



# 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, NOVEMBER 17, 2016

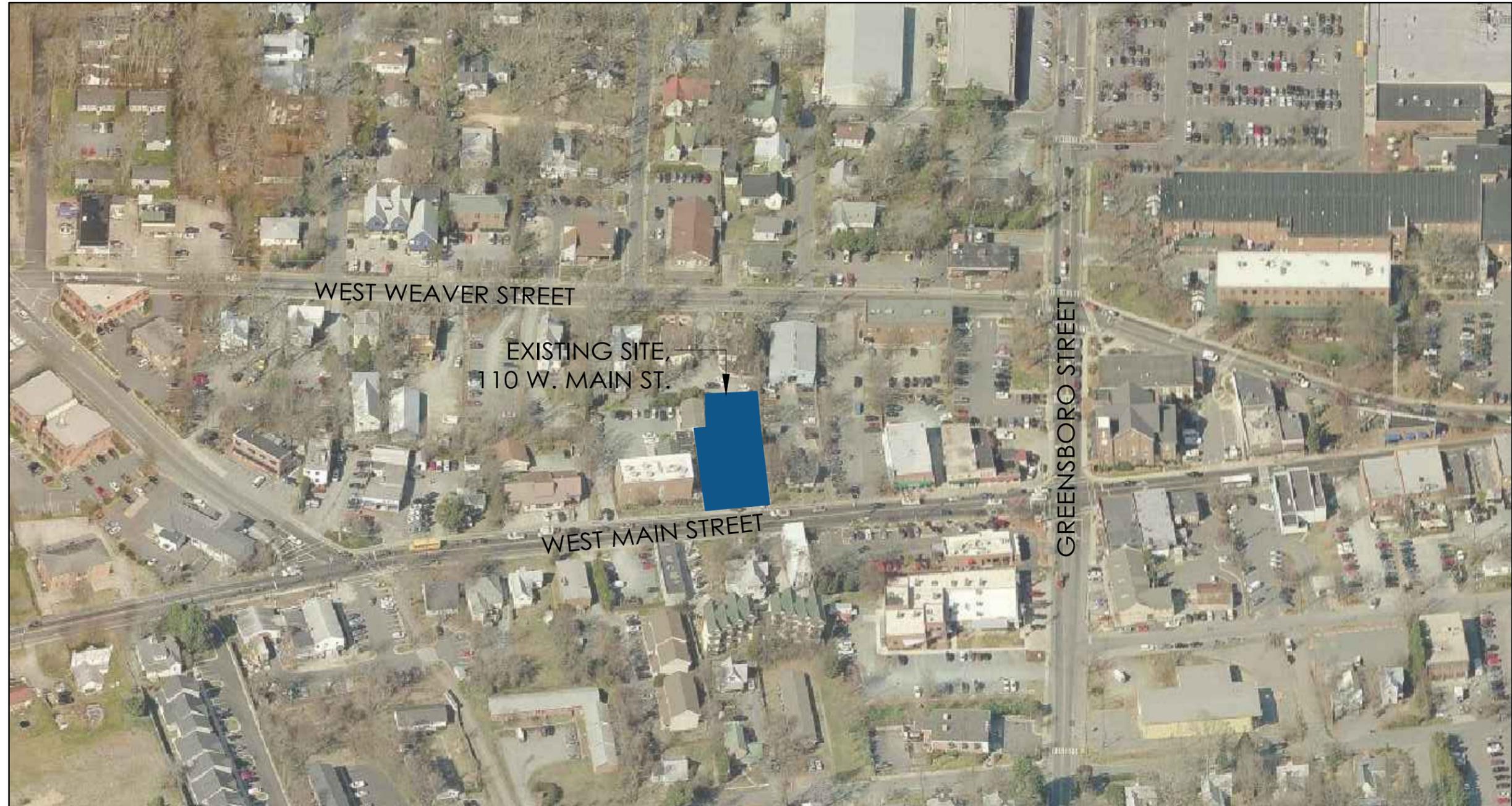
Item	Topic/Action	Person/Agency	Time (Approx)
<b>I.</b>	<b>AGENDA ADJUSTMENTS</b>	Chair	7:30
<b>II.</b>	<b>APPROVAL OF MINUTES</b>		
	November 3, 2016 Meeting Minutes	Chair/Planning Board	7:35
<b>III.</b>	<b>OTHER MATTERS</b>		
	A) Concept Plan for Food First	Chair/Planning Board	7:40
	B) Community Planning Month - Debrief	Committee Chair/Planning Board	8:40
	C) Discussion of Potential Goals for 2017	Chair	9:00
<b>IV.</b>	<b>ADJOURNMENT</b>	Chair	9:30

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

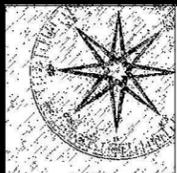
#### PUBLIC COMMENT AT PLANNING BOARD MEETINGS

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!



