



TOWN OF CARRBORO

PLANNING BOARD JOINT ADVISORY MEETING

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, MAY 4, 2023 -- REMOTE MEETING

MEMBERS	GUESTS	STAFF	STAFF
Braxton Foushee, Chair	George Retschle	Trish McGuire	
Rachel Gaylord-Miles	Mark Moshier	Tina Moon	
David Clinton	Omar Zinn	Marty Roupe	
Susan Poulton		Duncan Dodson	
Catherine Fray		Ann Stroobant	
April Scales		Ben Berolzheimer	
Bruce Sinclair		Eric Punkay	
Galen Kirkpatrick		Laura Janway	
Elmira Mangum			

Absent/Excused: Amina, Peretin

Town Council Liaisons: Barbara Foushee, Danny Nowell, Susan Romaine

Guests: George Retschle, Mark Moshier, Omar Zinn, Thomas Koonce, April Mills, amym, barbs, Bradley Doll, Clara Cottrell, Gary Asher, Javier Cid, Scarlett, Tom Peng, Will Hines, zylka

Courtnei McWilliams

I. WELCOME & AGENDA ADJUSTMENTS

Foushee opened the meeting at 7:30 PM and asked for quorum confirmation. In addition to the Planning Board, the Transportation Advisory Board reported a full quorum. Board members from the Northern Transition Area Advisory Board, Appearance Commission, and Environmental Advisory Board reported they did not have a quorum.

II. JOINT REVIEW

A. Proposed Map Amendment to M-3-CZ & Associated Text Amendments for South Green

Moon provided a summary of the history of the South Green project and overview of the proposal. Originally, three lots were rezoned to allow for a mixed commercial and office use development known as South Green. The project aims to add commercial area and 57 new residential units on the undeveloped Lot 2 of the South Green tract off S Greensboro St. The M-3-CZ Zone, created originally as part of the initial project proposal for South Green, does not currently allow for residential uses and thus there must be a text amendment to the Land Use Ordinance to allow for the uses, and then the map must be amended to apply the change to South Green. The Boards asked about stormwater, parking, affordable housing, and the provision of urban amenities in lieu of recreational amenities. The applicant discussed building in infrastructure for retrofitting parking spaces for EV

1 charging, the provision of size-limited units to supply more affordable units, and building design that
2 maximizes the potential for solar energy.
3

4 **B. Proposed Conditional Rezoning to R-3-CZ for 820 & 904 Homestead Road and 310**
5 **Lucas Lane**

6 Moon provided a summary of the project, which originally began as a request for a rezoning from R-
7 10 to R-3 in order to allow for a 72-unit project along Homestead Road. At the time of the initial
8 application, the applicants put forward a lower density alternative with 44 homes (29 single family,
9 15 duplex/triplex units) and the option to build 4 accessory dwelling units in the future. The applicant
10 reviewed the current site plan, speaking to why they opted for the lower-density plan moving forward
11 and discussing the layout of the development. The boards asked about affordable housing, density,
12 stormwater, open space, and traffic connection to Lucas lane in the adjacent Lake Hogan Farms
13 neighborhood.
14

15 **C. Proposed Amendments Relating to Attendance for Board and Commission Members**

16 McGuire reviewed Chapter 3 of the Town Code, discussing potential changes that set up a uniform
17 submittal of attendance reports and update the policy for removal from a board for all advisory
18 boards. The updated policy would allow the staff liaison to submit documentation for removal (in
19 addition to the board chair) if a board member is absent three times in a row, or if they miss more
20 than thirty percent (30%) of meetings in a twelve-month period. The Board inquired to the
21 consistency of the language and its application to all advisory boards; they discussed a potential lack
22 in flexibility in the updated policy, concerns about diminished participation, and a preference to see
23 the appointment process streamlined rather than the removal process.
24

25 *The Joint Advisory Board portion of the meeting ended at 9:50 PM*

26
27 **III. APPROVAL OF MINUTES**

28 Clinton moved to approve the April 13, 2023, minutes; Sinclair seconded the motion. The April 13,
29 2023 Planning Board minutes were approved unanimously.
30

