

TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

7:30 P.M.

TOWN HALL BOARD ROOM, 301 WEST MAIN STREET

A G E N D A

THURSDAY, JANUARY 7, 2016

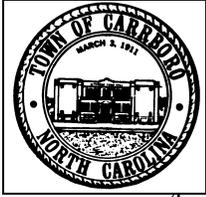
Item	Topic/Action	Person/Agency	Time (Approx)
I.	AGENDA ADJUSTMENTS	Chair	7:30
II.	JOINT REVIEW ITEMS		
	A) None		
III.	APPROVAL OF MINUTES		
	A) December 3, 2015	Chair, Planning Board	7:35
IV.	OTHER MATTERS		
	A) CUP Modification for Padgette Lane	Chair, Planning Board	7:40
	B) The Preserve – Concept Plan, motion	Staff	8:40
	C) Updates: Vision2020 agenda item, Officer Elections	Staff/Chair	8:45
V.	ADJOURNMENT	Chair	9:00

Materials (PDF copies to be distributed separately via email):

PUBLIC COMMENT AT PLANNING BOARD MEETINGS

If members of the public wish to address the Planning Board, a time will be provided during the meeting. Speakers may address the Board only after being recognized by the Chair and only from the podium, subject to a three-minute time limit.

PLEASE NOTE: If you are unable to attend this meeting, please email or call 918-7325 to inform staff. Thank you!



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, DECEMBER 3, 2015

MEMBERS		GUESTS	STAFF
Braxton Foushee	Jack Haggerty		Tina Moon
Heather Hunt	Tom Tiemann		Marty Roupe
Catherine Adamson	Susan Poulton		Jeff Kleaveland
Jack Haggerty			
Andrew Whittemore			Randy Dodd
David Clinton			Bergen Watterson

Board Liaisons: Damon Seils – Planning Board
Lydia Lavelle, Randee Haven-O'Donnell, Sammy Slade, Bethany Chaney

Absent/Excused: Andy Cohen Hathaway Pendergrass

Braxton Foushee, the Planning Board Chair, opened the meeting at 7:35.

I. AGENDA ADJUSTMENTS

There were no agenda adjustments.

II. JOINT REVIEW ITEMS

A) CUP Modification for Padgette Lane

Jeff Kleaveland made the staff presentation, describing the proposal and the relevant ordinance requirements. Kleaveland noted a few areas where discussion was underway but had not yet reached an endpoint, meaning that conditions may be modified prior to the public hearing. These items include: more information on a proposed stormwater filter device, clarification relating to the tree canopy cover and shading requirements around the perimeter of the site and on the parking deck, compliance with OWASA's standards for sewer service and the potential need for a variance from OWASA, requests for additional lighting along the Libby Cotton Bike Path. Laura Van Sant, the applicant for the Padgette Lane project provided information relating to the economic development opportunities from the proposed hotel, and the reason why a second hotel is needed in such close proximity to the existing hotel.

Planning Board members had a number of questions and comments for the applicant. Key questions included:

- a recommendation to double the number of trees and add trees to the roof deck around the pool, address the discrepancies in the building design so that the elevations and floor plans are in alignment
- enlarge the photomontage to show more of the proposed new building and its surrounding context
- will the proposed parking be sufficient

- 1 ▪ refine the building design to be more in keeping with the prominent buildings in Carrboro
- 2 (mainly brick) and reduce the number of elements to simplify the façade.
- 3 ▪ By changing the project from the approved Butler CUP to a hotel, the Town will be
- 4 losing out on affordable housing units.
- 5

6 Foushee opened up the floor for other advisory boards to ask questions of the applicant. Key
7 points included:

- 8
- 9 1) Are there other façade options that might be more in keeping with Carrboro? Further
- 10 enhancement is needed.
- 11 2) Will hotel patrons request that existing 300 East Main tenants such as the Cat's Cradle
- 12 and the brewery relocate?
- 13 3) Is there interest in participating in a potential bike share program, should the Town
- 14 decide to pursue it?
- 15 4) Is the proposed amount of parking sufficient, is there a way to be more flexible with
- 16 parking?
- 17

18 *The Joint Review portion of the meeting ended at 8:30 pm.*

19

20 **III. APPROVAL OF THE MINUTES**

21 **A) November 19, 2015 Meeting Minutes**

22 Hunt moved to approve the minutes, Whittemore seconded the motion. AYES: (6) Foushee,
23 Hunt, Adamson, Haggerty, Tiemann, Whittemore; ABSTENTIONS (2) Clinton, Poulton;
24 ABSENT/EXCUSED (2) Cohen, Pendergrass. The November 19, 2015 Planning Board minutes
25 were approved.

