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TOWN OF CARRBORO
 JOINT REVIEW MEETING

301 West Main Street, Carrboro, North Carolina 27510

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MAY 5, 2022 – REMOTE MEETING

MEMBERS	GUESTS	STAFF
Braxton Foushee, Chair	Kenneth Reiter, Developer for the ArtsCenter	Tina Moon
David Clinton	Mark Springer, ArtsCenter	Marty Roupe
Catherine Fray	David Gange, ArtsCenter	James Thomas
Elmira Mangum	Michael Frisch (Arts Center Board)	Ben Berolzheimer
Rachel Gaylord-Miles	Jeremy Anderson	Marsha Pate
Susan Poulton	Dustin Runberg	
Eliazar Posada	Bruce Runberg	
Bruce Sinclair	Alice Hedt	
	Jackie Tanner	
	Mark Bettger	

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8

Town Council Liaisons:

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Absent/Excused: (2) Toolee, Amina

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I. WELCOME & INTRODUCTIONS

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Foushee opened the meeting at 7:35 PM. No adjustments were made to the agenda. Advisory Board chairs and staff liaisons noted that the Transportation Advisory Board and the Planning Board had quorums. Moon noted two possible items of interest at the upcoming Town Council meeting on May 10th: the revised draft of the Carrboro comprehensive plan, Carrboro Connects, and an update on the Orange County Transit Plan.

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II. JOINT REVIEW ITEMS

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A. Special Use Permit-A for ArtsCenter at 400 Roberson Street

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James Thomas made the staff presentation. The proposal is to remodel the existing building at 400 Roberson Street for the ArtsCenter. Thomas outlined the requirements in the Land Use Ordinance and noted the applicant’s intent to continue the existing nonconformities with regard to the width of the sidewalk, to retain the existing the established magnolias and the existing parking lot lighting.

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Ken Reiter, with the applicant, provided more detail such as the history of the building and explanation of the current plans. There will be updates to the property to improve fencing, landscape, and add shields to the lighting. Reiter expressed a preference to retain the magnolias and associated canopy leaving the existing sidewalk

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Alice Hedt, a resident from Sweet Bay Place, commented on the parking and the lighting in the parking lot and nearby street lighting with regard to nighttime visibility for pedestrians. Hedt also asked about property upkeep (mowing vegetation, etc.) while the property was vacant and/or under construction and asked about the possible use of the neighboring lot for overflow parking.

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1 Thomas noted that the lighting plan is still under development and a condition will be offered to
2 Town Council if is not ready by the public hearing.

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4 Advisory board members noted the opportunity for synergy with the 203 Project.

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6 *The Joint Review portion of the meeting ended at 8:10 PM.*

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8 **III. APPROVAL OF MINUTES**

9 Sinclair moved to approve the April 7, 2022, minutes and the motion was seconded by Posada.

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11 **VOTE:**

12 Ayes (8) Clinton, Foushee, Fray, Gaylord-Miles, Mangum, Posada, Poulton, and Sinclair.

13 NOES: (0)

14 ABSTENTIONS: (0)

15 ABSENT/EXCUSED: (2) Amina, Tooloee

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17 **III. OTHER MATTERS**

18 **A. Special Use Permit-A for ArtsCenter at 400 Roberson Street**

19 Planning Board continued to discuss the project, focusing on the sidewalk and whether to request
20 the wider sidewalk or to retain the existing trees. Clinton provided information relating to the
21 parking lot lighting analysis and recommended that the applicant continue to work with Duke
22 Energy to update the lighting with new poles, as needed, and to add lighting in the far parking area,
23 and to lease the new poles from Duke.

24
25 Ms. Hedt noted her three specific concerns: 1) is there enough parking, 2) is there enough lighting
26 for the parking lot and for adjacent residents (Sweet Bay) to walk safety at night (see where they
27 are going), and 3) will they mow and maintain the property.

28
29 Motion was made by Clinton and seconded by Poulton that the Planning Board recommends that
30 the Town Council accept the application for a Special Use Permit-A, and any staff
31 recommendations to ensure compliance with the Land Use Ordinance. The Planning Board also
32 recommends that the applicant lease lighting from Duke Energy to conform to current standards
33 and ensure that there is sufficient lighting for ADA parking.

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35 **VOTE:**

36 Ayes (8) Clinton, Foushee, Fray, Gaylord-Miles, Mangum, Posada, Poulton, and Sinclair.

37 NOES: (0)

38 ABSTENTIONS: (0)

39 ABSENT/EXCUSED: (2) Amina, Tooloee

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41 **B. Final Review of 201 N. Greensboro Street Commercial Project**

42 Roupe reviewed information that was previously discussed. The Planning Board reviewed the SUP-
43 A plans in the packet. David Markiewicz from the Appearance Commission joined the Planning
44 Board discussion since the Appearance Commission wasn't able to meet a quorum.

45
46 Clinton offered some suggestions to enhance the building's exterior, particularly the west elevation,
47 and overall tenant experience. Planning Board members asked Markiewicz for input based on the
48 Appearance Commission's perspective. Markiewicz noted that the site was an important piece of
49 property and complimented the way the building presents itself to the streetscape, the openness.
50 The Planning Board was generally supportive of the design and the streetscape with trees and

1 outdoor seating area. Some members preferred a more traditional look with regard to brick color
2 and exterior finishes that would more in keeping with Carr Mill, others expressed a preference for
3 different colors of brick and metal finishes, something that would be different from the existing
4 building stock.
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6 A motion was made by Posada and seconded by Fray that the Planning Board recommends that the
7 Town Council accept the application for the commercial development at 201 North Greensboro
8 Street. The Planning Board further recommends to:

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- 10 • Consider improving the West elevation by having end walls on the balcony (punctured or
11 otherwise) rather than using posts
 - 12 • Because the location of the grease trap seems likely to cause a bad odor on the balconies,
13 consider locating it farther away from the building toward the north
 - 14 • The Planning Board appreciates the wide sidewalk and pedestrian focused first floor and
15 suggests that to increase that friendliness the applicant should select street trees that will give
16 significant shade, as well as keep a wall or other seating near the corner.

17 **VOTE:**

18 Ayes (8) Clinton, Foushee, Fray, Gaylord-Miles, Mangum, Posada, Poulton, and Sinclair.

19 NOES: (0)

20 ABSTENTIONS: (0)

21 ABSENT/EXCUSED: (2) Amina, Tooloee
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23 **C. Concept Plan Review for Subdivision at 902 and 904 Homestead Road**

24 After discussion, members expressed a preference for the denser of the two concept plans for a
25 residential subdivision along Homestead Road.
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27 Gaylord-Miles made the motion and Fray seconded the motion, to convey to the applicant that the
28 Planning Board prefers the denser option.
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30 **VOTE:**

31 Ayes (8) Clinton, Foushee, Fray, Gaylord-Miles, Mangum, Posada, Poulton, and Sinclair.

32 NOES: (0)

33 ABSTENTIONS: (0)

34 ABSENT/EXCUSED: (2) Amina, Tooloee
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36 **V. ADJOURNMENT**

37 Gaylord-Miles made a motion to adjourn the meeting at 9:40 PM; Sinclair seconded the motion.
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39 **VOTE:**

40 Ayes (8) Clinton, Foushee, Fray, Gaylord-Miles, Mangum, Posada, Poulton, and Sinclair.

41 NOES: (0)

42 ABSTENTIONS: (0)

43 ABSENT/EXCUSED: (2) Amina, Tooloee
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