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TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

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MARCH 5, 2020 JOINT REVIEW

MEMBERS	GUESTS	STAFF
Catherine Fray	Kathryn Thomas	Zachary Hallock
David Clinton	Laura Szpr	Jeff Kleaveland
Braxton Foushee		Patricia McGuire
Rachel Gaylord-Miles		Tina Moon
Susan Poulton		Marsha Pate
Rasam Tooloe		Marty Roupe
Andrew Whittemore		James Thomas

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9 Board Liaisons: Susan Romaine, Jacquelyn Gist, Barbara Foushee

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11 Absent/Excused: n/a

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13 **I. WELCOME**

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Catherine Fray, the Planning Board Chair, opened the meeting at 7:35 PM, welcoming all.

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16 **II. JOINT REVIEW ITEMS**

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18 **A) Draft LUO Text amendments Relating to Historic Rogers Road**

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Tina Moon, Planning Administrator made the presentation. In April 2019, advisory boards reviewed a draft ordinance to establish two new zoning districts in the Historic Rogers Road neighborhood, a residential district, HR-R and a mixed use district, HR-MU. The item went to public hearing, and the Board of Aldermen adopted the sections of the ordinance relating to the residential district only. The Board directed staff to revise the mixed-use portion of the ordinance to address items identified during its deliberation.

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These key changes include:

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- 27     ▪ The ordinance, if adopted, would establish a Historic Rogers Road Mixed Use District as a general district and as a conditional district.
- 28     ▪ A HR-MU district must include a minimum of 16 acres. Once rezoned, the district can be recombined or subdivided into smaller lots as part of an approved development.
- 29     ▪ Most land uses would require a conditional use permit (CUP).
- 30     ▪ The undisturbed buffer along the perimeter of a HR-MU district and boundary line building setbacks have been increased to 50 feet.
- 31     ▪ Nonresidential buildings can be no larger than 6000 gross square feet. (This maximum may be subject to further discussion.)

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2 Advisory board members asked a number of questions, relating to the existing property—  
3 number of homes, other buildings, etc., and trying to determine the types of  
4 zoning/planning scenarios that would be possible if the ordinance is adopted.  
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6 **B) Comments on Scope of Duties and Possible Adjustments for Environmental  
7 Advisory Board, Planning Board and Appearance Commission.**

8 Patricia McGuire, Planning Director, provided an overview of the existing duties of three  
9 boards—the Environmental Advisory Board (EAB), the Planning Board (PB) and the  
10 Appearance Commission (AC). McGuire noted the interest of the EAB to focus on  
11 implementing the Town’s climate action plans rather than participate in development  
12 review. Questions focused on advisory board members, particularly members of the AC,  
13 trying to get a better understanding of their role in preparing comments as part of the  
14 review of development proposals and amendments. McGuire clarified the role of staff to  
15 provide technical review, and noted that staff can facilitate the review of applications by  
16 way of the presentation of the staff report and other materials.  
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18 *The Joint Review portion of the meeting ended at 8:23 PM.*  
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20 **III. APPROVAL OF MINUTES**

21 **A) February 6, 2020**

22 Gaylord-Miles moved to approve the minutes; Foushee seconded the motion. **VOTE:**  
23 **AYES (7)** Fray, Clinton, Foushee, Gaylord-Miles, Poulton, Tooloe, Whittemore; **NOES**  
24 **(0); ABSENT/EXCUSED (0)**

25 The February 6, 2020 Planning Board minutes were approved.  
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27 **IV. OTHER MATTERS**

28 **A) Draft LUO Text Amendments Relating to Historic Rogers Road**

29 Planning Board members discussed the draft ordinance and the interests of the Historic  
30 Rogers Road neighborhood along with the interests from residents living nearby, such as  
31 the residents of Fox Meadow.  
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33 Some of the key points in the conversation included the following questions and comments:

- 34 ■ A comparison of the benefits and challenges of conditional zoning versus general  
35 zoning—as a rezoning mechanism
- 36 ■ The appropriate building size for the flex/mixed-use ventures—height and square  
37 footage
- 38 ■ Benefits of a two-story building with a smaller footprint
- 39 ■ Questions relating to existing LUO provisions such as stormwater management
- 40 ■ Should the mixed-use district be available for other Carrboro properties in the  
41 Historic Rogers Road neighborhood, or just the eight “purple” lots?
- 42 ■ Should all of the eight mixed-use lots be developed as a single project?  
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44 After further discussion, Planning Board members drafted an overarching statement to  
45 include in its recommendation.  
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1 Motion was made by Whittemore and seconded by Foushee that the Planning Board of the  
2 Town of Carrboro recommends that the Town Council approve the draft ordinance.  
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4 The Planning Board is in general agreement that the expanded undisturbed buffer and  
5 requirement of a CUP for most uses are positive revisions to the draft ordinance. We also  
6 support the availability of both a general zone and a conditional zone of this type. We  
7 think that it is important, in order to support the vision for the area that the community has  
8 expressed, that 1) the zone should be available in future for parcels other than the one  
9 currently planned, 2) that the size of buildings should not be too far out of scale with the  
10 neighborhood, and 3) that the ordinance encourage buildings with smaller footprints, two  
11 stories, and/or multiple units rather than larger single story or single unit buildings. In  
12 order to achieve this, we suggest that the acreage minimum and building size maximum be  
13 adjusted, and a table would be appropriate.  
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15 **VOTE:**

16 AYES: (7) Fray, Clinton, Foushee, Poulton, Gaylord-Miles, Whittemore, Tooloe

17 ABSENT/EXCUSED: (0)

18 NOES: (0)

19 ABSTENTIONS: ()  
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21 **ASSOCIATE FINDINGS**

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23 By a unanimous show of hands, the Planning board membership indicated that no members  
24 have any financial interests that would pose a conflict of interest to the adoption of this  
25 amendment.  
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27 Motion was made by Foushee and seconded by Gaylord-Miles that the Planning Board of  
28 the Town of Carrboro finds the proposed text amendment, is consistent with the provisions  
29 in *Carrboro Vision2020* to promote diverse housing options with regard to type and size,  
30 the *Facilitated Small Area Plan for Carrboro's Northern Study Area* to allow for  
31 opportunities for commercial uses at a community-scale, and the four principals of the  
32 "Rogers Road: Mapping our Community's Future" report.  
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34 Furthermore, the Planning Board of the Town of Carrboro finds the proposed text  
35 amendment, prepared in response to a community initiative with conservable public input  
36 from the residents it is intended to serve is in the public interest.  
37

38 **VOTE:**

39 AYES: (7) Fray, Clinton, Foushee, Poulton, Gaylord-Miles, Whittemore, Tooloe

40 ABSENT/EXCUSED: (0)

41 NOES: (0)

42 ABSTENTIONS: ()  
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44 **B) Comments on Scope of Duties and Possible Adjustments for Environmental**  
45 **Advisory Board, Planning Board and Appearance Commission.**  
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1 Due to the late hour, Planning Board members offered to discuss at a later meeting or  
2 follow up with McGuire via email.  
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4 **III. ADJOURNMENT**

5 Foushee motioned for the Planning Board meeting to adjourn; Poulton seconded the motion.  
6 The March 5, 2020 Planning Board meeting adjourned at 9:52 PM.  
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