



## TOWN OF CARRBORO

### PLANNING BOARD

*301 West Main Street, Carrboro, North Carolina 27510*

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**THURSDAY, APRIL 16, 2009**

<b>MEMBERS</b>		<b>GUESTS</b>	<b>STAFF</b>
Matthew Barton	Debra Fritz	Lydia Lavelle	Patricia McGuire
Rich Bell	Susan Poulton		Thelma Paylor
James Carnahan	David Shoup		
David Clinton	Damon Seils		
Sharon Cook			

**Absent/Excused:** (2) Heidi Paulsen and Rose Warner

**I. INTRODUCTIONS AND ADJUSTMENTS TO THE AGENDA** – There were none.

#### **II. APPROVAL OF MINUTES**

**A) April 2, 2009** – After amending the minutes by making an addition, Seils moved to accept the minutes and Poulton seconded. Ayes: (6) Barton, Carnahan, Cook, Fritz, Poulton, and Seils  
Abstentions: (3) Bell, Clinton, and Shoup; Absent/Excused (2) Paulsen and Warner.

#### **III. New Business**

**A) Review of Planning Top Ten Projects.** The “top ten” list was prepared for the Board of Aldermen in the early fall. Roy Williford provided a report to the Board of Aldermen in October. McGuire summarized the projects, updating the Planning Board on the status of projects since the October report.

1) **Stream Buffer Update.** Land Use Ordinance amendments adopted by the Board of Aldermen on March 24, 2009 are not final until adopted by the North Carolina Environmental Management Commission.

2) **Natural Constraints Map Update.** This project is an extension of the steam buffer project, as it involves GIS mapping/data creation of all natural constraints, as defined in the LUO. Student interns are assisting with creating land cover data, an update of the 2003 tree inventory, creating a storm water system. Staff will carry out the slope analysis. Rather than a paper map, GIS data will be used to present natural constraints information for use in evaluating land use and development plans.

Approved: 5/7/09

3) **Northern Small Area Plan Implementation.** –This project involves the evaluation of targeted rezoning of several tracts in the area. Target for completion is late 2009. The properties include: the Hogan property on Homestead Road and adjoining lots towards Calvander, Leak and Hogan Heirs lots, east of Twin Creeks Park and south of Duke, lots owned by the Zinns and others at the intersection of Eubanks Road and Old NC 86, Brockwell and Blackwood property on the west side of Old NC 86 (staff included because part of Transition Area I), and Blocker property on Old NC 86. Questions/answers: Where are the materials available for people to look at? (Minutes and agendas are on the town’s website, meeting by meeting). How have the Roberts’ responded to staff? (Staff has not yet talked to all of the property owners).

4) **Promote Mixed Use Developments.** This project is awaiting completion of previous items. Question/responses: Realizing the initial impetus is Barnes Street, is staff conceptualizing an approach that would be replicable for multiple locations in town? (Though staff has not yet defined the process and products, the current thinking is that about a method (e.g. charrettes, small area plans) that could be used in the different areas.

5) **NPDES Illicit Stormwater Discharge Discovery Program.** These efforts are ongoing per permit issued to the Town in 2005. Current focus is on completing database of storm water infrastructure and fieldchecking a sample of the structures and devices. Monitoring for illicit discharge will be undertaken in the coming months in a targeted area in town. Interns are assisting with this effort.

6) **Bolin Creek Watershed Restoration.** Town has maintained focus and interest on quality of Bolin Creek for many years. Chemical analysis has been done for many years in conjunction with Chapel Hill and OWASA. In 2001, the Town began to conduct benthic macroinvertebrates sampling. In 2005, Bolin Creek’s impaired status was moved into Carrboro’s jurisdiction during the update of the Basinwide plan for the Cape Fear River. This determination created an opportunity for the town to apply for funds for restoration. Around the same time, the US EPA and NC DWQ were developing a new program to provide extra assistance to watershed restoration “champions” – locales that were making a special, concerted effort to restore and protect water quality. Carrboro proposed the Bolin Creek Watershed Restoration Team and sought partnerships with Chapel Hill, the Friends of Bolin Creek, OWASA and others. Carrboro, on behalf of the team, obtained funds for a survey of areas of degradation from the Clean Water Management Trust Fund. The following year (2008) Chapel Hill, on behalf of the team, submitted a grant proposal for watershed management planning and restoration funds for some of the projects identified during the CWMTF project.