31 **IV. OTHER MATTERS**

32 **A. Proposed Map Amendment to M-3-CZ & Associated Text Amendments for South**
33 **Green**

34 The Planning Board did not provide additional comments beyond the discussion from the joint
35 session. A unanimous show of hands indicated no conflicts of interest. Fray moved to recommend the
36 Council approve the map and text amendments, Gaylord-Miles seconded.
37

38 AYES (Foushee, Gaylord-Miles, Clinton, Poulton, Fray, Scales, Sinclair, Kirkpatrick, Mangum)

39 NOES (0)

40 ABSTAIN (0)

41 ABSENT/EXCUSED (Amina, Peretin)
42

43 Fray moved to approve the associated findings; Clinton seconded.
44

45 AYES (Foushee, Gaylord-Miles, Clinton, Poulton, Fray, Scales, Sinclair, Kirkpatrick, Mangum)

46 NOES (0)

47 ABSTAIN (0)

48 ABSENT/EXCUSED (Amina, Peretin)
49

1 **B. Proposed Conditional Rezoning to R-3-CZ for 820 & 904 Homestead Road and 310**
2 **Lucas Lane**

3 The Board spoke briefly about traffic calming concerns brought forth during public comment of the
4 joint session. They noted a condition of the map amendment as connectivity, street design, and safety.
5 The Board also commented on the desire for affordable housing beyond size-limited, and noted that
6 the applicant was not building as densely as would be allowed in the R-3-CZ district. The Board
7 added recommended conditions that the project includes traffic calming to slow traffic, provide
8 vehicular connectivity and safety, that the rear setbacks of lots be reduced to zero, and a general
9 preference or projects that have greater density and larger proportion of multi-family than currently
10 outlined in the project. Poulton was excused during this discussion. A unanimous show of hands
11 indicated no conflicts of interest.

12
13 Fray moved to recommend that the Council approve the conditional rezoning with the staff and board
14 recommendations. Kirkpatrick seconded.

15
16 AYES (Foushee, Gaylord-Miles, Clinton, Fray, Scales, Sinclair, Kirkpatrick, Mangum)

17 NOES (0)

18 ABSTAIN (0)

19 ABSENT/EXCUSED (Amina, Peretin, Poulton)

20
21 Fray moved to approve the associated findings. Sinclair seconded.

22
23 AYES (Foushee, Gaylord-Miles, Clinton, Fray, Scales, Sinclair, Kirkpatrick, Mangum)

24 NOES (0)

25 ABSTAIN (0)

26 ABSENT/EXCUSED (Amina, Peretin, Poulton)

27
28 **C. Proposed Amendments Relating to Attendance for Board and Commission**
29 **Members**

30 No additional discussion occurred. Fray moved to recommend the Council reject the changes. No one
31 seconded. Discussion was moved to the next meeting.

32
33 **D. Proposed Amendments to the Joint Planning Land Use Plan 2106 Mount Carmel**
34 **Church Road within Chapel Hill Township**

35 McGuire provided an overview of the proposal. In January 2023, Orange County January 2023,
36 Orange County received applications to amend the County's Comprehensive Plan's Future Land Use
37 Map and Zoning Atlas to apply Orange County designations to 4.66 acres of an 8.14 acre parcel of
38 property that had been annexed into Orange County, from Chatham County, by the North Carolina
39 Legislature in 2021. The county line had previously split the parcel, and that area already in Orange
40 County is designated as Rural Buffer land use by the Joint Planning Land Use Plan (JPLUP). All
41 three local governments must review and approve amendments to the plan. The Board did not further
42 discuss the issue.

43
44 Fray moved to approve. Kirkpatrick seconded.

45
46 AYES (Foushee, Gaylord-Miles, Clinton, Fray, Scales, Sinclair, Kirkpatrick, Mangum)

47 NOES (0)

48 ABSTAIN (0)

49 ABSENT/EXCUSED (Amina, Peretin, Poulton)

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IV. ADJOURNMENT

Motion was made by Fray. Sinclair seconded. Meeting Adjourned at 11:09 PM.