EXISTING CONDITIONS, DOWNTOWN CARRBORO

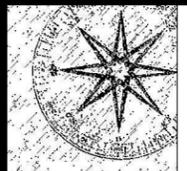
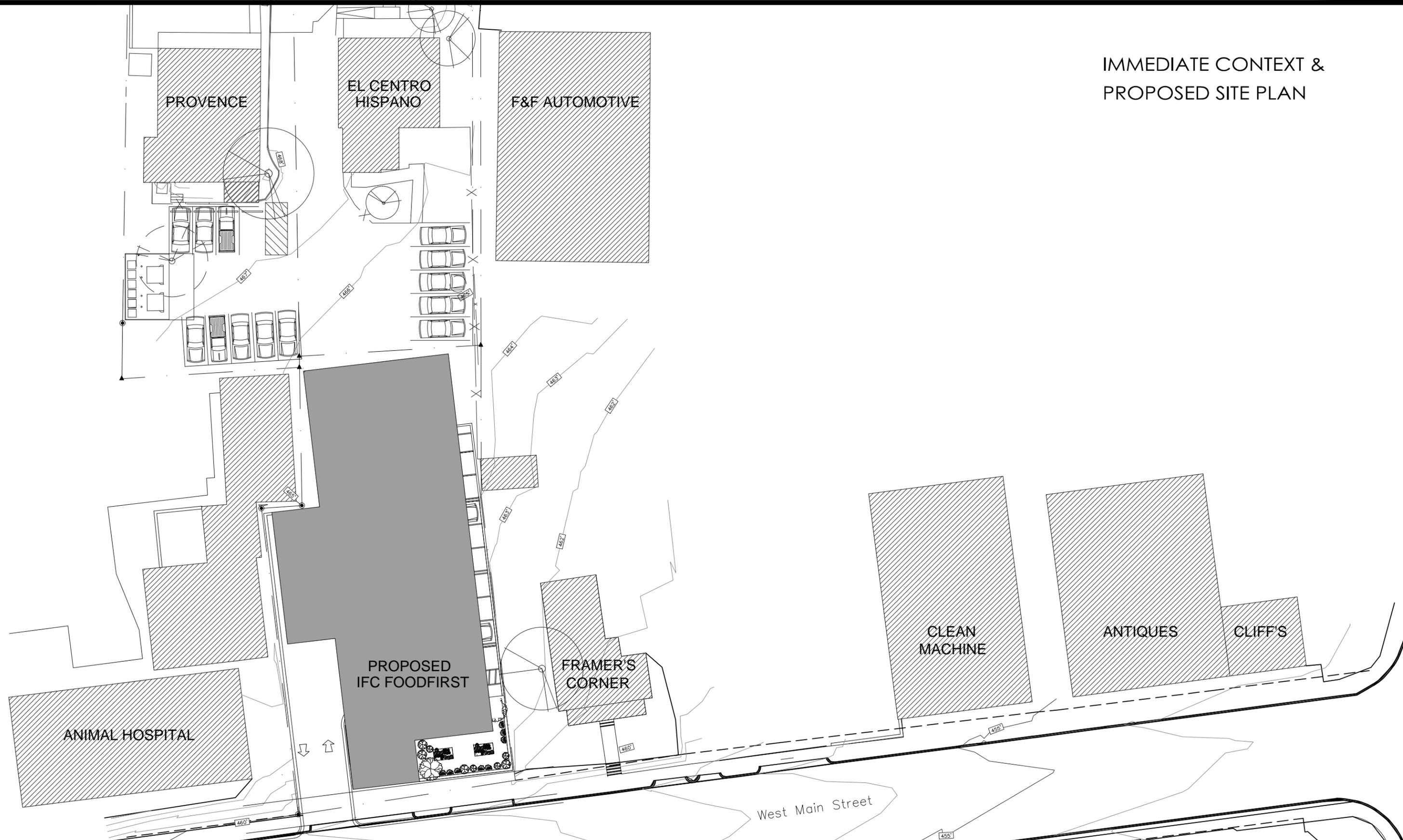


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**INTER-FAITH COUNCIL FOR SOCIAL SERVICE - FOODFIRST PROGRAM**  
PROPOSED FACILITY AT 110 WEST MAIN STREET - CARRBORO  
CONCEPT PLANS  
TOWN OF CARRBORO JOINT BOARDS REVIEW - NOVEMBER 3, 2016



