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TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, MAY 5, 2016

MEMBERS		GUESTS	STAFF
Catherine Adamson	Jack Haggerty		Tina Moon
Susan Poulton	Hathaway Pendergrass		Jane Tuohey
Braxton Foushee	Blake Rosser		
Andy Cohen			
Andrew Whittemore			
David Clinton			

Board Liaison: Damon Seils, Sammy Slade

Absent/Excused: Tom Tiemann, Heather Hunt

Catherine Adamson opened the meeting at 7:40.

I. AGENDA ADJUSTMENTS

There were no agenda adjustments

II. JOINT REVIEW ITEMS

A) Concept Plan for 107 East Main Street

Moon provided a quick introduction explaining that the item for 107 East Main Street is a concept plan, there is not a staff report, an applicant goes before the board and gives an overview of the project. Jason Cisneros, one of the owners described how the project came to life and gave a brief description of the proposed project. Jim Spencer, who is the architect, said that it is a very interesting project and is in a good place with minimal impact on the infrastructure as it is a small building. He showed an aerial view of downtown, pointing out the location and showed an existing survey and site plan. They are proposing a family friendly arcade on the 1890 sq. ft. retail area on the ground floor, however this may change. There will be three levels of apartments, on the 2nd and 3rd floors there will be two apartments and on the 4th floor, one large apartment, Spencer said that these may be condos, they are proposing 5 units. There is a parking requirement for 22 parking spaces but said there is no way for on-site parking, they are hoping to lease nearby off-site parking. Residents will have assigned parking; the retail will have parking assigned to it during operating hours of the business nearby. There will be on-site bike and scooter parking. They had received a lot of interest on art being on the east side which could possibly be a mural, revolving artwork or anything with Town input. Affordable housing has been talked about with staff and Spencer said that they will

1 continue talking about it. They plan on having site shading; they are looking for ways to
2 help achieve the 15% that is needed. Generally they received very positive comments.
3 *The Environmental Advisory Board, Transportation Advisory Board and the Appearance*
4 *Commission left the meeting at 8:30.*
5

6 **III. APPROVAL OF MINUTES**

7 **April 21, 2016**

8 Poulton moved to approve the minutes with an amendment on Page 4 lines 7-9 to change
9 the voting to read as such VOTE: AYES (10) Adamson, Tiemann, Poulton, Hunt,
10 Whittemore, Foushee, Haggerty, Pendergrass, Cohen, Rosser; NOES (0);
11 ABSTENTIONS (0); ABSENT/EXCUSED (1) Clinton. Whittemore seconded the motion.
12

13 **VOTE:** AYES (9) Adamson, Foushee, Poulton, Clinton, Cohen, Haggerty, Whittemore,
14 Tiemann, Rosser; NOES (0); ABSENT/EXCUSED (2) Hunt, Tiemann. The April 21,
15 2016 Planning Board minutes were approved.
16

17 **IV. OTHER MATTERS**

18 **A) Concept Plan for 107 East Main Street**

19 Planning Boards members discussed this project to include the color variance, the
20 quality of art and shading. Adamson read Tiemann's comments that he had emailed
21 her. Clinton volunteered to write draft comments.
22

23 **B) Review of 2nd round of comments re: Vision 2020**

24 The comments that had been received from Carrboro Advisory Boards were
25 discussed and Haggerty said that he will write the comments in a positive manner
26 with aspirational goals and agreed to also write a brief cover note to go with them
27 explaining the process of how these comments arrived at the current version, these
28 comments will then go to the Board of Aldermen.
29

30 Seils noted that there is a requirement that there should be an annual meeting between
31 the NTAAC and the Planning Board. Seils said that he will talk to staff.
32

33 **C) Preparation of Community Planning Month activities for next October**

34 Whittemore had sent out an email to Planning Board members and ask them to write
35 down their top 5 walkable tours which would all be downtown except for Winmore
36 and Rosewalk were also suggested. Whittemore asked members to let him know if
37 they have any other ideas.
38

39 Moon asked who will be available to meet mid-month, and as so many will be absent it was
40 suggested to cancel the May 19th, 2016 Planning Board meeting.
41

42 **V. ADJOURNMENT**

43 Clinton motioned to adjourn the meeting; Poulton seconded the motion. The May 5, 2016
44 Planning Board meeting adjourned at 9:20 pm.