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TOWN OF CARRBORO

JOINT REVIEW MEETING

301 West Main Street, Carrboro, North Carolina 27510

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FEBRUARY 3, 2022 – REMOTE MEETING

MEMBERS	GUESTS	STAFF
Braxton Foushee, Vice Chair	Arts Center Applicants	Trish McGuire
James Baker	David Gange	Tina Moon
Eliazar Posada	Dan Jewell	Marty Roupe
Elmira Mangum, Vice Chair	Matt Springer	James Thomas
Susan Poulton	Ken Reiter	Laura Janway
Bruce Sinclair	719 Smith Level Rd Applicants	Marsha Pate
Rachel Gaylord-Miles	Anton Zuiker	

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Town Council Liaisons: Danny Nowell, Randee Haven O’Donnell, Barbara Foushee

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Absent/Excused: (4) Catherine Fray, David Clinton, Khadijah Amina, Rasam Tooloe

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Guest: Maeve Frances Goldberg (Student)

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I. WELCOME & AGENDA ADJUSTMENTS

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Gaylord-Miles opened the meeting at 7:30 PM. No adjustments were made to the agenda.

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II. JOINT REVIEW ITEMS

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A. Concept Plan Review for ArtsCenter at 400 Roberson Street

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Roupe introduced the concept plan for 400 Roberson reminding all present that there was a previous review on a different site (Jones Ferry Road) in 2021. Presently, there has been no official application submitted. Please provide comments and recommendations which will be forwarded to the applicants after an application is submitted.

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Dan Jewell, project developer provided more information for the concept. The building formally housed UNC’s Health Center and has great potential for being converted to an Art Center. The exterior has ample parking and bike racks and is located at an ideal urban spot.

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Gange, another project developer, provided visuals detailing the concept including interior changes. The walls will move to house a theater, offices, ample storage, and additional bathrooms. The footprint would not change. More windows, doors, and signage will be installed with an upgrade on landscaping.

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Through discussion, Jewell and Gange explained that the site does not lend itself to an outdoor education venue like Jones Ferry, but the programming will be just as enriching. They have a plan to tie in the Libba Cotten bikepath if the town feels this would be appropriate. Due to the neighboring cemetery (which is fenced), there may be repurposing of the large lawn. Members expressed the pros and cons to such a large parking lot. There may be a possibility to offer parking spots on off hours to help with off hour needs with nearby retail/town sites. There is ample sidewalk for foot traffic. Roupe requested comments quickly be submitted due to a timeline that is very tight.

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1 **B. Final Review for Special Use Permit-B at 719 Smith Level Road**

2 Thomas explained the details regarding the project up for review on 719 Smith Level Road. The
3 property is zoned R-10 and the SUP was submitted in order to convert above-the-garage space to an
4 office. This will increase the house size to 3724 square feet, over the 3500 square feet maximum.
5 Previously heard in 2021 with no comments, the applicant is requesting final approval.
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7 *The Joint Review Portion of the Meeting ended at 8:10PM*
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9 **III. APPROVAL OF MINUTES**

10 Foushee moved to approve the January 20, 2022 minutes and the motion was seconded by Sinclair.
11 The January 20, 2022 minutes were approved by unanimous vote.
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13 **III. OTHER MATTERS**

14 **A. Final Review for Special Use Permit-B at 719 Smith Level Road**

15 The house has septic and is not adding any additional space to the footprint.
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17 Posada moved to approve the SUP for 719 Smith Level Road. Poulton seconded the motion and
18 the SUP request is recommended to be approved by unanimous vote.
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20 **VOTE:**

21 AYES:(7) Gaylord-Miles, Foushee, Mangum, Poulton, Posada, Baker, and Sinclair

22 NOES: (0)

23 ABSTENTIONS: (0)

24 ABSENT/EXCUSED: (4) Catherine Fray, David Clinton, Khadijah Amina, Rasam Tooloee
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27 **B. Concept Plan Review for ArtsCenter at 400 Roberson Street**

28 The Planning Board conducted a brief discussion on the concept plan Review for the Arts Center
29 at 400 Roberson. The Planning Board offers the following comments:

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- 31 • We think the new location is a great location for the Arts Center in the heart of
32 Downtown. We are excited to see the performance space included in this plan.
 - 33 • We would encourage the applicant to include an outdoor space at the front of the
34 building for environmental programming and/or art education opportunities.
 - 35 • We encourage the applicant to reduce the number of parking spaces onsite to enlarge the
outdoor area.

36 Posada moved to approve the comments and Baker seconded the motion. The recommendations
37 were approved by unanimous vote.
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39 **VOTE:**

40 AYES:(7) Gaylord-Miles, Foushee, Mangum, Poulton, Posada, Baker, and Sinclair

41 NOES: (0)

42 ABSTENTIONS: (0)

43 ABSENT/EXCUSED: (4) Catherine Fray, David Clinton, Khadijah Amina, Rasam Tooloee
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45 **V. ADJOURNMENT**

46 Motion was made by Posada to adjourn the meeting and seconded by Sinclair.

47 The February 3, 2022 Planning Board meeting was adjourned by unanimous vote at 8:50 PM.
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