IMMEDIATE CONTEXT &  
PROPOSED SITE PLAN

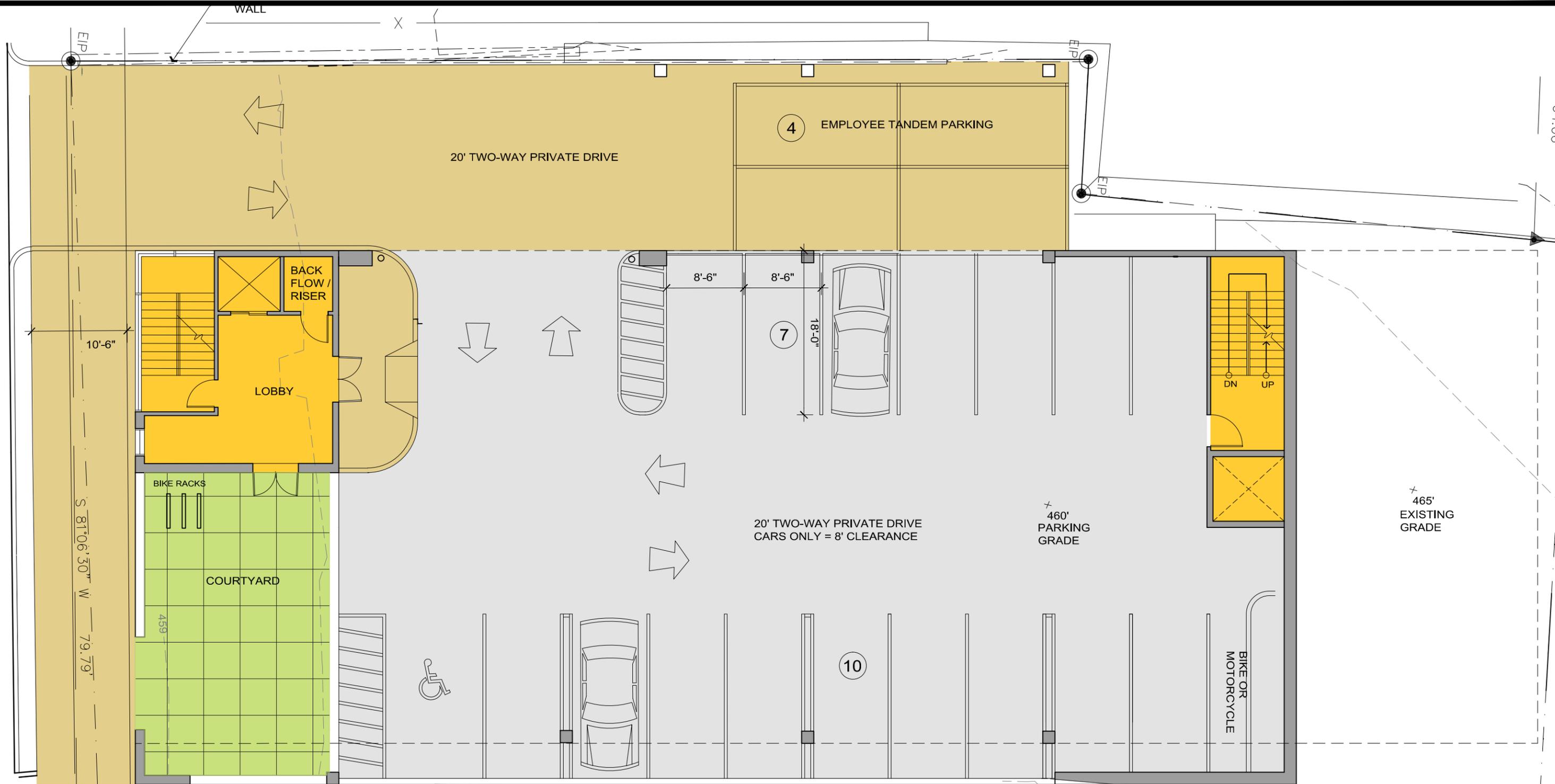


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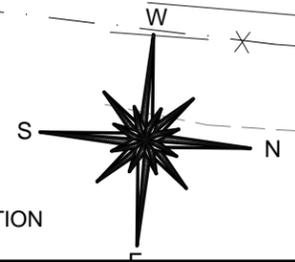




PRELIMINARY SITE PLAN  
SCALE: 3/32" = 1'-0"

FLOOR PLAN - LEGEND

- |                               |                               |                                   |
|-------------------------------|-------------------------------|-----------------------------------|
| COMMUNITY KITCHEN             | ASSISTANCE SERVICES           | PARKING AREA                      |
| PANTRY AND PANTRY SERVICES    | STAFF, VOLUNTEERS AND OFFICES | DRIVES/PUBLIC WALKS               |
| GARDEN, BALCONY AND COURTYARD | COMMUNITY MEETING ROOM        | BUILDING SERVICES AND CIRCULATION |



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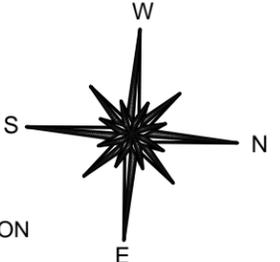




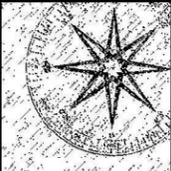
TOTAL SQUARE FOOTAGE THIS LEVEL: 7,232 GROSS SF

