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TOWN OF CARRBORO

PLANNING BOARD MEETING

301 West Main Street, Carrboro, North Carolina 27510

JANUARY 20, 2022 – REMOTE MEETING

MEMBERS	STAFF
Braxton Foushee, Vice Chair	Tina Moon
James Baker	Marty Roupe
David Clinton	Marsha Pate
Catherine Fray	
Elmira Mangum, Vice Chair	
Susan Poulton	
Bruce Sinclair	

Town Council: Danny Nowell (Liaison); Susan Romaine (Attendee)

Absent/Excused: (4) Rachel Gaylord-Miles, Khadijah Amina, Eliazar Posada, Rasam Tooloee

Guests: Annie McNeil, Derek Solum, Matt & Jessica Murley, Joyce Tan, Kelly Wood, Kirsten Barker, Lori & Chris Biggerstaff, Margaret Swinger, Michael Zelson, Richard Martinez, Pete & Natasha Goldstein, Dan Moyles, Katerina Gmitter, Maraya Thorland, Antonia Valakas, Lindsay Bedford, Libby Broadwell, Sebastian J., Pete, and Matt.

**I. WELCOME & AGENDA ADJUSTMENTS**

Braxton Foushee opened the meeting at 7:30 PM, welcoming guests and introducing Planning Board members and staff. No adjustments were made to the agenda.

**II. APPROVAL OF MINUTES**

Fray moved to approve the January 6, 2022, minutes; seconded by Poulton. The January 6, 2022 were approved by unanimous vote (Baker, Clinton, Foushee, Fray, Mangum, Poulton, Sinclair).

**III. OTHER MATTERS**

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

Roupe introduced the item, reminding everyone that this was a continuation of the discussion from January 6<sup>th</sup> when the applicants provided a presentation to the Joint Advisory Boards. The proposal is for a residential subdivision for property located on Old NC 86 next to Lake Hogan Farms. KB Homes is the developer and Ballentine is the project engineer. No application has been filed; the concept plan review process occurs before an application has been submitted.

Foushee lead the review of the draft comments from the January 6<sup>th</sup> meeting. Discussion focused on the following questions and comments:

- What is intended for addressing housing for the missing middle? \$600,000 seems too high for this group. Other housing types that are typically more affordable should be considered such as such as townhouses or condominiums.

- 1 • Clinton provided some historical perspective with discussion of some of the previous  
2 development projects in the area and the types and sizes of homes provided, as well as the trend  
3 of seeing more homogenous housing in the region.
- 4 • Roupe explained the role of HOA covenants versus information recorded on a final plat.
- 5 • Questions were raised about TIAs (Traffic Impact Analysis), when they are used, how the scope  
6 of analysis is defined, who will review and the role of NCDOT.
- 7 • How are the extent of natural constraints defined? Roupe described the use of the Town's  
8 natural constraints GIS layer for the concept plan, information which is field verified as part of  
9 the permit review process. Information for the Town's GIS layers comes from the U.S. Army  
10 Corp of Engineers.
- 11 • Roupe explained the difference between the building setback, and how that standard would  
12 apply to the rear/side property lines and the undisturbed buffer requirement along Old NC 86.  
13 Roupe explained the four-step process to develop a concept plan which includes identifying  
14 environmental constraints first and then laying out a proposal street network, lot lines and  
15 buildable areas. There is a 40% open space requirement. Primary natural constraints including  
16 slopes, stream buffers and flood plains are typically located within open space.

17  
18 Several residents from the neighboring Lake Hogan Farms community were in attendance and  
19 requested an opportunity to ask questions or make comments. Foushee opened the discussion to  
20 members of the public and asked that speakers limit their comments to three minutes.

21  
22 Annie McNeil wondered about who would do a wetland study and when was the most recent one  
23 conducted? There has been an increase of flooding in the yards backing this property in recent years  
24 which raises concern. Roupe explained that a report is legally bound and usually done by the developer.  
25 The US Army Corp based information is verified and available from the town on our GIS. Studies may  
26 or may not be included (depending on the circumstances) or if a private firm voluntarily conducts one.  
27 Any changes to the ordinance would be added as a condition and must, therefore be under a  
28 consideration. McNeil also supported the option of townhouses or condos for the development.

