



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, APRIL 7, 2016

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

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

Absent/Excused: Andy Cohen

Catherine Adamson opened the meeting at 7:35.

I. AGENDA ADJUSTMENTS

There were no agenda adjustments

II. JOINT REVIEW ITEMS

A) Concept Plan for Club Nova

Jack Haggerty spoke on behalf of Club Nova. A few years back they received a modification to a CUP which will expire in June of this year. They are proposing a new plan whereby the existing club house would be removed and a new 9400-square foot building would be constructed in its place, adjacent to the existing the annex which serves as the retail space for the program. Haggerty showed a survey of the existing site which shows the clubhouse, the annex building and the CASA apartments. Haggerty also showed the plans for the existing CUP modification, the permit which is about to expire, and explained what they are proposing. It will be a 3 story building; Haggerty described the building, the materials that will be used and the circulation and parking spaces. The project will have a deficit of 15 parking spaces from the presumptive parking standard; Haggerty noted that this will be addressed through satellite parking. Haggerty answered questions about the gables, transparent windows, impervious surface, parking, trees, shading and the sidewalk. It was noted that Club Nova basically is a membership club for people with mental illness. The facility is used for training, activities and inclusion, there are project areas where activities take place. Club Nova is part of a national club-based program for people with mental illness.

1
2 **B) Revised draft LUO Text Amendments relating to FLX Districts**

3 Tina Moon made the staff presentation. Text amendments for the FLX district
4 proposal were presented to the advisory boards about nine months, in September 2015
5 and considered at a public hearing in October 2015. At the close of the public hearing,
6 the Board provided staff with directions for follow-up including revisions, improved
7 graphs to better explain the proposed district and additional meetings with the
8 NTAAC. Moon explained the changes to the draft ordinance from the previous
9 version, reviewed the core elements of the district along with the process for reviewing
10 a rezoning application. The overall concept is the same. Moon explained the
11 submittal requirements and said that a narrative and graphic illustrations are needed. A
12 concern from a few members about spot zoning was mentioned. The public hearing
13 has been set for the end of April, 2016
14

15 *The Joint Review portion of the meeting closed at 8.25 and AC, TAB, EAB left the*
16 *meeting. Members of the NTAAC stayed to discuss the FLX District amendment and later*
17 *left to conduct their own meeting.*
18

19 **III. APPROVAL OF MINUTES**

20 **February 18, 2016**

21 Foushee moved to approve the minutes, Tiemann seconded the motion. VOTE: AYES (9)
22 Foushee, Adamson, Hunt, Poulton, Haggerty, Tiemann, Whittemore, Pendergrass, Rosser;
23 NOES (0); ABSTENTIONS (1) Clinton; ABSENT/EXCUSED (1) Cohen.

24 The February 18, 2016 Planning Board minutes were approved. (The Planning Board did
25 not meet in March.)
26

27 **IV. OTHER MATTERS**

28 **B) Revised draft LUO Text Amendments relating to FLX Districts**

29 Planning Board members stated they needed time to review paperwork that they were
30 given at the meeting from the NTAAC; at least one member from the NTAAC board
31 will attend the next Planning Board meeting on April 21st to answer questions and
32 discuss. Planning Board members discussed their thoughts on this text amendment, a
33 concern over spot zoning was mentioned by a few members. Member reiterated their
34 interest in Small Area Plans, and there was a question about the reference in the draft
35 ordinance to small area plans and a site specific planning study. Moon explained the
36 definition and difference between these. It was also asked if there are any other ways
37 or options, Moon explained the process of how this text amendment came into place.
38 Whittemore offered to collect comments and prepare a draft summary.
39

40 **A) Concept Plan for Club Nova**

41 The Planning Board discussed the concept plan and spoke favorably for this project.
42 Tom Tiemann offered to draft comments and suggestions.
43

44 **C) Initial discussion of Community Planning Month activities for next October**

45 A few ideas were suggested and a Subcommittee was set up with Planning Board
46 members Andrew Whittemore, Tom Tiemann, Hathaway Pendergrass and Susan

1 Poulton. The subcommittee will identify potential topics for this year, recruit people,
2 and discuss next steps including what to do and how to organize this event. The
3 group will strive to will meet before the next meeting.
4

5 **V. ADJOURNMENT**

6 Foushee motioned to adjourn the meeting; Poulton seconded the motion. The April 7,
7 2016 Planning Board meeting adjourned at 9:15 pm.