FLOOR PLAN - LEGEND

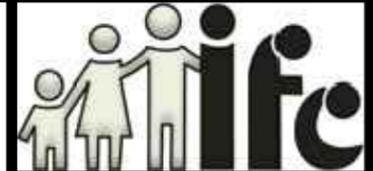
- |  |   |   |
|--|---|---|
|  COMMUNITY KITCHEN             |  ASSISTANCE SERVICES           |  PARKING AREA                      |
|  PANTRY AND PANTRY SERVICES    |  STAFF, VOLUNTEERS AND OFFICES |  DRIVES/PUBLIC WALKS               |
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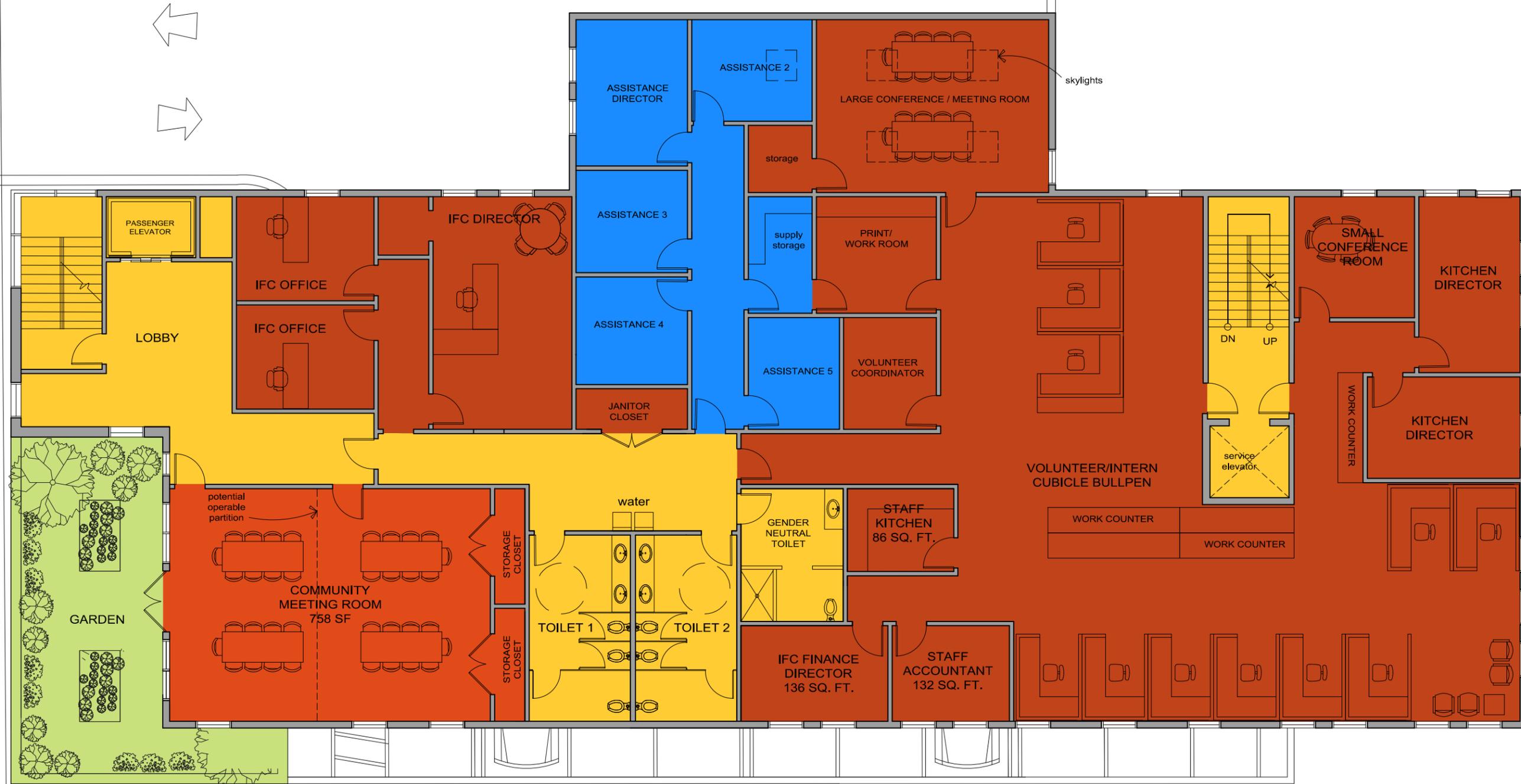


PRELIMINARY MAIN LEVEL PLAN  
SCALE: 3/32" = 1'-0"

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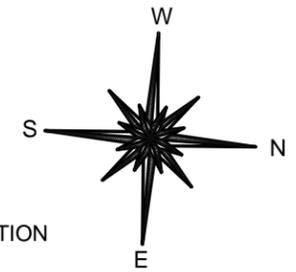




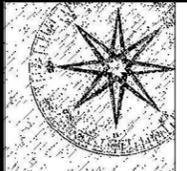
TOTAL SQUARE FOOTAGE: 8,340 GROSS SQ. FT.

**FLOOR PLAN - LEGEND**

- |  |   |   |
|--|---|---|
|  COMMUNITY KITCHEN             |  ASSISTANCE SERVICES           |  PARKING AREA                      |
|  PANTRY AND PANTRY SERVICES    |  STAFF, VOLUNTEERS AND OFFICES |  DRIVES/PUBLIC WALKS               |
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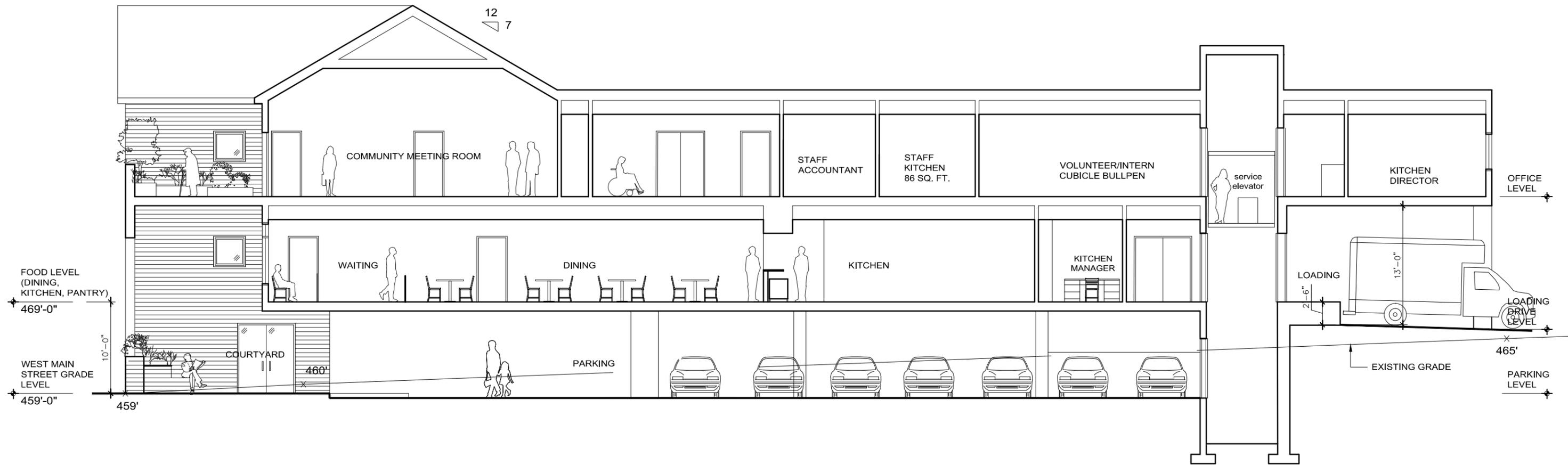
PRELIMINARY UPPER LEVEL PLAN  
SCALE: 3/32" = 1'-0"



