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TOWN OF CARRBORO

PLANNING BOARD JOINT ADVISORY MEETING

301 West Main Street, Carrboro, North Carolina 27510

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**JANUARY 6, 2022 -- REMOTE MEETING**

MEMBERS	APPLICANT	STAFF
Rachel Gaylord-Miles, Chair	George Retschle, BAPA Engineering	Tina Moon
Braxton Foushee, Vice Chair	Shane Herman, BAPA Engineering	Marty Roupe
Elmira Mangum, Vice Chair	Thurm Bowen, K.B. Homes	James Thomas
Catherine Fray	Roman Acosta, K.B. Homes	Laura Janway
Susan Poulton		Zach Hallock
Bruce Sinclair		Marsha Pate
		Anne-Marie Vanaman
		Emily Cochran
		Ben Berolzheimer
		Trish McGuire
		Josh Dalton, Town Engineer

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Absent/Excused: Khadijah Amina, James Baker, David Clinton, Eliazar Posada, and Rasam Tooloe

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Town Council Liaisons: Danny Nowell (Planning Board), Damon Seils (Appearance Commission), Barbara Foushee (Transportation Advisory Board), Randee Haven O'Donnell (Environmental Advisory Board), Susan Romaine (Northern Transition Area Advisory Commission)

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Guests: Annie McNeil, David Woodbury, Derek & Melissa Solum, Hans Weber, Jessica Murley, Joyce Tan, Karen Wang Fitzhugh, Kelly & Bill Wood, Kirsten Barker, Lori & Chris Biggerstaff, Margaret Swinger, Michael & Katie Zelson, Michele Lynn, Kim Ludwig, Kathleen Palinski & Ned Brown, Richard and Rose Martinez, Natasha Goldstein, Lindsay Bedford, Antonia Valakas, Heidi Perov, Matt

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**I. WELCOME & AGENDA ADJUSTMENTS**

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Gaylord-Miles opened the meeting at 7:35 PM and asked for advisory board representatives to indicate whether a quorum was present. The Appearance Commission, Transportation Advisory Board and Environmental Advisory Board reported quorums. Members of the Stormwater Advisory Commission and Affordable Housing Advisory Commission were also present, but neither board reported a quorum.

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**II. JOINT REVIEW**

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A) **Concept Plan Review for Subdivision on east side of Old NC 86**

Marty Roupe, with the Zoning Division provided a brief overview of the development process. The concept plan is prepared prior to submitting a formal application; the Town has not received an application for the proposed project. BAPA Engineering have prepared a concept plan for a residential subdivision on property located along the east side of Old NC 86, adjacent to the Lake Hogan Farms (LHF) community. BAPA Engineering held a walkabout this morning, to provide

1 representatives from the different advisory boards an opportunity to walk the site and ask questions.  
2 Some members of the community participated in the site visit as well.  
3

4 George Retschle, with BAPA Engineering began the applicant presentation with a general overview  
5 of the site, identifying areas of natural constraints to be left in open space and/or recreational use,  
6 proposed stormwater devices, the internal street network and the areas intended to be developed.  
7 Approximately half of the 36.62-acre site will be left as open space. Thurm Bowen, with KB Homes  
8 went through the conceptual design for the project. The plan is to have 72 single-family homes; they  
9 do not anticipate using the density bonus. Homes sizes and prices are targeting the “missing middle.”  
10 Homes are anticipated to be between 1,100 – 2,600 sq. ft. in size, two stories, with most/all utilizing a  
11 garage forward design. Prices are anticipated to be in the range of \$300,000 to \$450,000 depending  
12 on the size.  
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14 Advisory board questions/comments included:

- 15 ○ How would the open space area be maintained? Would it be left natural? Has there been  
16 consideration for retaining the area shown as a soccer field undisturbed as a nature space and/or  
17 education space? Boardwalks could be used for elevated walkways in the wetlands area.
- 18 ○ Will a traffic impact study be conducted? How will the number of homes and circulation pattern  
19 affect existing issues with traffic, especially during peak periods?
- 20 ○ How far will the homes be from Old NC 86? Will the rear elevations of the homes be visible  
21 from Old NC 86, which can be unattractive?
- 22 ○ It seems like a lot of homes in an area that is car dependent.
- 23 ○ Would they consider including a bus pull-in for transit service?
- 24 ○ The multi-use path along Old NC 86 would add a major segment to the existing bike-ped facility.  
25 Is it meant for the entire frontage? Is it intended to serve as a sidewalk or a full multimodal  
26 sidepath?
- 27 ○ Can the open space area be used for a gathering space? Can the hardwoods be left in place?  
28 Could the area shown as the soccer field be left as an open area without athletic turf?
- 29 ○ Not seeing much in the way of canopy coverage. What types of trees will be planted?
- 30 ○ Who will be responsible for maintaining the pedestrian network and surrounding open areas?
- 31 ○ Is the soccer field needed to meet the open space requirement or the recreation facility  
32 requirement?
- 33 ○ Please chose native species for plants.
- 34 ○ Supports the compact density of the proposal.  
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36 Staff responded to questions relating to regulations:

