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TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 18, 2016

MEMBERS		GUESTS	STAFF
Catherine Adamson	Jack Haggerty		Tina Moon
Susan Poulton	Hathaway Pendergrass		Jane Tuohey
Tom Tiemann	Andy Cohen		
Heather Hunt	Blake Rosser		
Andrew Whittemore			
Braxton Foushee			

Board Liaison: Damon Seils

Absent/Excused: David Clinton

Catherine Adamson opened the meeting at 7:35. Adamson formerly welcomed Blake Rosser to the Planning Board. Each Planning Board member introduced themselves. It was noted that Heather Hunt, Tom Tiemann and David Clinton have been reappointed.

I. AGENDA ADJUSTMENTS

There were no agenda adjustments

II. APPROVAL OF MINUTES

February 4, 2106

Foushee moved to approve the minutes, Hunt seconded the motion. VOTE: AYES (10) Adamson, Tiemann, Whittemore, Foushee, Poulton, Hunt, Haggerty, Pendergrass, Cohen Rosser; NOES (0); ABSTENTIONS (0); ABSENT/EXCUSED (1) Clinton.

The February 4, 2016 Planning Board minutes were approved.

III. OTHER MATTERS

A) CUP Modification for Padgett Lane-Hilton Garden Inn

Planning Board members discussed various points including the location of the bike racks, amenities on the streetscape, the existing bike path, the setbacks and how there seems to be too much on the site so they could come up with a recommendation for the Board of Aldermen. There is an existing permit that was approved by the Board of Aldermen, so this is an application for a Major Modification to the CUP. Members discussed the comments that they would like to be heard at the Public Hearing on February 23, 2016. Adamson prepared the comments that members noted and read them out.

1 The Planning Board appreciates the Applicant's effort to provide a use that is appropriate to the
2 character of Downtown Carrboro. We recognize that this is a difficult site. The new proposed
3 use and the density of the proposed site plan as a whole are appropriate. However, we feel the
4 Applicant has fallen short of showing a project that is situated in the context of nearby buildings
5 and downtown Carrboro. There remain significant shortcomings in the current design that reflect
6 a failure to respond to many of our recommendations from the June 18, 2015 and January 7, 2016
7 meetings. There continue to be inconsistencies between design elements described by the
8 applicant to us, the plan drawings, and the elevations and renderings.

9 Although this plan is not yet properly developed, we support the staff recommendations, and wish
10 to offer the following additional comments:

- 11 ● Regarding massing:
 - 12 ○ The first two floors should be designed to create a friendlier streetscape for the
 - 13 pedestrian.
 - 14 ○ The building's relationship to its surroundings would be greatly improved if the third,
 - 15 fourth and fifth floors of the hotel were set back from the first two floors, into the space
 - 16 currently left open in the center of the upper stories.
 - 17 ○ This building will cast a large shadow, and any new structures in front of the hotel, when
 - 18 the whole of the project is built out, will also be in shadow. Although the plan as
 - 19 presented is compliant with the LUO's requirements, avoiding this degree of shading on
 - 20 the interior of the site would make the space between the proposed hotel and future
 - 21 buildings E/F more pleasant.
 - 22 ○ The massing of the building also presents an uncomfortable juxtaposition to the Bikeway
 - 23 of a more than 70 foot vertical expanse at less than 8 feet of horizontal separation.
- 24 ● Regarding the site plan for the 300 E. Main St. project:
 - 25 ○ The proposed service alley (between the proposed hotel and future buildings E/F) is not
 - 26 inviting to pedestrians.
 - 27 ○ There are insufficient pedestrian crosswalks indicated on the site plan. One is sorely
 - 28 needed between the hotel entrance and future building E/F.
- 29 ● We appreciate the updated palette with fewer colors of EIFS and greater use of brick. We
- 30 encourage further reflection of the salient qualities of the historical downtown architecture.
- 31 ● Every effort should be made to make the area around the dumpster enclosure attractive, as
- 32 it represents the Bikeway entrance to 300 E. Main. For example, more bike racks could be
- 33 placed here.
- 34 ● The "heat island effect" of such a massive structure has not been fully addressed. We ask
- 35 that the applicant continue to work towards the reduction of this effect as well as towards
- 36 an energy-efficient building. Consider including exterior shading devices on the south and
- 37 west sides.
- 38 ● The building will prevent ambient lighting and views from reaching the Bikeway. To
- 39 mitigate this dangerous condition the Applicant should include shielded lighting along their
- 40 portion of this corridor and should be granted an exception from the light spill requirement
- 41 from the Town.
- 42

1 Motion was made by Haggerty and seconded by Whittemore to approve the comments as
2 read. VOTE: AYES (9) Adamson, Tiemann, Whittemore, Poulton, Hunt, Haggerty,
3 Pendergrass, Cohen Rosser; NOES (1) Foushee; ABSTENTIONS (0);
4 ABSENT/EXCUSED (1) Clinton.
5
6

7 **B) Carrboro Vision 2020 Technical Review – A second look**

8 Moon noted that comments were not received from the Appearance Commission and
9 Human Services so it was thought that it would give them an opportunity to
10 comment. Moon said that some Advisory Boards didn't speak to the provisions and
11 noted that TAB didn't respond to other Boards comments. So Haggerty noted that
12 possible comments could be coming from the Appearance Commission, Human
13 Services and TAB.
14

15 **V. ADJOURNMENT**

16 Poulton motioned to adjourn the meeting; Cohen seconded the motion. The February 18,
17 2016 Planning Board meeting adjourned at 9:30 pm.