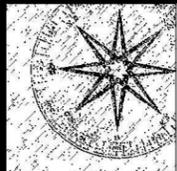
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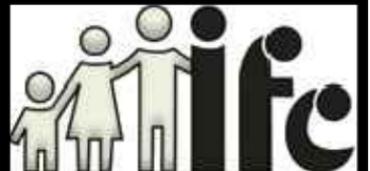


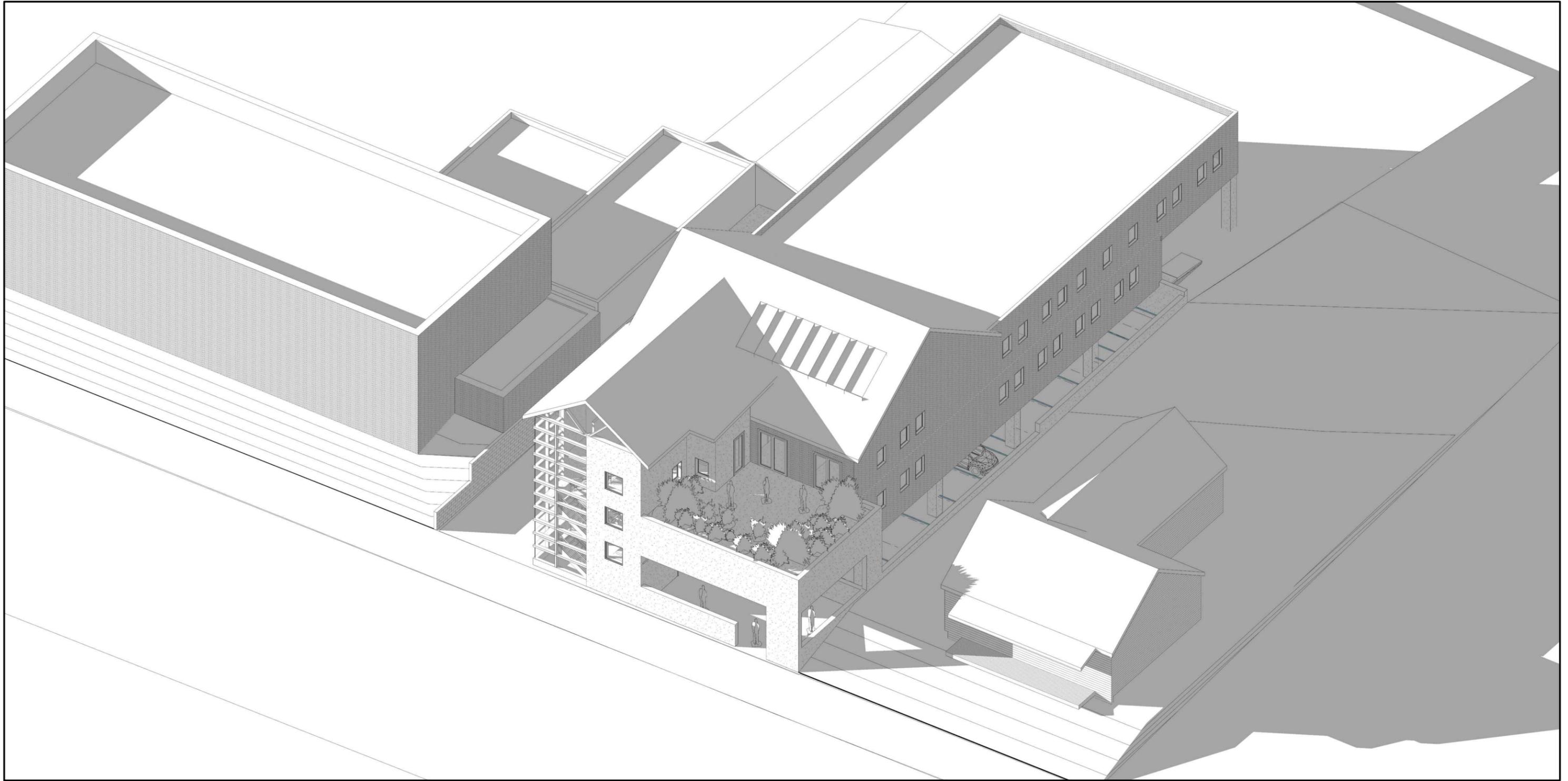
PRELIMINARY SITE SECTION  
SCALE: 3/32" = 1'-0"



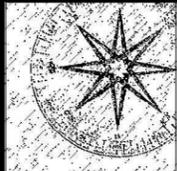
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AERIAL VIEW FROM THE SOUTHEAST



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PERSPECTIVE VIEW FROM WEST MAIN STREET



