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TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 4, 2016

MEMBERS		GUESTS	STAFF
Braxton Foushee	Jack Haggerty	Laura Van Sant	Tina Moon
Catherine Adamson	Hathaway Pendergrass	LeAnn Nease Brown	Marty Roupe
Tom Tiemann	Andy Cohen	Allan Rosen	Jeff Kleaveland
Heather Hunt		Michael Reinke	Jane Tuohey
Andrew Whittemore			
David Clinton			

Board Liaison: Damon Seils, Randee Haven O'Donnell, Sammy Slade, Bethany Chaney

Absent/Excused: Susan Poulton

Braxton Foushee opened the meeting at 7:35. Tina Moon announced that a flyer has been made for a parking survey and said that hopefully people will want to participate in this survey. Foushee announced that Blake Rosser was in attendance; Rosser is a prospective member for the Planning Board.

I. AGENDA ADJUSTMENTS

There were no agenda adjustments

II. JOINT REVIEW ITEMS

A) Draft LUO Text Amendments to Establish Regulations for Facilities that Provide Social Services including Dining

Moon said that last May, the Town received an application for a text amendment from the IFC to look at creating a new use, in the Land Use Ordinance, a "community kitchen." The request was brought before the Board of Aldermen who directed staff to draft an ordinance. A draft was given to the Board of Aldermen who requested more information; a new version was drafted and a public hearing date has been set. As currently drafted the ordinance would create a new definition for a "social service provider with dining." The use includes an administrative element, a food pantry, potential meeting rooms as well as a facility that can handle public dining. The use would be allowed subject to a zoning permit after a conditional rezoning. Moon reviewed the three types of zoning: general, conditional and conditional use and offered a brief comparisons of the different mechanisms. Conditional zoning offers an opportunity for the public to be more fully involved in the review process.

1 Moon talked about the procedure for advisory boards to comment on the draft
2 ordinance, and the use of the recommendation template in their packets. Moon
3 advised that all boards will have the same template and they should prepare a
4 statement. The public hearing has been set for March 22nd, 2016.
5

6 Foushee publically thanked the Planning Board and announced that this is the last
7 meeting that he will chair, however he will continue to serve on the Planning Board.
8

9 **B) CUP Modification for Padgette Lane – Hilton Garden Inn**

10 Staff member Jeff Kleaveland handed out revised conditions and highlighted a few
11 things that the applicant had changed on the plans and building elevations. This
12 project has to have OWASA approval prior to construction plan approval.
13 Kleaveland pointed out that condition #22 is a new condition requiring them to include
14 the building performance features and said that they have added additional trees, more
15 ground has been added for the trees to thrive in. Laura Van Sant, representing the
16 applicant for the project provided additional detail about the changes.
17

18 *The Joint Review portion of the meeting was formerly closed and Human Services, TAB,*
19 *EAB and ESC left the meeting.*
20

21 **III. APPROVAL OF MINUTES**

22 **January 7, 2106**

23 Clinton moved to approve the minutes, Whittemore seconded the motion. VOTE: AYES
24 (9) Foushee, Clinton, Adamson, Hunt, Haggerty, Tiemann, Whittemore, Pendergrass,
25 Cohen; NOES (0); ABSTENTIONS (0); ABSENT/EXCUSED (1) Poulton.
26 The January 7, 2016 Planning Board minutes were approved.
27

28 **IV. OTHER MATTERS**

29 **A) Draft LUO Text Amendments to Establish Regulations for Facilities that
30 Provide Social Services including Dining**

31 Planning Board members asked a number of specific questions relating to the way
32 that the ordinance was crafting. As currently proposed, facilities that provide social
33 services including dining could occur in 3 zoning districts: B-1(G), R20 and RR. The
34 IFC had requested the B-1(G) district in their application. Moon explained how the
35 other districts were identified based on a recommended distance of separation
36 between similar social service providers in other jurisdictions. The location of a
37 potential site in relation to a transit stop was also taken into consideration.
38

39 The conditional zoning mechanism was chosen because the applicant requested it and
40 because it seems to offer the best opportunity for the public to be part of the
41 conversation about a use which some find controversial. LeAnn Nease Brown,
42 Attorney for IFC, approached the Planning Board and said that IFC felt that the CZ
43 rezoning tool is a tool that allows the public to be involved in something that they
44 want to be involved in and it allows the Board the flexibility to communicate with
45 citizens. The IFC want to be transparent and they felt it is the best community

1 participation process and so that is why they asked for it that way. Planning Board
2 again discussed the zoning then the wording for the recommendation.

3
4 Motion was made by Adamson and seconded by Clinton that the Planning Board
5 recommends that the Board of Aldermen approve the draft ordinance with the
6 following alterations, that in Section 2, the list of zones be edited to include all zones
7 where use 3.100 is permitted except WR, O and OA and that in Section 3, the
8 maximum distance from a public transit stop be defined as 250 ft. Clinton seconded
9 the motion.