26

27 **IV. OTHER MATTERS**

28 **A) CUP Modification for Padgett Lane**

29 Clinton noted the changes in the overall project from its original scheme prepared by Jim
30 Spencer, a local architect, which was a more forward thinking design. Whittemore asked
31 about the previously approved project for the site, the Butler, whether the design for that
32 project was a better fit for the location and if so what made it better. Haggerty noted that
33 he thought it was too much building for the lot, it seemed crowded and the access
34 difficult, particularly for buses. The photomontage looks crowded too. The Planning
35 Board's concept plan comments do not appear to be addressed. The building should be
36 smaller and incorporate a brick aesthetic; the massing could be simpler. Haggerty went
37 on to say that he would rather delay consideration of this building until they could see
38 what the rest of the project will look like. Not against the use but the building reduce to
39 maybe 80% of the currently proposed size and considered in context with a master plan
40 for the whole site. Moreover, there is no assurance that the layout of utility facilities will
41 be better.

42

43 Is there a potential for oversaturation with other hotels in Chapel Hill in the works?
44 Clinton noted design issues and suggestions for improvement. After considerable
45 discussion, Clinton offered to prepare draft comments in collaboration with Haggerty to
46 bring to the next meeting. The focus of the comments includes a request for a more
47 refined set of drawings where the elevations and floor plans are better aligned, to be more
48 thoughtful with the location of exterior windows as they relate to interior room uses, to
49 modify the overall design to create a smaller building with fewer, and less ornate,
50 elements, and to incorporate more brick—in a traditional color—in the design. In

1 addition, the members noted that they would like to see an updated building design and
2 the building as part of the overall complex design. Clinton and Foushee supported
3 improved lighting along the Libba Cotton Bike Path.
4

5 **B) Concept Plan for The Preserve at Lake Hogan Farms (already discussed)**

6 Adamson distributed a draft set of comments for input. Adamson recalled that Planning
7 Board members seemed in agreement with a set of general points related to the concept
8 plan and read the following aloud:

9 The Planning Board would like to see the applicant consider further the possibilities
10 available in the lot and the options provided for an Architecturally Integrated
11 Subdivision. In particular, the Concept Plan would be improved upon if:

- 12 1. the subdivision were designed to relate to the surrounding residential areas not as a
13 copy but as a complement.
- 14 2. the plan were revised to include a variety of lot sizes and housing types.
- 15 3. the plan were revised to include more lots, greater unit density, and at least one
16 affordable unit.
- 17 4. the plan went beyond the minimum requirements for pedestrian and bicycle
18 connectivity not only within the development but to surrounding areas, including
19 sidewalk along Lake Hogan Farms Road and Homestead Road.
- 20 5. the plan looked forward to future road connectivity to surrounding areas.

21 Adamson noted that she did not include comments relating to the open space. These will
22 be sent on to the applicant as part of the concept plan review. After discussion, Adamson
23 added a stronger reference to an affordable unit rather than just a reference to increased
24 density. Haggerty argued for a stronger push for affordable housing, encouraging
25 accessory units behind, etc.
26

27 **C) Carrboro Vision2020 Technical Review**

28 Haggerty said that he has received comments from all of the advisory boards except from
29 the Appearance Commission, and noted that the NTAAC had a lot of comments.
30 Haggerty also noted comments from Planning Board members. Haggerty noted that he
31 would like to send the annotated document on to the different advisory boards to make
32 sure that he had captured their comments as intended.
33

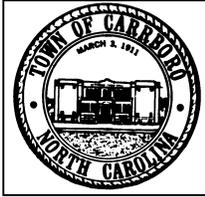
34 Clinton said that he would like to make the Planning Board comment relating to
35 provision 3.33, new commercial growth, more specific; the clause in the B-4 zoning
36 district that allows strip-malls should be eliminated.
37

38 **D) Meeting Schedule**

39 Staff noted the holiday party meeting in December and scheduled the specific day, and
40 noted the time of the January meetings.
41

42 **V. ADJOURNMENT**

43 Poulton motioned to adjourn the meeting; Haggerty seconded the motion. The December
44 3, 2015 Planning Board meeting adjourned at 9:15 pm.



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

Thursday, November 19, 2015

PLANNING BOARD COMMENTS - CONCEPT PLAN FOR LIVE/WORK CONDOMINIUMS AT 603 JONES FERRY ROAD

The Planning Board appreciates Mr. Chan's creative program for this difficult parcel of land.

We would like to see a design style that exhibits the same level of creativity and makes a statement to visitors who arrive in our town from points south and west that they are entering a progressive community.

The business entrances should be more transparent and pedestrian-friendly, with well-planted access.

