



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

M I N U T E S

THURSDAY, MARCH 18, 2004

PLANNING BOARD MEMBERS	GUESTS		STAFF
JOHN MARSHALL	FRANK HAMMILL	ROB SHANK	TRISH MCGUIRE
SUSAN POULTON	STAN BABISS	DAN JEWELL	
JAMES CARNAHAN	HEIDI PAULSEN		
ANDE WEST	DAVID CLINTON*		
BRITT LUDWIG			

NOTE: Absent/Excused: Rob Hogan, Randee Haven-O'Donnell

* Mr. Clinton was appointed to the Planning Board on March 2, 2004 by the Board of Aldermen. The Board of County Commissioners must approve appointments to extra-territorial and transition area seats and is scheduled to do so on April 13, 2004.

I. CONCEPT PLAN REVIEW – HARMONY AT LAKE HOGAN FARM

DAN JEWELL REVIEWED THE SITE CONSTRAINTS, INCLUDING CREEK, STREAM, AND STEEP SLOPE LOCATIONS. MR. JEWELL ALSO NOTED THE PROPERTY LOCATION, EXISTING CONDITIONS, SURROUNDING LAND USES AND STREET CONNECTIONS AND EXPLAINED THAT THE PROPERTY HAS HAD BEEN INCLUDED IN THE LAKE HOGAN FARMS REZONING IN 1993. ROB SHANK EXPLAINED THAT THE ENTITY HE REPRESENTS, 1ST AMERICAN LAND, EXPECTED THAT THE RESIDENTS OF THIS DEVELOPMENT WOULD BE ABLE TO USE THE AMENITIES OF LAKE HOGAN FARMS, ALTHOUGH THEY WOULD NOT BE ADDED TO THE HOMEOWNERS' ASSOCIATION. MR. JEWELL EXPALINED THE SITE PLAN, NOTING THAT TWO NODES OF MIXED RESIDENTIAL UNITS WERE PROPOSED AT THE EAST AND WEST ENDS OF THE SITE, AND STATED THAT THE PROJECT SEEMS TO MEET THE TOWN'S SITE PLANNING REQUIREMENTS. IN ADDITION, THE PROJECT IS MEETING THE SIZE-LIMITED UNIT REQUIREMENTS AND PROPOSES TO UTILIZE THE AFFORDABLE HOIUSING DENSITY BONUS. PLANNING BOARD MEMBERS ASKED CLARIFYING QUESTIONS REGARDING THE NUMBER OF UNITS, THE SIZE OF THE LOTS AND THE LOCATION OF THE AFFORDABLE UNITS. IT WAS NOTED THAT THE PLANNING BOARD HAD RECENTLY ADOPTED A RECOMMENDATION THAT AFFORDABLE UNITS BE SCATTERED THROUGHOUT RATHER THAN CLUSTERED IN ONE PORTION OF A DEVELOPMENT. THERE WERE ADDITIONAL QUESITONS ABOUT THE SIZE OF THE GREEN AND THE DEPTH OF THE PORCHES ON THE ATTACHED UNITS. AFTER SOME DISCUSSION, THE FOLLOWING COMMENTS WERE ARTICULATED. THE PLANNING BOARD:

- 1) APPROVES OF THE USE OF THE AFFORDABLE HOUSING DENSITY BONUS;
- 2) ENCOURAGES THE DUPLICATION OF THE TOWN SQUARE FEATURE AT BOTH ENDS OF THE DEVELOPKMENT; AND
- 3) DESIRES A BIKE/PEDESTRIAN ACCESS ACROSS THE GAS LINE AT THE MID-POINT TO CONNECT BETWEN THE DEVELOPMENT'S MAIN STREET AND HOGAN HILLS ROAD.

II. LAND USE ORDINANCE TEXT AMENDMENT: MODIFYING SIZE-LIMITED UNIT REQUIREMENTS TO PROMOTE AFFORDABLE HOUSING AND PAYMENTS-IN-LIEU

TRISH MCGUIRE MADE A PRESENTATION ON THE DRAFT ORDINANCE WHICH IS SCHEDULED FOR PUBLIC HEARING ON TUESDAY, MARCH 23, 2004. THE DRAFT ORDINANCE ACCOMPLISHES SEVERAL OBJECTIVES SPECIFIED BY THE BOARD OF ALDERMEN. FIRST, IT BROADENS THE REACH OF THE SIZE-LIMITED HOUSING UNIT

