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TOWN OF CARRBORO

PLANNING BOARD JOINT ADVISORY MEETING

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, APRIL 13, 2023 -- REMOTE MEETING

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MEMBERS	GUESTS	STAFF	STAFF
Braxton Foushee, Chair	(see list at end of minutes)	Trish McGuire	Debbie Shoffner
Rachel Gaylord-Miles		Tina Moon	
David Clinton		Duncan Dodson	
Susan Poulton		Marty Roupe	
Catherine Fray		Ann Stroobant	

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9 Absent/Excused: Mangum, Sinclair, Amina

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11 Town Council Liaisons: Eliazar Posada, Barbara Foushee

12

13 Guests: Roman Acosta, George Retschle, Drew Howe, Jimmy Gaskins, Edward F., April Barber, Bill
14 Sterling, Sela Mager, Beth Teston, David Woodbury, Derek Solum, Hans Weber, Jessica Murley, Matt
15 Murley, Joyce Tan, Kirsten Barker, Michael Zelson, Michele Lynn, Kim Ludwig, Cheryl Doble, Natasha
16 Goldstein, Lindsay Bedford, Antonia Valakas, K. (zoom name)

17

18 I. WELCOME & AGENDA ADJUSTMENTS

19 Foushee opened the meeting at 7:30 PM and asked for quorum confirmation. In addition to the
20 Planning Board, the Transportation Advisory Board and the Stormwater Advisory Commission reported
21 a full quorum.

22

23 II. JOINT REVIEW

24 A. SUP-A for Jade Creek Architecturally Integrated Subdivision at 8522 Old NC 86

25 Roupe introduced the staff for the project and provided a brief overview. Representatives from KB
26 Home presented more full details. The project is an architecturally integrated subdivision creating 72
27 residential lots with common shared open spaces, a multi-use pathway, and supporting infrastructure.
28 KB Home is selling 4 units to the Community Home Trust (where they will be sold to families and
29 residents whose incomes fall at or below 60% of AMI) and then compensating for the remaining 11
30 with a payment-in-lieu for affordable housing units. The concept includes stormwater management
31 and traffic management beyond that which the unified development ordinance requires. Recreation,
32 environmental conservation, and open space were key parts of the project including using native
33 plants for buffers and screening and maintaining the natural landscape on the half-acre playfield. KB
34 Home and Roupe answered questions from the Board and then heard comments from the public
35 regarding stormwater, open space, and screening.

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37 *The Joint Advisory Board portion of the meeting ended at 9:05 PM*

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1 **III. APPROVAL OF MINUTES**

2 Gaylord-Miles moved to approve the March 2, 2023, minutes; Fray seconded the motion. The March
3 2, 2023 Planning Board minutes were approved unanimously.
4

5 **IV. OTHER MATTERS**

6 **A. SUP-A for Jade Creek Architecturally Integrated Subdivision at 8522 Old NC 86**

7 The Planning Board discussed the permit application, noting the stormwater measures exceed the
8 Town's standards, asking questions about the connections of paths to Lake Hogan Farms and whether
9 residents there would allow a connection, indicating that the payment-in-lieu amount is not sufficient.
10 Resident Derek Solum returned to the meeting and offered comments on the gaps in the trail
11 connections and requested that interconnectivity is safe so children can get to all levels of schools and
12 that bollards be installed at Blocker Drive and allow only bike ped connection. The Board moved to
13 the topic of the annexation agreement before drafting and voting on the recommendations for the
14 permit application. McGuire typed Board comments and recommendation using a template. In
15 addition to the staff recommendations, the Board recommended the amount for the payment-in-lieu
16 be verified and that the pedestrian and road connection to Lake Hogan Farms be preserved. Clinton
17 made a motion to approve the comments and recommendation to approve the SUP-A. Gaylord-Miles
18 seconded the motion and the vote in favor was unanimous among the members present.
19

20 **B. Annexation Boundary Agreement with Town of Chapel Hill, Re-adoption/extension**

21 McGuire provided a presentation on the renewal of the agreement and the resolution related to
22 entranceway principles of protection for Smith Level Road. The public hearing is scheduled for
23 Tuesday, April 18. The Planning Board discussed the agreement and had questions about how this
24 related to the existing mine land use at Damascus Church Road and whether the mine could extend to
25 Smith Level Road. McGuire noted that the mine was a nonconforming use and that the Land Use
26 Ordinance allowed nonconforming mines to extend to the boundaries of property at the time the mine
27 was made nonconforming; a further determination has not been made. Clinton made a motion for
28 approval of the agreement's renewal and resolution. Poulton seconded the motion and the vote in
29 favor was unanimous among the members present.
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32 **IV. ADJOURNMENT**

33 Motion was made by Poulton to adjourn. Gaylord-Miles seconded the motion. The meeting adjourned
34 at 10:10.
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