We encourage the use of a single parking lot that connects to the adjacent entrance to the apartment complex, and recommend the applicant work with Town Staff to achieve this goal. The number of spaces should be negotiated down to a quantity more suitable for a live/work facility.

Likewise, we encourage the provision for additional covered bicycle storage that those who would be attracted to such a development would certainly use.

Please also provide appropriate energy-efficient and sustainable features as outlined in the Planning Board document that the Town Staff will provide to you.

Moved: Cohen

Seconded: Adamson

Vote:

Ayes (8) Foushee, Adamson, Cohen, Haggerty, Hathaway, Hunt, Tiemann, Whittemore

Noes: (0)

Absent/Excused: (2) Clinton, Poulton

Abstentions: (0)

Chair

Date

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2 NORTH ELEVATION
A3.0 SCALE: 3/32" = 1'-0"

GLAZING NOTE:
ALL EXTERIOR GLAZING WILL MEET THE FOLLOWING CRITERIA:
SOLAR HEAT GAIN COEFFICIENT = .250 OR BETTER
U VALUE = .442 OR BETTER

ELEVATION MATERIAL KEY	
1	WIRE CUT, ENGINEER RUNNING BOND BRICK VENEER - IRONSPOT RED
2	EIFS - TAUPE
3	EIFS - BUFF
4	EIFS - CHARCOAL
5	EIFS - WHITE
6	PRE-FINISHED, METAL AWNING
7	DARK BRONZE ALUMINUM HVAC GRILL WITH DECORATIVE COVER
8	UNFINISHED - ABUTTING PARKING DECK

EXTERIOR LIGHTING NOTE:
EXTERIOR WALL SCONCE LIGHTING SHOWN FOR DESIGN INTENT ONLY. ALL EXTERIOR LIGHTING WILL CONFORM TO THE LUO REQUIREMENT OF NO MORE THAN 0.2 FOOT CANDLES WILL SPILL ONTO ADJACENT RESIDENTIAL PROPERTY. LIGHTING ALONG BIKEWAY WILL MEET PENDING REQUIREMENTS AS SET BY THE TOWN OF CARRBORO. IF NOT ALLOWED, LIGHTS WILL BE REMOVED FROM PROJECT.



1 WEST ELEVATION
A3.0 SCALE: 3/32" = 1'-0"

CARRBORO, NC

PRELIMINARY SET

OWNER SET #0
BID SET #0
BUILDING DEPT #0
FIRE MARSHAL #0
HEALTH DEPT #0

ISSUE DATE: 10.23.15



REVISION	DATE
no.	date
1	
2	
3	
4	
5	
6	
7	

DRAWN BY CRA
CHECKED BY CRA
PROJECT DATE 06.12.15
PROJECT NUMBER 15-1742R

BUILDING ELEVATIONS

A3.0



2 SOUTH ELEVATION
A3.1 SCALE: 3/32" = 1'-0"

GLAZING NOTE:
ALL EXTERIOR GLAZING WILL MEET THE FOLLOWING CRITERIA:
SOLAR HEAT GAIN COEFFICIENT = .250 OR BETTER
U VALUE = .442 OR BETTER

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1 EAST ELEVATION
A3.1 SCALE: 3/32" = 1'-0"

CARRBORO, NC

PRELIMINARY SET

OWNER SET #0
BID SET #0
BUILDING DEPT #0
FIRE MARSHAL #0
HEALTH DEPT #0

ISSUE DATE: 10.23.15



REVISION			DATE
no.	date	comment	
1			
2			
3			
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6			
7			

DRAWN BY CRA
CHECKED BY CRA
PROJECT DATE 06.12.15
PROJECT NUMBER 15-1742R

BUILDING ELEVATIONS

A3.1



TOWN OF CARRBORO PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

Thursday, December 3, 2015

PLANNING BOARD COMMENTS - CONCEPT PLAN FOR 610 HOMESTEAD ROAD (Tentatively called The Preserve at Lake Hogan Farms)

The Planning Board would like to see the applicant consider further the possibilities available in the lot and the options provided for an Architecturally Integrated Subdivision. In particular, the Concept Plan would be improved upon if:

- the subdivision were designed to relate to the surrounding residential areas not as a copy but as a complement.
- the plan were revised to include a variety of lot sizes and housing types.
- the plan were revised to include more lots, greater unit density, and at least one affordable unit.
- the plan went beyond the minimum requirements for pedestrian and bicycle connectivity not only within the development but to surrounding areas, including sidewalk along Lake Hogan Farms Road and Homestead Road.
- the plan looked forward to future road connectivity to surrounding areas.

Moved: _____

Seconded: _____

Vote:

Ayes ()

Noes: ()

Absent/Excused: () Cohen, Hathaway

Abstentions: ()

Chair

Date