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TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, SEPTEMBER 1, 2016

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

Board Liaison: Damon Seils, Lydia Lavelle, Sammy Slade

Absent/Excused: Susan Poulton

Catherine Adamson opened the meeting at 7:35.

1. INTRODUCTION & OVERVIEW

Adamson noted that Rachel Gaylord Miles was in attendance at the meeting, she has turned in an application to join the Planning Board, there is another applicant Roberto Rivera but he did not attend the meeting.

II. JOINT REVIEW ITEMS

A) Concept Plan for Commercial Development at Claremont South

Roupe informed board members that Omar and Adam Zinn who are the developers were in attendance at the meeting. The Board of Aldermen approved a PUD rezoning a few years ago for this property. This portion under discussion tonight is in the B3 area which allows any number of commercial uses on that part of the site.

Omar Zinn addressed the board members and said that their project represents primarily a preschool and an office building. There are 3 two story buildings, each one being approx. 4,000 ft. There is a rear entry that goes through the neighborhood and Omar showed where the parking and an entrance with a roundabout for drop off is. The school is Mi Escuelita which is currently located just off Smith Level Rd in Carrboro. He continued to show the playground facility and the area where the 2 buildings to be used for the school are and the third which will be used for office use. Zinn showed a rough sketch (site plan) and then showed other pictures to show the proposed elevations and drawings of the proposed end result. Initially there will be 50 students but they wanting to max out at 110 students. There will be a drop of time between 7:30 and 9:30, it is a very spread out flow, there is a ¾ day option which is pick up by 3:30, around half the children get picked up at

1 that time, the other get picked up after 3:30 and all leave by 5pm. There are multiple
2 families with more than one child at the school and other families carpool.
3

4 It was noted that preschool classes can only be on the first floor and was suggested that
5 they contact DHHS in regards to space and also the Department of Insurance who deal
6 with disabled people so they can get ideas. They also talked about doors going to the
7 outside and if additional parking was needed to support the office.
8

9 **B) Special Use Permit for Single Family Home at 103 W. Carr Street for House**
10 **Exceeding 3,500 square feet.**

11 Roupe said that nothing has changed with the application, he stressed that it does comply
12 with the LUO with regard to setbacks and height of structure and standards for a single
13 family home. Eric Mehlman the architect for the project had provided responses to
14 Planning Boards comments. It was asked if there is an existing house there presently and
15 was it going to be demolished or repurposed. Mehlman said that they contacted Nate
16 Broman-Fulks in the Managers Office and Durham Habitat but they couldn't use it but
17 said that if someone wants it, then it can be moved but it was looking like it may be
18 demolished. Roupe informed the boards that a neighborhood information meeting was
19 held.
20

21 Eric Mehlman thanked the Planning Board for allowing them to return and pointed out
22 that the homeowner and property owner was at the meeting, her and her husband
23 purchased the property six years ago. Mehlman showed the neighboring area and houses
24 and said that one existing tree, which is a Dogwood will remain. They are planting 15
25 more trees of which only 8 are required. He spoke about the fence, which has been
26 dropped back on both sides, noting that it was in compliance with the LUO but made
27 adjustments as Planning Board had requested. Run off and drainage was talked about, the
28 runoff locations will not be changed but he said with the heavy planted landscape in the
29 backyard it should mitigate any run off. A rendering of the new home as proposed was
30 shown to include the front courtyard which will have 4 Japanese maples and a bench.
31 They discussed ways to capture rainwater to help with run off.
32

33 *The Environmental Advisory Board, Transportation Advisory Board and Appearance*
34 *Commission left the meeting at 8:10pm.*
35

36 **III. AGENDA ADJUSTMENTS**

37 There were no agenda adjustments.
38

39 **IV. APPROVAL OF MINUTES**

40 **August 4, 2016**

41 Pendergrass moved to approve the minutes, Rosser seconded the motion. **VOTE:** AYES
42 (7) Adamson, Hunt, Tiemann, Foushee, Pendergrass, Rosser, Whittemore; NOES (0);
43 ABSENT/EXCUSED (1) Poulton; ABSTAINED (1) Clinton. The August 4, 2016
44 Planning Board minutes were approved.
45
46

1 **V. OTHER MATTERS**

2 **A) Concept Plan for Commercial Development at Claremont South**

3 Planning Board discussed what comments they would like to make regarding this project.
4 Adamson wrote the comments to say the following: The Planning Board welcomes the
5 proposed use but is concerned the current concept plan does not reflect the requirements
6 needed for the intended size of the daycare. Clinton approved the comments, Foushee
7 seconded the comments. **VOTE:** AYES (8) Adamson, Hunt, Tiemann, Foushee, Clinton,
8 Pendergrass, Rosser, Whittemore; NOES (0); ABSENT/EXCUSED (1) Poulton.
9

10 **B) Special Use Permit for Single Family Home at 103 W. Carr Street for House**
11 **Exceeding 3,500 square feet.**

12 There were two citizens who signed up to speak about this project. First Grace Holton
13 approached Planning Board and informed them that her and her sister, Meg Holton, own
14 several rental homes on W. Carr Street and she actually lives at 106 W. Carr Street. She
15 likes how it looks but is concerned about the size and drainage issues as this property
16 backs up to Old Pittsboro Road that already have flooding issues.
17

18 Meg Holton spoke about her concern regarding the area and stormwater runoff.
19

20 This project goes to the Board of Adjustment on September 7th, 2016 so recommendations
21 were needed at this meeting. Members discussed their concerns regarding runoff and had
22 3 suggestions on how to dissipate the energy of the runoff through the landscape; ground
23 cover, green roof and rain barrels or redirecting in some way. Adamson drafted the
24 comments that will go to the Board of Adjustment and asked for their concept comments
25 to also go to them. Whittemore motioned to approve the recommendation with the
26 comments the Planning Board had added, Foushee seconded the approval. **VOTE:** AYES
27 (8) Adamson, Hunt, Tiemann, Foushee, Clinton, Pendergrass, Rosser, Whittemore; NOES
28 (0); ABSENT/EXCUSED (1) Poulton.
29

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

31 Whittemore said that there will be walking conversations of downtown Carrboro, there
32 will be three themes, Downtown History and Architecture, Inclusivity downtown and
33 public space. It was suggested to have two Planning Board members and a secretary
34 assigned to each walk. Mark Chilton will lead the Downtown History and Architecture
35 walk, Hudson Vaughn and Delores Bailey will lead the Inclusivity downtown and Molly
36 DeMarco and Travis Clayton will lead the Public Space walk. The dates are Monday,
37 October 10th at 6pm, Monday, October 13th at 6pm and Saturday, October 15th at 2pm.
38 They talked about a poster being designed and where they could be distributed.
39

40 **VI. ADJOURNMENT**

41 Foushee motioned to adjourn the meeting; Pendergrass seconded the motion. The
42 September 1, 2016 Planning Board meeting adjourned at 9:15 pm.