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TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, JANUARY 7, 2016

MEMBERS		GUESTS	STAFF
Braxton Foushee	Jack Haggerty		Tina Moon
Catherine Adamson	Hathaway Pendergrass		
Tom Tiemann			
Heather Hunt			
Andrew Whittemore			
David Clinton			

8
9 Board Liaison:

10
11 Absent/Excused: Andy Cohen, Susan Poulton

12
13 Braxton Foushee opened the meeting at 7:35.

14
15 **I. AGENDA ADJUSTMENTS**

16 There were no agenda adjustments

17
18 **II. JOINT REVIEW ITEMS**

19 There were no joint review items.

20
21 **III. APPROVAL OF MINUTES**

22 **December 3, 2015**

23 Clinton moved to approve the minutes, Pendergrass seconded the motion. VOTE: AYES
24 (8) Foushee, Clinton, Adamson, Hunt, Haggerty, Tiemann, Whittemore, Pendergrass;
25 NOES (0); ABSTENTIONS (0); ABSENT/EXCUSED (2), Cohen, Poulton.

26 The January 3, 2016 Planning Board minutes were approved.

27
28 **IV. OTHER MATTERS**

29 **A) CUP Modification for Padgette Lane**

30 Tina Moon, planning staff, noted that the Town had received new drawings for the
31 Hilton Garden Inn. The project architect was not able to attend the meeting, but the
32 applicant Laura Van Sant was at the meeting and could answer questions. Moon
33 reminded board members that the hotel project is scheduled for public hearing at the
34 end of January. Moon showed the new plans on the overhead and Planning Board
35 discussed them. They felt that the plans are a lot better, but still need some work.
36

1 Staff distributed draft comments assembled by Clinton and Haggerty based on the last
2 meeting. The group worked to together to refine the comments and add clarity.
3 Adamson read the revised comments from this meeting which recommend that the
4 public hearing be delayed until the applicant had reasonably addressed the
5 deficiencies in their current submission. Adamson went through the bullets until
6 there was general consensus and emailed the draft to staff. Staff printed the
7 comments so that everyone could read the draft prior to making a motion and voting.
8

9 The Planning Board appreciates the Applicant's effort to provide a facility that is
10 appropriate to the character of Downtown Carrboro. However, we feel the Applicant
11 has fallen short of showing a project that is situated in the context of nearby buildings
12 and downtown Carrboro. There is little in the submission to indicate the Applicant
13 responded, in their design, to any of our recommendations from the June 18, 2015
14 meeting.

15 Therefore, we make the following recommendations to the Board of Aldermen: we
16 recommend that the public hearing on this submittal be delayed until the Applicant
17 has reasonably addressed the deficiencies in their current submission.

18 We support the staff recommendations, and wish to offer the following additional
19 comments:

- 20 • This lot is an addition to the 300 E. Main St. project. The applicant should show us
21 how this new lot and the proposed hotel will work in the overall design of the entirety
22 of 300 E. Main when it is built out.
- 23 • The building would be greatly improved if the third, fourth and fifth floors of the
24 hotel were set back from the first two floors. The first two floors should be designed
25 to create a friendlier streetscape for the pedestrian.
- 26 • The appearance of the building, with 4 colors of synthetic stucco (EIFS) is not
27 representative of the common materials used in our downtown. The palette should be
28 simplified to match the other two new buildings in the 300 East Main Street
29 Development, with the use of stucco limited to the top floor and a single color.
- 30 • The vehicular access to the hotel is awkward, and can be described, at best, as
31 serviceable.
- 32 • The dumpster enclosure should match adjacent building materials. Every effort
33 should be made to make this area of the lot inviting, as it represents the Bikeway
34 entrance to 300 E. Main.
- 35 • This building will cast a large shadow, and any new structures in front of the hotel,
36 when the whole of the 300 E. Main St. project is built out, will also be in shadow.
- 37 • The "heat island effect" of such a massive structure has not been addressed. The
38 Landscape Plan shows few trees of sufficient size to reduce heat gain on the south
39 and east sides. Additional trees should be coordinated with the storm water BMP. At
40 least twice as many should be on the east side and a substantial number should be
41 placed on the south side. No shading devices are indicated. These are important on
42 the south and east sides.

- 1 • The building will prevent ambient lighting and views from reaching the Bikeway. To
2 mitigate this dangerous condition the Applicant should include shielded lighting
3 along their portion of this corridor and should be granted an exception from the light
4 spill requirement from the Town. The massing of the building also presents an
5 uncomfortable juxtaposition to the Bikeway of a more than 70 foot vertical expanse at
6 less than 8 feet of horizontal separation.
7

8 **Moved: Whittemore Seconded: Haggerty**

9
10 **Vote:**

11 Ayes (8) Foushee, Adamson, Clinton, Haggerty, Hunt, Pendergrass, Tiemann,
12 Whittemore

13 Noes: (0)

14 Absent/Excused: (2) Cohen, Poulton

15 Abstentions: (0)
16

17 **B) The Preserve – Concept Plan, motion**

18 Tina Moon reminded members that they just needed to make a formal vote on this
19 matter as it was approved by consensus at the last meeting. Adamson read the
20 comments that had been prepared. Adamson moved the comments be approved and
21 provide them to the applicant, Tiemann seconded the motion. VOTE: AYES (8)
22 Foushee, Clinton, Adamson, Hunt, Haggerty, Tiemann, Whittemore, Pendergrass;
23 NOES (0); ABSTENTIONS (0); ABSENT/EXCUSED (2), Cohen, Poulton.
24

25 **C) Update: Vision 2020 agenda item, Officer Elections**

26 Tina Moon printed out the cover of the Vision 2020 document. Haggerty said that he
27 had received a few more comments but the draft copy is complete and will be
28 presented to the Board on February 2nd, 2016. Haggerty said that he will attend the
29 meeting in February.
30

31 Moon also gave advance notice to members that Officer elections will take place at
32 the next meeting, so they should think about whom they would like to elect or who
33 would like to run for Chair. Foushee explained the duties of the Chair as he is not
34 eligible to run for Chair again.
35

36 Moon said that a mid-month meeting is not necessary but there will be a February
37 meeting which will probably have text amendments including a downtown
38 community dining facility use. Haggerty said he would like to discuss if the public
39 should be able to participate in a discussion during meetings. Foushee (Chair) said he
40 tries to control the amount of time a member of the public speaks. Hunt said she feels
41 it is important to let someone speak but it needs to be structured.
42

43 **V. ADJOURNMENT**

44 Whittemore motioned to adjourn the meeting; Haggerty seconded the motion. The
45 January 7, 2016 Planning Board meeting adjourned at 9:10 pm.