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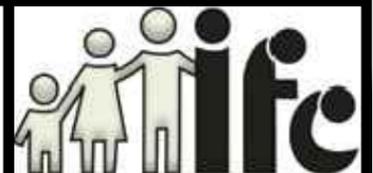
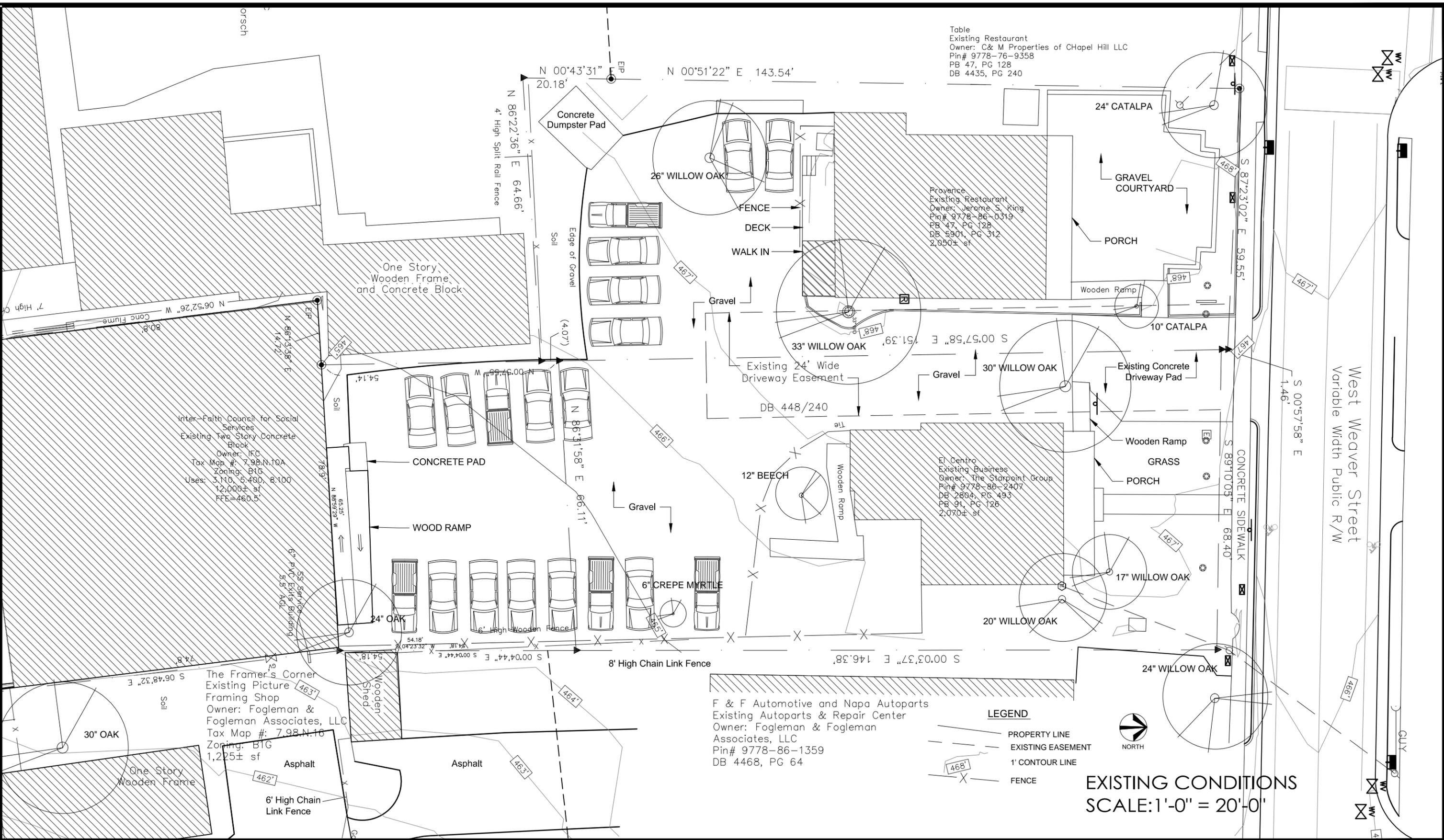


Table  
 Existing Restaurant  
 Owner: C & M Properties of Chapel Hill LLC  
 Pin# 9778-76-9358  
 PB 47, PG 128  
 DB 4435, PG 240



Inter-Faith Council for Social Services  
 Existing Two Story Concrete Block  
 Owner: IFC  
 Tax Map #: 7.98.N.10A  
 Zoning: B1G  
 Uses: 3,110, 5,490, 8,100  
 12,000± sf  
 FFE=460.5'

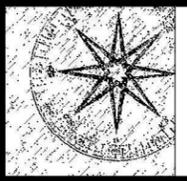
The Framers Corner  
 Existing Picture Framing Shop  
 Owner: Fogleman & Fogleman Associates, LLC  
 Tax Map #: 7.98.N.10  
 Zoning: B1G  
 1,225± sf

F & F Automotive and Napa Autoparts  
 Existing Autoparts & Repair Center  
 Owner: Fogleman & Fogleman Associates, LLC  
 Pin# 9778-86-1359  
 DB 4468, PG 64

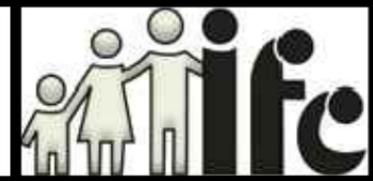
- LEGEND**
- PROPERTY LINE
  - - - EXISTING EASEMENT
  - 1' CONTOUR LINE
  - X FENCE