- 37 ● There is no current plan to provide additional transit service to this area.
- 38 ● A development of this size/number of units is required by ordinance to have some sort of  
39 athletic/multipurpose field.
- 40 ● The proposed soccer field counts toward the open space requirement and recreation facility  
41 requirement.
- 42 ● The proposal exceeds the 40-percent open space requirement.
- 43 ● The proposed pedestrian network and surrounding open space would be maintained by the  
44 homeowner’s association (HOA).
- 45 ● The ordinance requires street connectivity. This provides a number of benefits such as reduced  
46 emergency response time and better distribution of traffic.
- 47 ● The Land Use Ordinance includes building setback requirements and a buffer along Old NC 86.  
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1 A number of residents from the Shadow Ridge Place neighborhood in Lake Hogan Farms attended  
2 the meeting requested an opportunity to speak. Comments included the following:  
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4 Hans Weber – concerned with traffic, particularly with the proposed street connection to Shadow  
5 Ridge Place. Lake Hogan Farms doesn't need an additional connection point to Old NC 86. Would  
6 like to see bollards put in place; the street design doesn't seem to provide sufficient space for on-  
7 street parking which will likely be needed. Parking will be needed for use of soccer field. Would like  
8 to see more of a buffer between the proposed project and the existing neighborhood.

9 *George Retschle noted their intent to prepare a TIA. They do not anticipate that a street*  
10 *connection would lead to drivers to take Shadow Ridge to Hogan Hills Road to get to Old NC 86,*  
11 *when the shorter route would be to turn onto Old NC 86 directly.*  
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13 Annie McNeill – would prefer for street connection to be bike/ped only; not vehicular. Would like to  
14 see a vegetative/tree screen between the new project and existing neighborhood. There's a difference  
15 between the building setback and size of buffer and/or tree screening.  
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17 Rick Martinez – would like to see more of a transition between the larger lots/homes of Shadow  
18 Ridge Place and the smaller lots/homes of the proposed development.  
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20 Antonia Valakas – asked about the need for an environmental assessment, noting the watershed,  
21 Bolin Creek the impact on the Lake Hogan Farm pond. Valakas noted that the design seemed to  
22 encroach on the drainageway; Bolin Creek is already impacted. Valakas also asked about the  
23 proximity of the proposed homes to the overhead high-tension lines—how close will homes be to the  
24 power easement? They to but up to the high-tension line easement.  
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26 Natasha Goldstein – expressed concern with the potential increase of traffic associated with the  
27 development. Pete Goldstein followed with a question about the connectivity requirement for the  
28 proposed project to connect to Shadow Ridge Place. Pete Goldstein also asked about the anticipated  
29 timeline for the construction to get underway.  
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31 Derek Solum – reiterated concerns about the vehicular connection between the proposed new project  
32 and the existing neighborhood along Shadow Ridge Place. Solum noted that a number of people use  
33 the existing trail system and Shadow Ridge Place for exercise—bicyclists, pedestrians, pedestrians  
34 pushing strollers; he would prefer not to allow a vehicular connection. Solum also requested an extra  
35 tree buffer to separate the new project from the existing neighborhood, noting the different feel of the  
36 two neighborhoods; expressed concern about access to retention pond #1 for maintenance; expressed  
37 the need for sufficient space between Old NC 86 and the proposed development to provide for a full  
38 10-foot multi-use path, suitable for bicycles, and noted that would be well-used if built; noted that the  
39 proposed price range of \$300-450k is not affordable and exceeds what would be considered an entry  
40 level price point for area residents.  
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- 42 • Roupe responded to the question regarding a potential timeline. Town has not yet received an  
43 application. But typically, depending on the number of review cycles, it can take approximately  
44 6-12 months to get an approved land use permit. After the permit, that applicant submits plans  
45 for construction approval, may take another 6-8 months. The typical timeline after submitting an  
46 application is about a year to a year and a half to be close to beginning construction.  
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49 ***The Joint Advisory Board portion of the meeting ended at 8:48 PM***  
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1 **III. APPROVAL OF MINUTES**

2 Fray moved to approve the December 16, 2021, minutes; Mangum seconded the motion. The  
3 December 16, 2021, Planning Board minutes were approved unanimously.

4 VOTE:

5 AYES: (6) Foushee, Fray, Gaylord-Miles, Mangum, Poulton, and Sinclair

6 NOES: (0)

7 ABSTENTIONS: (0)

8 ABSENT/EXCUSED: (5) Khadijah Amina, James Baker, David Clinton, Eliazar Posada, and Rasam  
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11 **IV. OTHER MATTERS**

12 **A) Concept Plan Review for Subdivision on east side of Old NC 86**

13 Gaylord-Miles opened the discussion. Planning Board members expressed interest in the  
14 affordability of the homes and encouraged the developers to consider varying housing types to  
15 include duplexes or attached homes to provide more pricing options and particularly lower prices  
16 points for some of the units. The need for an independent a TIA was reiterated, to evaluate the  
17 impacts of additional traffic and the required connection to Shadow Ridge. The likely need for turn  
18 lanes on Old NC 86 was also noted.

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20 Some members expressed support with the inclusion of the soccer field and additional recreation  
21 facility in this area, others questioned who would use it and how they get to it—was parking needed.  
22 Interest in retaining the area as open space left in a natural state was also noted. The need to preserve  
23 hardwoods, native plants and to incorporate native trees and plants as part of the landscaping plan was  
24 reiterated.

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26 Gaylord-Miles offered to summarize the comments and suggested using the mid-month meeting on  
27 January 20<sup>th</sup> to finalize the board's recommendations.

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29 **V. ADJOURNMENT**

30 Motion was made by Foushee and seconded by Poulton to adjourn the meeting. The January 6,  
31 2022, Planning Board meeting ended at 9:40PM.  
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