REQUIREMENTS BY EXPANDING ITS APPLICABILITY TO INCLUDE UNSUBDIVIDED DEVELOPMENT WHERE UNITS ARE TO BE SOLD. SECOND, IT PROVIDES AN OPTIONAL APPROACH TO MEETING THE SIZE-LIMITED REQUIREMENT THAT WILL RESULT IN THE PROVISION OF AFFORDABLE UNITS. AND THIRD, IT ADDS A FLEXIBILITY PROVISION TO THE AFFORDABLE HOUSING DENSITY BONUS THAT WILL ALLOW A DEVELOPER TO PROPOSE AND THE BOARD OF ALDERMEN TO CONSIDER ACCEPTING A PAYMENT-IN-LIEU FOR UP TO ONE-THIRD OF THE AFFORDABLE UNITS WITHIN A DEVELOPMENT. THE PLANNING BOARD DISCUSSED THE ORDINANCE UNTIL THE CHAIR ENTERTAINED THE FOLLOWING MOTION:

MOTION WAS MADE BY JAMES CARNAHAN AND SECONDED BY SUSAN POULTON TO RECOMMEND THAT THE BOARD OF ALDERMEN ADOPT THE ORDINANCE AS PROPOSED.

VOTE: AYES (8) (Babiss, Carnahan, Hammill, Ludwig, Marshall, Paulsen, Poulton, West); ABSENT/EXCUSED (2) (Haven-O'Donnell, Hogan); ABSTENTIONS (0).

III. PARKING REQUIREMENTS – ON AND/OFF STREET

DISCUSSION OF THIS ITEM WAS POSTPONED UNTIL THE NEXT MEETING OF THE PLANNING BOARD.

IV. MINUTES APPROVAL

MOTION WAS MADE BY JAMES CARNAHAN AND SECONDED BY STAN BABISS TO APPROVE THE MINUTES OF THE FEBRUARY 19, 2004 MEETING OF THE PLANNING BOARD. THE VOTE IN FAVOR OF THE MOTION WAS UNANIMOUS.

V. NEW BUSINESS

A) STAFF REPORT ON PENDING PROJECTS

TRISH MCGUIRE NOTED THAT A NUMBER OF PROJECTS WOULD LIKELY BE FORWARDED TO THE PLANNING BOARD FOR ITS RECOMMENDATION IN THE UPCOMING MONTHS. HARMONY AT LAKE HOGAN WAS NOT NOTED. THE PROJECTS INCLUDE:

RESIDENTIAL	PRESTON SPRINGS	THE VILLAGES AT BERKELEY	RAY BUTLER SITE – NEAR LIBBA COTTON BIKEWAY
MIXED- USE	ANDREWS-RIGGSBEE *		
OTHER	CHCCS HIGH SCHOOL #3		

*NOW LEANING TO RESIDENTIAL ONLY

B) UPDATE ON THE ORANGE COUNTY COMPREHENSIVE PLAN UPDATE – LAND USE ELEMENT

TRISH MCGUIRE REFERENCED THE SCHEDULE THAT HAD BEEN INCLUDED IN THE AGENDA PACKET AND SUGGESTED THAT PLANNING BOARD MEMBERS MIGHT BE INTERESTED IN FINDING OUT HOW THE COMPREHENSIVE PLAN MIGHT DESCRIBED THE INTEREST AND OPPORTUNITIES ASSOCIATED WITH DEVELOPMENT IN SOUTHERN ORANGE COUNTY BEYOND THE LIMITS OF THE TOWNS' JURISDICTION. MS. MCGUIRE ALSO NOTED THAT THE SPRING JOINT PUBLIC HEARING WAS SCHEDULED FOR MARCH 29, 2004 AND THE PRINCIPLE DECISION ITEM ON THE AGENDA INVOLVES THE RE-DESIGNATION OF SOME OF CHAPEL HILL'S SOUTHERN TRANSITION AREA FROM "TRANSITION AREA" TO "RURAL BUFFER." PACKETS WILL BE SENT OUT TO ALL PLANNING BOARD MEMBERS IN ADVANCE OF THE MEETING.

C) THE FOLLOWING WERE IDENTIFIED AS TOPICS FOR THE APRIL 1, 2004 MEETING:

1. JOINT REVIEW – LAND USE ORDINANCE TEXT AMENDMENTS RELATED TO DOWNTOWN
2. PARKING – ON- AND OFF-STREET
3. DISCUSSION OF THE ADEQUACY OF INFRASTRUCTURE AND SERVICES WITHIN THE NORTHERN STUDY AREA

4. ELECTION OF OFFICERS

There being no further business, the chair adjourned the meeting at approximately 9:35 p.m.