**EXISTING CONDITIONS**  
 SCALE: 1'-0" = 20'-0"

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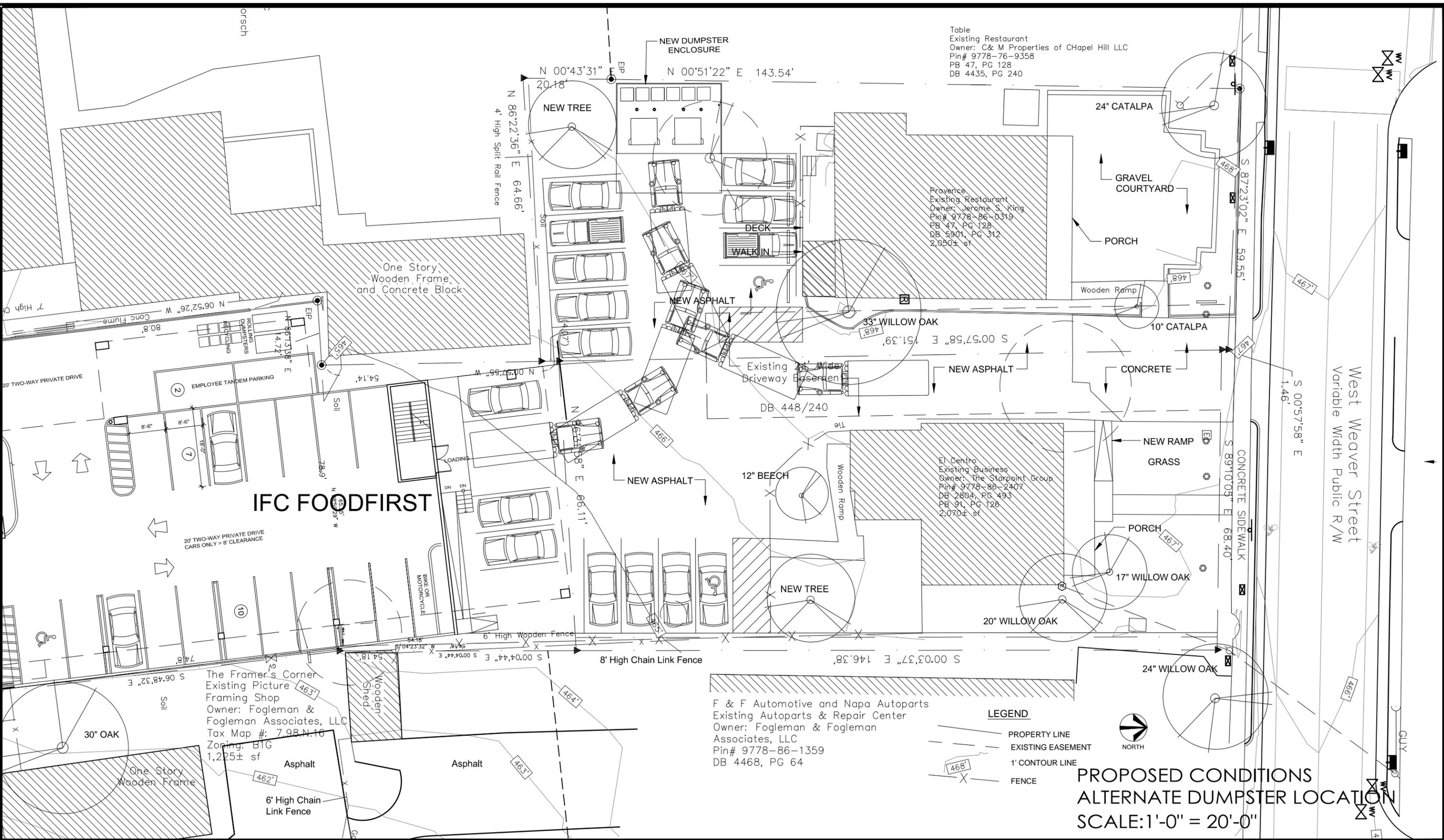


Table  
 Existing Restaurant  
 Owner: C & M Properties of Chapel Hill LLC  
 Pin# 9778-76-9358  
 PB 47, PG 128  
 DB 4435, PG 240

Provence  
 Existing Restaurant  
 Owner: Jerome S. King  
 Pin# 9778-86-0319  
 PB 47, PG 128  
 DB 5901, PG 312  
 2,050± sf

El Centro  
 Existing Business  
 Owner: The Starpoint Group  
 Pin# 9778-86-2407  
 DB 2804, PG 493  
 PB 91, PG 126  
 2,070± sf

F & F Automotive and Napa Autoparts  
 Existing Autoparts & Repair Center  
 Owner: Fogleman & Fogleman  
 Associates, LLC  
 Pin# 9778-86-1359  
 DB 4468, PG 64

**LEGEND**

- PROPERTY LINE
- - - EXISTING EASEMENT
- 1' CONTOUR LINE
- X FENCE

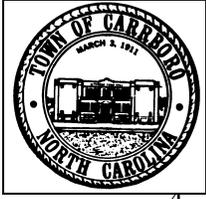


**PROPOSED CONDITIONS  
 ALTERNATE DUMPSTER LOCATION  
 SCALE: 1'-0" = 20'-0"**

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4

## TOWN OF CARRBORO

### PLANNING BOARD

*McDougle Middle School Cafeteria, Carrboro, North Carolina 27510*

5  
6  
7

**THURSDAY, NOVEMBER 3, 2016**

MEMBERS	GUESTS	STAFF
Catherine Adamson	Jim Spencer	Tina Moon
Tom Tiemann	John Dorwood	Jane Tuohey
Blake Rosser	Heather Farrell	
Susan Poulton	Dave Ballentine	
Hathaway Pendergrass		

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9  
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14

Board Liaison: Damon Seils, Bethany Chaney, Sammy Slade

Absent/Excused: Heather Hunt, Braxton Foushee, David Clinton, Andrew Whittemore

Tina Moon gave a brief introduction to the project.

#### **I. JOINT REVIEW ITEMS**

##### **A) Concept Plan for Food First**

John Dorwood, Co-Director of Interfaith Council said that he is helping the agency out. He said that he is looking forward to feedback and input from tonight's meeting and announced that they have had various gatherings around town with the public especially receive input, after which they made quite a few changes. They have also reached out to business and property owners in the downtown area and are sharing documents with them.

