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TOWN OF CARRBORO

PLANNING BOARD

McDougle Middle School Cafeteria, Carrboro, North Carolina 27510

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THURSDAY, NOVEMBER 3, 2016

MEMBERS	GUESTS	STAFF
Catherine Adamson	Jim Spencer	Tina Moon
Tom Tiemann	John Dorwood	Jane Tuohey
Blake Rosser	Heather Farrell	
Susan Poulton	Dave Ballentine	
Hathaway Pendergrass		

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Board Liaison: Damon Seils, Bethany Chaney, Sammy Slade

10

Absent/Excused: Heather Hunt, Braxton Foushee, David Clinton, Andrew Whittemore

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13 Tina Moon gave a brief introduction to the project, including an explanation of the role of
14 advisory boards with regard to concept plan review.

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I. JOINT REVIEW ITEMS

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A) Concept Plan for Food First

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18 John Dorwood, Co-Director of Interfaith Council provided a quick overview of the
19 Interfaith Council's mission and a short history of the building campaign. He said that he
20 is looking forward to feedback and input from tonight's meeting and announced that they
21 have had various gatherings around town with the public to receive input, after which they
22 made quite a few changes. They have also reached out to business and property owners in
23 the downtown area and are sharing documents with them.

24

25 Jim Spencer, the project architect, talked about the proposed project starting from the
26 beginning of the process with the Town to the current design. They are in the process of
27 getting an application together for a conditional rezoning. Spencer showed the site at 110
28 W. Main Street including the parking area and where the food will be loaded in the rear
29 this is and will continue to be shared by neighboring businesses. It will be 3 story
30 building with the parking will on the ground floor. Food services will be on the 2nd level
31 and the 3rd level with be administrative offices. Spencer showed the concept floor plans
32 with the different services. The community kitchen will replace the current kitchen on
33 Rosemary Street; they will have seating for around 90 people at a serving, but there will
34 be waiting areas in case of more people. Spencer went through each of the 3 levels and
35 explained in detail the services and the layout.

36

1 A lot of questions were asked in regards to energy, using a green roof, seating, solar
2 heating and heating outside, stormwater management, building setbacks and hours of
3 operation. Spencer explained that it will be open from 11am to 7pm 7 days a week.
4

5 Spencer said that there will be a parking area under the building which will have 21 spaces
6 as well as the 5 spaces at the rear of the building that will be available to other business
7 after hours. There will be 2 box trucks a day with deliveries and vans which will arrive
8 with more frequency. They are expecting to serve between 75 to 125 people for lunch and
9 75 at night for dinner. They currently feed a number of construction/landscaping day
10 laborers for lunch and anticipate that they will continue to serve workers in the new
11 location.
12

13 Meg and Grace Holten spoke about some concerns they had. Their family owns a number
14 of properties in the downtown area and has since the 1960s. The Holtens wanted to know
15 what long terms plans NCDOT has for Main Street, if there is going to be any widening
16 and/or turn lanes and the boundaries for the right of way. They feel that the proposed
17 building is too close to the road and, its proximity to the street will make it feel taller—
18 like a five-story building. They asked if there will be street trees and if it will be
19 pedestrian friendly. They also spoke to shading (tall buildings creating shade-canyon
20 effect) and questioned whether the building, if approved, would set a precedent for future
21 buildings in Carrboro. Parking is also a concern to them as is the area designated for
22 patrons to wait for entry into the building—an important design feature to keep the
23 sidewalks open for pedestrians. They asked if the Town can work with bus transportation
24 to travel W. Main Street 7 days a week and possibly change the route so it can stop on the
25 110 W. Main Street side of the road and the possibility of a bus pull-off.
26

27 *The Joint Advisory Board meeting closed at 8:42pm.*
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29 **II. APPROVAL OF MINUTES**

30 **October 6, 2016**

31 Pendergrass moved to approve the minutes, Poulton seconded the motion. **VOTE:** AYES
32 (5) Adamson, Tiemann, Poulton, Pendergrass, Rosser; NOES (0); ABSENT/EXCUSED
33 (4) Foushee, Clinton, Hunt, Whittemore. The October 6, 2016 Planning Board minutes
34 were approved.
35

36 **III. OTHER MATTERS**

37 **A) Concept Plan for Food First**

38 Adamson said that there should be some discussion evening but that she would prefer to
39 discuss the project again at the mid-month meeting since a number of regular members
40 were absent.
41

42 **B) LUO Text Amendments relating to Protest Petitions**

43 Members looked through their materials and Moon explained that legislators made
44 changes at state level that required us to look at our ordinance. They removed the option
45 to have protest petitions for rezonings. They have offered a substitute to accept written

1 comments so the Town are making that change. This is being done so the LUO will
2 conform.

3
4 After discussion, a motion was made by Rosser and seconded by Pendergrass that the
5 Planning Board recommends that the Board of Aldermen approve the draft ordinance.
6 **VOTE:** AYES (5) Adamson, Tiemann, Poulton, Pendergrass, Rosser; NOES (0);
7 ABSENT/EXCUSED (4) Foushee, Clinton, Hunt, Whittemore.

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9 Associated Findings

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

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14 Motion was made by Rosser and seconded by Pendergrass that the Planning Board of the
15 Town of Carrboro finds the proposed text amendment is consistent with Carrboro Vision
16 2020, particularly the statements under Section 2.0, Development, by retaining an
17 opportunity for community input when making development decisions.

18
19 Furthermore, the Planning Board of the Town of Carrboro finds that the proposed text
20 amendment which will conform the provisions of the Land Use Ordinance, with regard to
21 protest petitions, to recent changes in state legislation, is in the public interest.

22 **VOTE:** AYES (5) Adamson, Tiemann, Poulton, Pendergrass, Rosser; NOES (0);
23 ABSENT/EXCUSED (4) Foushee, Clinton, Hunt, Whittemore.

24
25 **C) Community Planning Month Debrief**

26 Planning Board members discussed the walking tours that they attended. They were all
27 very pleased with the attendance and the walks in general.

28
29 **IV. ADJOURNMENT**

30 Poulton motioned to adjourn the meeting; Pendergrass seconded the motion. The
31 November 3, 2016 Planning Board meeting adjourned at 9:15 pm.