



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

JULY 2, 2020 -- REMOTE MEETING

MEMBERS	STAFF
Catherine Fray, Chair	
Rachel Gaylord-Miles, Vice Chair	Tina Moon
Braxton Foushee, Vice Chair	Marsha Pate
Kirsten Leloudis	
Elmira Magnum	
Eliazar Posada	
Susan Poulton	
Bruce Sinclair	
Rasam Tooloee	

Excused/Absent: David Clinton  
Town Council Liaison: Susan Romaine

**I. WELCOME & AGENDA ADJUSTMENTS**

Catherine Fray opened the meeting at 7:40 PM, and welcomed members of the Planning Board. Moon reviewed the circumstances for both matters under review.

**II. APPROVAL OF THE MINUTES**

Draft minutes from the June 25<sup>th</sup> meeting were provided for information at the meeting; formal consideration was postponed until the next meeting when they would be included in the agenda packet.

**III. OTHER MATTERS**

**(A) Concept Plan for the ArtsCenter Conditional Use Permit, 315 Jones Ferry**

Moon reviewed information which was presented at the previous meeting and provided guidance in regard to how to approach the recommendations for the applicant. Discussion focused on the following:

- Importance of thoughtful use of the space;
- Site selection supports multimodal means of transportation;
- Importance of environmental sensitivity, particularly in and around the stream buffer area; and encourage the use of native plants;
- Opportunities for outdoor environmental education relating to the natural area encouraged;
- Interest in contemporary building design;
- Opportunity to harmonize the building materials with the building purpose;
- And the hope to incorporate function design to minimize footprint.

**(B) Courtesy Review of Concept Plan for Conditional Rezoning Application for Morgan Creek Commons, 410 Smith Level Road**

Moon provided a brief overview of the project and steps relating to the process for a conditional rezoning.

1 Discussion focused on the following:

- 2 • Concerns about proposed uses for the project, are there other land uses that are better suited
- 3 to the surrounding neighborhood such as multiple, smaller buildings;
- 4 • Sensitivity to existing foot traffic in the neighborhood which would increase access for
- 5 pedestrians living in the neighborhood;
- 6 • Evaluate the design of the site with regard to building placement to minimize disruption to
- 7 the natural landscape
- 8 • Consider limiting hours of operation/access;
- 9 • Research best practices for stormwater management to reduce impact;
- 10 • Address neighborhood concerns relating to the operation of storage units with respect to
- 11 lighting and noise;
- 12 • Request for the applicant to formally meet with neighbors for input;
- 13 • Consideration of reducing the number of parking spaces;
- 14 • Incorporating more environmentally sensitive option with solar and shading options;
- 15 • Instead of blasting to change topography, investigate other alternatives.

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17 The Planning Board comments for both projects will be finalized and forwarded to the applicants.

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19 **IV. ADJOURNMENT**

20 Motion was made by Foushee to adjourn the meeting, and seconded by Poulton. The July 2, 2020  
21 Planning Board meeting was adjourned at 10:25 PM.