Jim Spencer, the Architect, talked about the project starting from the beginning of the process with the Town and how it stands. They are in the process of getting an application together for a Conditional Rezoning Permit Petition with the Town. Spencer showed the site at 110 W. Main Street including the parking area and where the food will be loaded in the rear this is and will continue to be shared by neighboring businesses. It will be 3 story building with the parking will on the ground floor. Food services will be on the 2<sup>nd</sup> level and the 3<sup>rd</sup> level with be administrative offices. Spencer showed the concept floor plans which showed the different services that the building will provide. The community kitchen will replace the current kitchen on Rosemary Street, they will have seating for around 90 people at a serving, but there will be waiting areas in case of more people. Spencer went through each of the 3 levels and explained in detail the services and the layout.

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1 A lot of questions were asked in regards to energy, using a green roof, seating, solar  
2 heating and heating outside, stormwater setbacks and hours of operation. Spencer  
3 explained that it will be open from 11am to 7pm 7 days a week.  
4

5 Spencer said that there will be a parking area under the building which will have 21 spaces  
6 as well as the 5 spaces at the rear of the building that will be available to other business  
7 after hours. There will be 2 box trucks a day and or vans will arrive more often. They are  
8 expecting to serve between 75 to 125 people for lunch and 75 at night for dinner, they  
9 have lunch laborers that eat a free lunchtime meal.  
10

11 Meg and Grace Holten spoke about some concerns they had. Their family property (Club  
12 Nova) is across the street from 110 W. Main Street and they wanted to know what long  
13 terms plans do DOT have for this road and if there is going to be any widening and turn  
14 lanes and where is DOT's ROW. They feel it is too close to the road and said it feels like  
15 it's a 5 storey building and is too close to the highway. They asked if there will be street  
16 trees and if there will be pedestrian friendly setback from the road. Also the shading  
17 factor was noted the area concerned about if this sets a precedence for future buildings in  
18 Carrboro. Parking is also a concern to them and if the courtyard is big enough so the  
19 sidewalk doesn't get clogged. They asked if the Town can work with bus transportation to  
20 travel W. Main Street 7 days a week and possibly change the route so it can stop on the  
21 110 W. Main Street side of the road and if a bus stops regularly or people dropping people  
22 off is a curb cut is possible.  
23

24 *The Joint Advisory Board meeting closed at 8:42pm.*  
25

## 26 **II. APPROVAL OF MINUTES**

### 27 **October 6, 2016**

28 Pendergrass moved to approve the minutes, Poulton seconded the motion. **VOTE:** AYES  
29 (5) Adamson, Tiemann, Poulton, Pendergrass, Rosser; NOES (0); ABSENT/EXCUSED  
30 (4) Foushee, Clinton, Hunt, Whittemore. The October 6, 2016 Planning Board minutes  
31 were approved.  
32

## 33 **III. OTHER MATTERS**

### 34 **A) Concept Plan for Food First**

35 Adamson said that there should be some discussion this evening but not settle on final  
36 comments as she would like to hear comments from absent members at the mid-month  
37 meeting.  
38

### 39 **B) LUO Text Amendments relating to Protest Petitions**

40 Members looked through their materials and Moon explained that legislators made  
41 changes at state level that required us to look at our ordinance. They removed the option  
42 to have protest petitions for rezonings. They have offered a substitute to accept written  
43 comments so the Town are making that change. This is being done so the LUO will  
44 conform.  
45

46 After discussion

1 Motion was made by Rosser and seconded by Pendergrass that the Planning Board  
2 recommends that the Board of Aldermen approve the draft ordinance. **VOTE:** AYES (5)  
3 Adamson, Tiemann, Poulton, Pendergrass, Rosser; NOES (0); ABSENT/EXCUSED (4)  
4 Foushee, Clinton, Hunt, Whittemore.  
5

6 Associated Findings

7 By a unanimous show of hands, the Planning Board membership also indicated that no  
8 members have any financial interests that would pose a conflict of interest to the adoption  
9 of this amendment.  
10

11 Motion was made by Rosser and seconded by Pendergrass that the Planning Board of the  
12 Town of Carrboro finds the proposed text amendment is consistent with Carrboro Vision  
13 2020, particularly the statements under Section 2.0, Development, by retaining an  
14 opportunity for community input when making development decisions.  
15

16 Furthermore, the Planning Board of the Town of Carrboro finds that the proposed text  
17 amendment which will conform the provisions of the Land Use Ordinance, with regard to  
18 protest petitions, to recent changes in federal and state legislation, is in the public interest.  
19 A friendly amendment was made by Adamson to remove the mention of the word federal.  
20 So it will now read as follows:- Furthermore, the Planning Board of the Town of Carrboro  
21 finds that the proposed text amendment which will conform the provisions of the Land  
22 Use Ordinance, with regard to protest petitions, to recent changes in state legislation, is in  
23 the public interest. **VOTE:** AYES (5) Adamson, Tiemann, Poulton, Pendergrass, Rosser;  
24 NOES (0); ABSENT/EXCUSED (4) Foushee, Clinton, Hunt, Whittemore.  
25

26 **C) Community Planning Month Debrief**

27 Planning Board members discussed the walking tours that they attended. They were all  
28 very pleased with the attendance and the walks in general.  
29

30 **IV. ADJOURNMENT**

31 Poulton motioned to adjourn the meeting; Pendergrass seconded the motion. The  
32 November 3, 2016 Planning Board meeting adjourned at 9:15 pm.