



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

SEPTEMBER 5, 2019

MEMBERS	GUESTS	STAFF
Catherine Fray	Adam Zinn, Builder	Tina Moon
David Clinton	Omar Zinn, Builder	Marsha Pate
Braxton Foushee		Zachary Hallock
Susan Poulton		Laura Janway
Christopher Rogers		Jeff Kleaveland
Rasam Tooloee		Marty Roupe
Andrew Whittemore		James Thomas

Board Liaison: Barbara Foushee, Bethany Chaney, Alderman

Absent/Excused: Jaye Meyer, Rachel Gaylord-Miles

I. WELCOME & AGENDA ADJUSTMENTS

Catherine Fray opened the meeting at 7:35 PM, welcoming all.

There were no adjustments to the agenda. Moon noted that a recent mailing regarding drop-in sessions for the FLX district indicated that the proposal would be discussed at the September joint review meeting. The joint review discussion and public hearing have been rescheduled for October.

II. JOINT REVIEW ITEMS

Kentfield AIS Conditional use Permit

James Thomas, a member of the zoning staff, presented the overall details of the project and referenced the staff report in the boards' packets. The public hearing has been set for September 17, 2019. Thomas reviewed the proposal and noted that certain elements of the project had been determined as part of a conditional rezoning. The language in staff's condition #5 for the CUP reflected discussion at the public hearing for the rezoning relating to the topic of connectivity, and whether the main north-south street in Kentfield would be constructed to Town standards to provide a full connection to Wyndham Drive. Marty Roupe provided additional background from the rezoning to explain the specific wording in the condition from the rezoning and the draft condition in the CUP which describes the use of bollards to limit the connection to emergency vehicles. Construction of the full connection is necessary to comply with LUO requirements, but bollards can be installed to limit access to emergency vehicles.

Aldermen Chaney provided a short summary of the Board's discussion of the connection and the use of bollards, noting that the wording in the rezoning conditions was to not to require the

1 installation of bollards but rather to allow the installation of bollards at Wyndham Drive during
2 the conditional use permit process, if desired; public safety was identified as a reason for the
3 bollards.

4
5 Roupe spoke to the recreation points and noted the applicant's request that the walkway be
6 consider a recreation facility and contribute to the point requirement for the project
7

8 Roupe provided explanation regarding the term "size limited" in relation to affordable housing
9 goals. While it is a Town's policy goal to have 15-percent affordable housing in residential
10 developments, it is not a requirement. Another approach toward achieving more affordable units
11 is by way of diversity of housing sizes, and particularly smaller housing or "size limited" housing
12 as defined in Section 15-188(j) of the LUO.
13

14 Omar Zinn, project developer provided a short presentation, and compared the Kentfield project
15 with the Claremont project to the east, particularly as it related to the use of bollards to limit a
16 full vehicular connection. Zinn spoke in detail about the recreation facility requirements and
17 open space. He discussed his experience with affordable housing and explained his incorporation
18 of size-limited housing for this project rather than true affordable housing.
19

20 Questions from the advisory boards and members of the public focused on the design of the
21 recreation facilities/space, the anticipated size, price point and target market for the homes, the
22 inclusion of a HOA, the pedestrian network and connections with an emphasis on safety, and the
23 inclusion of bus service. Zinn responded to the concerns for the inclusion of housing available
24 for citizens below the average income, and the use of tree screening at the project boundary.
25 Community input expressed support for the walking trail loop and the permanent use of bollards
26 to limit traffic and safety concerns.
27

28 *The Joint Review portion of the meeting ended at 8:20 PM.*
29

30 **III. APPROVAL OF MINUTES**

31 **A) June 6, 2019**

32 Foushee moved to approve the minutes; Whittemore seconded the motion.

33 **VOTE:** AYES (7), Fray, Clinton, Foushee, Poulton, Rogers, Tooloee, Whittemore; **NOES** (0);

34 **ABSENT/EXCUSED** (2) Meyer, Gaylord-Miles. The June 6, 2019 Planning Board minutes
35 were approved.
36

37 **IV. OTHER MATTERS**

38 Fray led the members and staff with a brief, get-to-know you discussion for new members.
39

40 **A) Planning Board Duties & Training**

41 Staff provided a brief tutorial presentation on the Planning Board's duties and the types of
42 decisions subject to their review and comments. Opportunities for questions and discussion were
43 provided.
44

45 **B) Kentfield AIS Conditional Use Permit**

46 Planning Board members discussed the connectivity policy and the use of bollards at the end of
47 the main north-south street in the project. Roupe noted the Town's policy and the interest to
48 have roads constructed to Town standards for public streets as well as the interest of some

1 residents to limit access by the use of bollards; and he noted that the bollards could be removed at
2 some future time. Discussion focused on public safety, efficient public services such as
3 trash/recycling pick up as well as the interest of existing residents along Wyndham Drive for
4 low-traffic streets. After discussion, Planning Board members voiced support of the following
5 recommendation:
6

7 The Planning Board recommends that the Board of Alderman approve the CUP with the staff
8 recommended conditions, with one amendment. We recommend that the Board adopt an
9 additional condition clarifying when the bollards are to be raised and when they are to be
10 removed. While we acknowledge the concerns of the neighbors, we would prefer that the
11 bollards are not installed at all because it is established policy of the town to create connectivity
12 between existing and new subdivisions. This policy is in the public interest because it disperses
13 traffic, discourages the segregation of neighborhoods from each other, discourages funneling
14 traffic onto collector roads, allows better access for emergency vehicles, decreases the distances
15 that cars have to travel and thus reduces the release of greenhouse gases, allows for people to
16 take more trips by foot or bicycle. We would like to draw your attention to Provision 4.12 of
17 Vision 2020, which states “the town should continue to implement its connector roads policy.” In
18 short, it is in the interests of public health and safety to continue this policy, and therefore
19 regrettable that the board has let this policy erode on a number of occasions. The Board should
20 not incorporate bollards into conditional rezonings in the future.
21

22 Secondly, we recommend that the CUP establish that the walking trail should connect all the way
23 up to the sidewalk on Homestead. This will allow for pedestrians and bicyclists to make
24 connections to the greenway through Claremont.
25

26 Finally, we acknowledge that the applicant has met the requirements of the Land Use Ordinance
27 in regards to smaller homes, but we once again regret that there is as of yet no affordable housing
28 planned for the site. We believe that the spirit of the ordinance was to make new housing more
29 affordable, but because wages in the area have not kept pace with the cost of housing of all sizes,
30 the board needs to make an extra effort to ensure affordability.
31

32 Clinton motioned approval; Poulton seconded the motion.
33

34 **VOTE:**

35 AYES: (7) Clinton, Foushee, Fray, Poulton, Rogers, Tooloe, Whittemore; NOES: (0);

36 ABSTENTIONS: (0); ABSENT/EXCUSED: (2) Gaylord-Miles, Meyer
37

38 **V. ADJOURNMENT**

39 Upon unanimous consensus, the Planning Board meeting for September 5, 2019 was adjourned at
40 10:14 PM.