A three-year project grant was awarded; water quality monitoring for baseline data is underway, as is the design of some of the restoration projects, towards development of a watershed restoration plan. Carrboro submitted an application this year (also for Section 319 funds) for installation of a rain garden at McDougle Middle School and restoration of a portion of Dry Gulch creek. The grant proposal has made it to the second round of review. What is a rain garden? (Garden with plants that can survive having their roots (biofiltration area) wet for several days. The garden is dug out; underdrains, gravel and specialized soils are installed. As the storm water filters through over several days, nutrients and other pollutants are removed).

7) **Morgan and Bolin Creek Greenway.** Conceptual design planning is underway for both projects. Consultants, Greenways, Inc. and Coulter, Jewell, Thames, are working with the Greenways Commission and the staff on these efforts. The Town is using STP-DA funds through the MPO and is funding the 20 percent match through sidewalk and greenway bond funds. Both projects are on schedule to be completed later this year. Public workshops are scheduled in May (for Bolin Creek, specifically May 20<sup>th</sup> at the Homestead Center) and in June for Morgan Creek (specific date not yet known).

8) **Comprehensive LUO Update.** Continue to work towards completion of this effort and have made some progress – e.g. stream buffer amendments – but there is still a long way to go. Over 200 changes have been identified, including clarifications and minor adjustments, as well as major changes. Staff has reviewed recommendations from the EAB and Planning Board and adopted policies as well, and is looking for ways to update the ordinance to “state of the art” while enhancing its utility. What is an evaluation of recommendations for sustainable communities? (Staff has categorized Town policies and goals in relation to sustainability principles). Is that a spreadsheet somewhere? (Believe staff has done so and may have presented to NSAPIRC a year or so. Probably would have been done in Access?) Could that be made available for the next meeting? Is this an active project? (Yes, though it is proceeding incrementally, rather than as one large project). Barton noted he would prefer an incremental approach to these many changes, rather than seeing a bundle coming at one time. International Dark Skies Association’s work on a model ordinance was mentioned as an update of the town’s lighting standard is on the list. The use of LEED Standards was suggested as an alternative. McGuire noted that a text amendment will probably be brought forward in May on lighting.

09) **Greenhouse Gas Emissions Inventory.** This has been a cooperative effort of the Towns of Carrboro and Chapel Hill and Orange County. Hillsborough was also included. The inventory is complete and the town is working to schedule some public input sessions to assist with identifying a reduction target. Question/response: Is it possible to break out the emission numbers or is the number countywide? (Emissions numbers were generated from vehicle miles travelled (VMT). These are countywide data and cannot be disaggregated - one of next steps towards a reduction strategy/ongoing reduction plan will be to identify different data for understanding more localized emissions generation throughout the county). Will there be a reduction target and plan before the information goes on to public meetings? (No, will seek input on a target and desirable reduction strategies from the community).

10) **Transportation Planning Initiatives.** All but the Long Range Transit Plan have been completed. Possible completion date in May, though the date did not seem certain. The Board of Aldermen adopted the Bicycle Master Plan at the end of March; the TAC approved the Long Range Transportation Plan in February, and the TAC has forwarded our transportation improvement program to the state. Though not included on the list last fall, first and foremost at the moment is the economic stimulus money that has become available. Carrboro has put in a request for funding, based on the MPO allocation of the funds. Carrboro is seeking funding for sidewalks and bus shelters. Staff is also working on some safe routes to schools projects.

