabilize the neighborhood as infrastructure improvements occur in the area. We have
49 concerns about development in this area contributing to stormwater runoff but recognize that a
50 map amendment is not the appropriate time to consider these issues. Our concern remains that we

1 are treating one property owner (Buddha LLC) differently from owners of similarly situated
2 properties. Furthermore, the properties currently selected for HR-MU are not contiguous with the
3 similarly zoned properties across Rogers Road in Chapel Hill. As an alternative, we recommend
4 either rezoning all of the Carrboro parcels within the Historic Rogers Road neighborhood for
5 MU, or considering parcels to the southwest, across from Purefoy and Rusch Roads.

6
7 **VOTE:**

8 AYES: (6) Clinton, Fray, Foushee, Meyer, Poulton, Whittemore

9 NOES: (0)

10 ABSTENTIONS: (0)

11 ABSENT/EXCUSED: (1) Gaylord-Miles

12
13 **Associated Findings**

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15 By a unanimous show of hands, the Planning Board membership indicated that no members have
16 any financial interests that would pose a conflict of interest to the adoption of this amendment.

17
18 Motion was made by Meyer and seconded by Foushee that the Planning Board of the Town of
19 Carrboro finds the proposed map amendment, is consistent with the provisions in *Carrboro*
20 *Vision2020* to promote diverse housing options with regard to type and size, the *Facilitated Small*
21 *Area Plan for Carrboro's Northern Study Area* to allow for opportunities for commercial uses at a
22 community-scale, and the four principles of the "Rogers Road: Mapping our Community's Future"
23 report.

24
25 Furthermore, the Planning Board of the Town of Carrboro finds the proposed map amendment,
26 prepared in response to a community initiative with considerable public input from the residents it
27 is intended to serve is in the public interest.

28
29 **VOTE:**

30 AYES: (6) Clinton, Fray, Foushee, Meyer, Poulton, Whittemore

31 NOES: (0)

32 ABSTENTIONS: (0)

33 ABSENT/EXCUSED: (1) Gaylord-Miles

34
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36 **B) Review of Concept Plan 401 East Main Street CUP**

37 Planning Board members expressed support for the project citing its potential to create a
38 welcoming entrance to Carrboro with complimentary visual appeal and improvements to the
39 awkward surface parking and sidewalks.

40
41 Poulton motioned and Foushee seconded the following comments:

42 The Planning Board is very pleased with the concept plan for 401 East Main Street. It creates a
43 welcoming entrance to Carrboro and an expansion of the visible community space of the town.
44 The relocation of the parking reclaims space on a small lot for increased pedestrian and bike
45 activity, and should serve as a model for future infill and redevelopment projects in Carrboro.

46
47 We do have some concerns about potential amplified music during evening and weekend hours
48 because of the close proximity of neighbors, but we feel certain this will be adequately addressed
49 during the CUP process.

1 **VOTE:**

2 AYES: (6) Clinton, Foushee, Fray, Meyer, Poulton and Whittemore.

3 NOES: (0)

4 ABSTENTIONS: (0)

5 ABSENT/EXCUSED: (1) Gaylord-Miles

6
7
8 **C) Review of draft LUO Text/Town Code Amendment relating to Advisory Boards**

9 The Planning Board discussed the proposed amendments, supporting the ordinance.

10
11 Motion was made by Meyer and seconded by Foushee that the Planning Board of the Town of
12 Carrboro recommends that the Board of Aldermen approve the draft ordinance relating to
13 Advisory Boards.

14
15 **VOTE:**

16 AYES: (6) Clinton, Foushee, Fray, Meyer, Poulton and Whittemore.

17 NOES: (0)

18 ABSTENTIONS: (0)

19 ABSENT/EXCUSED: (1) Gaylord-Miles

20
21 Associated Findings

22 By a unanimous show of hands, the Planning Board membership indicated that no members have
23 any financial interests that would pose a conflict of interest to the adoption of this amendment.

24
25 The Planning Board of the Town of Carrboro also finds that the proposed text amendment is
26 consistent with Carrboro Vision 2020 in that it provides opportunities for community input.

27
28 Motion was made by Meyer and seconded by Foushee that the Planning Board finds that the
29 proposed text amendment promotes efficient and effective government which is in the public
30 interest.

31
32 **VOTE:**

33 AYES: (6) Clinton, Foushee, Fray, Meyer, Poulton and Whittemore.

34 NOES: (0)

35 ABSTENTIONS: (0)

36 ABSENT/EXCUSED: (1) Gaylord-Miles

37
38
39 **V. ADJOURNMENT**

40 Poulton motioned to adjourn the meeting; Clinton seconded the motion. The June 6, 2019
41 Planning Board meeting adjourned at 9:45 pm.