10
11 After a little more discussion about the zoning districts a friendly amendment was
12 proposed by Clinton to cut down the amount of zoning districts to include B-1(C), B-
13 1(G), B-4, M-1, M-2, C-T, RR and R-20. Adamson accepted the friendly
14 amendment.

15
16 Motion was made by Adamson and seconded by Clinton that the Planning Board
17 recommends that the Board of Aldermen approve the draft ordinance with the
18 following alterations, that in Section 2, the list of zones be edited to include B-1(C),
19 B-1(G), B-4, M-1, M-2, C-T, RR and R-20 and that in Section 3, the maximum
20 distance from a public transit stop be defined as 250 ft. VOTE: AYES (8) Foushee,
21 Clinton, Adamson, Hunt, Haggerty, Tiemann, Whittemore, Pendergrass; NOES (1)
22 Cohen; ABSTENTIONS (0); ABSENT/EXCUSED (1) Poulton

23
24 Associated Findings

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

28
29 Motion was made by Adamson and seconded by Clinton that the Planning Board of
30 the Town of Carrboro finds the proposed text amendment, is consistent with
31 *Carrboro Vision2020*, particularly the following provisions relating to Carrboro's
32 support of human services and inclusion of the interests of all citizens when making
33 development decisions:

34
35 1.32 The town should continue to support human service needs that are above
36 and beyond those met by the County.

37
38 1.35 The town should consider the impact of its ordinances and policies on the
39 well-being of its most vulnerable citizens, including the elderly, children,
40 those with disabilities and those living on low-, middle-, or fixed
41 incomes.

42
43 1.44 The town should continue to seek opportunities to exercise more local
44 control of revenue options and community health and welfare options.

45
46 2.0 Development

1 Carrboro's development should take place in a manner consistent with a set of
2 adopted values. The health and safety of citizens should be protected. Respect
3 for and protection of the natural environment should be integrated into the
4 town's policies as a high priority in enriching the quality of life. As much as
5 possible, Carrboro's town character should be preserved; and the town should
6 respond to citizen initiatives toward that goal. The community should continue
7 to foster diversity, welcoming people of all races, ages, ethnicity, sexual
8 orientations, and social and economic backgrounds. Growth should occur in a
9 balanced fashion, and at a rate that does not jeopardize the values set forth by
10 Vision2020. The interests of all members of the community, including property
11 owners, neighbors, and other interested citizens should be considered when
12 making development decisions.
13

14 2.11 Infill development should take place in a manner that fulfills the town's
15 goals and enhances neighboring areas. The town should develop policies
16 that mitigate the adverse impact of infill development, with particular
17 consideration given to roads, sidewalks, and aesthetic compatibility. The
18 town should develop a process to mediate disagreements between
19 developers and residents of existing neighborhoods.
20

21 The Planning Board furthermore finds that the above described amendment is
22 reasonable and in the public interest because it expands the use of a mechanism that
23 allows rezonings to occur under very specific conditions so as to ensure compatibility
24 with surrounding and proposed uses. VOTE: AYES: (8) Foushee, Clinton,
25 Adamson, Hunt, Haggerty, Tiemann, Whittemore, Pendergrass; NOES: (1) Cohen;
26 ABSTENTIONS: (0); ABSENT/EXCUSED: (1) Poulton.
27

28 **B) CUP Modification for Padgette Lane – Hilton Garden Inn**

29 The Planning Board discussed the new plans that were presented to them and noted
30 that the canvas awnings were requested but were not shown on the plans. There was
31 considerable discussion regarding the aesthetics. Laura Van Sant was asked about the
32 awnings and why they were not shown on the new plans; she said that she will
33 enquire about this but said she thought some had been added. A question was asked
34 about when additional parking will be built, Van Sant said that a deck will be built
35 but at a later date as it is not required by this construction because they don't have the
36 square footage to need it. When asked how serious she is about a pedestrian plaza,
37 she responded, very, but the Arts Center and Cat's Cradle which are in the middle of
38 the site need to be worked on first. The public hearing on the Hilton Garden Inn
39 application has been scheduled for February 23rd, 2016. It was decided that they will
40 revisit this project at their next meeting on February 18th at which time they asked to
41 see updated drawings showing the awnings, trees and pool.
42

43 **C) Officer Elections**

44 Foushee nominated Adamson to become Chair, Haggerty seconded and Adamson
45 accepted. Clinton nominated Tiemann to become Vice Chair, Foushee seconded and

1 Tiemann accepted. Clinton nominated Whittemore to become 2nd Vice Chair, Cohen
2 seconded and Whittemore accepted. VOTE: AYES (9) Foushee, Clinton, Adamson,
3 Hunt, Haggerty, Tiemann, Whittemore, Pendergrass, Cohen; NOES (0);
4 ABSTENTIONS (0); ABSENT/EXCUSED (1) Poulton.
5

6 **V. ADJOURNMENT**

7 Pendergrass motioned to adjourn the meeting; Clinton seconded the motion. The February
8 4, 2016 Planning Board meeting adjourned at 9:30 pm.