#### **IV. OLD BUSINESS**

**A) Action on Sustainable Neighborhoods.** The Planning Board requested that McGuire look at resources that could be brought in to help inform the PB's choices on provisions, standards, et cetera, to include in a regulation for this type of development. McGuire has not yet compiled this information. Carnahan distributed a rough outline of a sustainability matrix that could be used to incentivize such developments as an alternative to developing a specific zoning proposal, and referenced the Austin Smart Growth matrix and the Maryland Smart Growth scorecard. The draft matrix includes a minimum threshold that all of the projects would have to meet and a second threshold that includes the elements that are highly desired. He suggested the Planning Board may wish to see the list of all Planning priorities since the list prepared for the Board of aldermen only included the top ten. In order to recommend any other initiatives, it is important to know what priorities are being selected. Is there an opportunity to communicate a sense of urgency and get things moved up the Board's list?

Lavelle noted that maybe one-half of the current top ten projects are mandated. The need to revamp or highly integrate any changes into the LUO was noted. Alternative to a point system for determining the tiers, specific standards, such as LEED, could be used and might be beneficial. McGuire added that the PB started to review the Austin Smart Growth Matrix about four years ago with the Downtown Development Commission (now ESC) and that the benefit of developing specific conditions that Carrboro would like to prioritize was noted then. McGuire suggested that specific information on the conditions that the Planning Board felt could be established and/or changed would be very helpful in knowing how to select standards, regulations, or incentives. The possibility of developing local metrics or a preface describing the purpose and goals of each item was mentioned.

What is the report to Trip on the PB's consideration of his proposal? Continue discussion at next meeting. GHG emissions inventory and reduction planning could inform this process, if it occurs in a timely fashion. Planning Board members reported that they had been invited to a Smart Growth Meeting that will be held on Monday, April 20, 2009, with Representative David Price – Barton, Clinton and Carnahan are planning to attend.

**B) Recommendation on Scheduling Connector Roads Work Session.** The members discussed the proposed recommendation, offered comments and suggested revisions.

Damon Seils moved and Susan Poulton seconded that the Planning Board notes that the Board of Aldermen requested on January 27, 2009, that staff schedule a Board of Aldermen work session to review the Connector Roads Policy and that, in the event that the Board of Aldermen decides to consider making revisions to the Connector Roads Policy and/or applicable sections of the Land Use Ordinance, its consideration include the following:

- (1) models, research, and case studies be made available in advance of discussions; and
- (2) any proposed revisions be referred to the Transportation Advisory Board, the Planning Board, the Economic Sustainability Commission, and the Environmental Advisory Board for their consideration; and

- (3) the Board of Aldermen sponsor one or more community meetings for discussion of the proposed revisions and traffic issues in neighborhoods; and
- (4) the Board of Aldermen set a date for a public hearing on any proposed policy and ordinance revisions.

Vote: Ayes (8) Barton, Bell, Carnahan, Clinton, Cook, Fritz, Poulton, and Seils; NOES (1) Shoup; Absent/Excused (2) Paulsen and Warner.

Cook requested that the connector roads information be posted on the websites in advance of any meetings.

**V) OTHER BUSINESS**

**A) Update on Rogers Road Sidewalk.** McGuire reported that this is on the list of STP-DA projects for the upcoming year. Funds from the sidewalk bond are allocated for the 20 percent match. The project will be able to begin when the MPO has authorized the funding and the NCDOT municipal agreement is in place. Where is the sidewalk from point to point? Lavelle said she thought it was going up to Meadow Run. Staff will check. (Post meeting note - project limits extend from Homestead Road to Meadow Run).

**B) Update on Economic Stimulus Projects.** Defer this so that one of our members doesn't miss it. The town asked for transportation funding for three sidewalk improvements and construction of several new bus shelters. Sidewalks are to be installed on Old Fayetteville Road from McDougale to NC 54, Pine Street and part of Davie Road. Bus shelter locations are being selected.

**VI. Adjournment** - There being no further business, Poulton moved for adjournment at 21:42 PM and Carnahan seconded. Approved 9-0.