29  
30 Kirsten Barker commented about the standing water that is occurring in her yard on Shadow Ridge  
31 Place after heavy rains. The drainage issues began 10 years ago and has continued to worsen since.  
32 Barker is interested in the definition of "a wetland" and wonders about where the water flow may occur  
33 from the development.

34  
35 Natasha Goldstein has noticed the increased water after rain in her back yard on Shadow Ridge. Also,  
36 Goldstein has concern for the neighborhood and the affect it may have on the children's safety. The  
37 increased moving traffic through Shadow Ridge would be a safety concern due to the new development.  
38 The connectivity requirement needs more explanation because the safety of the children is at risk.  
39 Foushee responded regarding the ordinance which requires connectivity to ensure that emergency  
40 response is quick and not compromised for any citizen of the town.

41  
42 Richard Martinez appreciates the sensitivity for the process to share concerns. The flooding water in  
43 his yard has and might be affected by the runoff and removal of further trees. Please consider widening  
44 NC Old 86 and especially including a sidewalk/walkway. Martinez shared concerns for parking  
45 overflow onto Shadow Ridge from such development.

46  
47 Matt Murley raised concern for the connectivity issue commenting a traffic study would verify this  
48 point of view. Murley also has a concern for the environmental impact and inquired about the process  
49 for the town's input/review. Sinclair noted that the Town's Environmental Advisory Board and

1 Stormwater Advisory Committee would also be reviewing the project. Roupe explained the Town's  
2 stormwater management requirements including the standards relating to volume control.  
3

4 Foushee thanked the neighbors for their participation.  
5

6 Planning Board members reviewed their draft comments on the concept plan for the subdivision on the  
7 east side of Old NC 86 as the following:

- 8 • Strongly encourage the inclusion of affordable housing units, especially for lower AMIs.
- 9 • Appreciate the increased density and smaller lot sizes. We encourage the applicant to consider  
10 additional increases in density or types of housing, including townhomes, condominium units, or  
11 duplexes. Because this development would be an AIS, it provides the opportunity for much more  
12 creativity. One consideration would be to build denser, multi-family housing closer to Old NC 86  
13 and scale down the density as the site moves closer to the existing houses along Shadow Ridge  
14 Road.
- 15 • Ask if there is the ability to increase the buffer between the lots shown within the concept plan  
16 and the existing homes on Shadow Ridge Place.
- 17 • Ask that the traffic impacts analysis consider:
  - 18 ○ the impacts to morning school traffic,
  - 19 ○ whether or not a signal is warranted at the entrance to Old NC 86,
  - 20 ○ the feasibility of dedicated turn lanes on Old NC 86 turning into the site and within the  
21 site turning onto Old NC 86, and
  - 22 ○ study both options for connectivity into the current neighborhood (with and without  
23 connection).
- 24 • Request that the traffic impact analysis be independent of the applicant/application.
- 25 • Prefer that connectivity with the current neighborhoods remain per the ordinance. We feel  
26 pedestrian safety is better served by including traffic calming measures on the new road and/or  
27 Shadow Ridge Place.
- 28 • Encourage the preservation of trees to maintain the existing cover, including preserving larger  
29 trees that would provide increased canopy sooner rather than replanting new trees.
- 30 • Suggest that the eventual HOA charter accurately describe to owners how Carrboro's  
31 environmental buffers govern their use of the lot.

32  
33 Motion was made by Sinclair to adopt the above comments and forward to the developer and that a copy  
34 of these comments be made available to the public; Fray seconded the motion.  
35

36 Sinclair moved to adopt the recommendations and forward to the developer, and that a copy of the  
37 comments be made available to the public; Fray seconded the motion.  
38

39 **VOTE:**

40 AYES:(7) Foushee, Baker, Clinton, Fray, Mangum, Poulton, and Sinclair

41 NOES: (0)

42 ABSTENTIONS: (0)

43 ABSENT/EXCUSED: (4) Gaylord-Miles, Amina, Posada, Tooloee  
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45

46 **V. ADJOURNMENT**

47 Having completed all items on the agenda, Foushee announced the meeting was adjourned, at 8:50 PM.