



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, MARCH 4, 2010

| MEMBERS | | GUESTS | STAFF |
|----------------|-----------------|-------------------|------------------|
| Matthew Barton | Susan Poulton | Joal Hall Broun * | Patricia McGuire |
| David Clinton | Robert Williams | | |
| Debra Fritz | Amber Wagner | | |
| Rose Warner | David Shoup | | |
| Damon Seils | | | |

*= Liaison, Board of Aldermen in place of Lydia Lavelle

Absent/Excused: Tamara Oxley

- I. INTRODUCTIONS/AGENDA ADJUSTMENTS** – Seils introduced new members, Amber Wagner and Robert Williams. Clinton requested addition of discussing downtown traffic patterns under ‘other matters.’
- II. APPROVAL OF MINUTES** – The February 18, 2010 minutes were not available for approval.
- III. OTHER BUSINESS -**
 - A) Carrboro Land Use Ordinance Text Amendments**
 - 1) Procedural Requirements Associated with Granting Permits and Providing Notice. McGuire described the two draft ordinances. Questions/answers were as follows: The change reflects the way the ordinance provisions have been administered? (That is correct); could a project meet three of the four findings, but not the fourth? (Conditions could address 3 of 4, but the project has to satisfy all the findings). Conditions have to apply to these findings? (Yes. Conditions are placed on a project in response to impacts that are not mitigated by meeting the ordinance itself). Does removing the six week renounce requirement give an applicant a chance to delay discussions and allow an application to move forward with less public scrutiny. (There will still be other notice via the minutes, publication of agendas, and posting on the Town’s website. Has this been an issue? (McGuire could recall one project that had been continued for more than six weeks. If it has not been an issue, why change? (There is a cost, doesn’t seem to have a great benefit, exceeds requirements). Has there been consideration of a longer time line, perhaps six months instead of six weeks? (Not that McGuire is aware of). If legal notice seems costly or obsolete, why not post on the Town’s website? (This has been done for other public hearings/major initiatives. All postings to message board are emailed to the list serve).

Motion was made by Clinton and seconded by Poulton that the Planning Board recommends that the Board of Aldermen adopt the draft ordinance modifying procedural requirements associated with granting permits and providing notice of public hearings with the following provision substituted for the deleted text: however the staff shall make every attempt to post on the Message Board of the Town's website notice of the continuation of the public hearing.

VOTE: AYES: (9) Barton, Clinton, Fritz, Poulton, Seils, Shoup, Wagner, Warner, Williams

ABSENT/EXCUSED: (1) Oxley

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

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

By acclamation, the Planning Board of the Town of Carrboro finds that the proposed text amendment is consistent with Carrboro Vision 2020 policies specified in policies 1.42 relates to fast, efficient, cost-effective public service and section 1.45 relates to encouraging active participation of citizens in community planning.

B) Natural Constraints Mapping for Determining Open Space. McGuire summarized the changes in the draft ordinance. Clinton requested, as the draft did not include edited text, that McGuire identify the specific changes. This was done. Questions/answers were as follows:

Is the GIS data managed in such a way that a developer can determine if the data pulled at one point is the same as data that they find on the site six months later? (There could be some differences.) How is a developer to know which version they have to conform to? (The most current version of the Town's data would be the GIS referenced here. McGuire doesn't see the data changing in this way. If this were happening, McGuire would expect that staff would be working to inform developers/applicants that changes were underway). This would be similar to the Natural Constraints Map having been updated and superseding a previous version? (Yes). Did not find the Hardwood Areas on the Town's website, will it be posted? (McGuire will check).

Motion was made by Barton and seconded by Fritz that the Planning Board recommends that the Board of Aldermen adopt the draft ordinance.

VOTE: AYES: (9) Barton, Clinton, Fritz, Poulton, Seils, Shoup, Warner, Wagner, Williams

ABSENT/EXCUSED: (1) Oxley

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

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

By acclamation, the Planning Board of the Town of Carrboro finds that the proposed text amendment is consistent with Carrboro Vision 2020 policies specified in 1.42 related to utilizing technology so as to be a “Community on the Web.”

C) Selection of a First Vice-Chair. Motion was made by Clinton and seconded by Barton that Fritz be selected as the Planning Board’s First Vice-Chair. The vote in support was unanimous.

D) Other Matters.

- 1) Seils asked PB members who had been present at the February 18th meeting to provide supporting information related to the recommendations adopted that evening, particularly the decision to make 15 feet the presumptive standard for the height of light fixtures (increasing availability of LED lighting is changing all the cost structures/economics) and the request for lifecycle costs (availability of LED lighting necessitates the distinction between operating and capital costs since the newer, longer-lived LED technology is considerably different than lighting currently in use.
- 2) Poulton noted that since Heidi Paulsen has stepped down from the PB, there is a seat on the Greenways Commission that needs to be filled. Seils noted that Amber Wagner’s term on the Greenways commission was expiring. Poulton recommended that Wagner replace Paulsen as the PB representative to the Greenways Commission and other members voiced their support.
- 3) Clinton stated that lots of development about to hit downtown, what’s happened to planning for road improvements in the downtown that have been discussed? McGuire noted some projects included in MPO TIP Priority List, including an oval-about at the entrance to Carrboro from Chapel Hill (Merritt Mill-Franklin-E. Main-Brewer Lane intersection) bus shelter and pull-off at 300 E. Main. Other circumstances that were noted include traffic congestion that had resulted from re-routing traffic to avoid an accident on Smith Level Road a few weeks ago as an example of the impacts that might occur in the next few years, the lack of specific turn signals at the Greensboro/Main intersection. McGuire mentioned also that Weaver Street was scheduled to be reconstructed, that the Town was participating in a region-wide Transportation Demand Management program and that development of a Parking Plan for the Downtown was included in the Planning Department’s work plan for the upcoming year. Staff will compile information on this and schedule for review by the Board of Aldermen in the upcoming months.

IV. ADJOURNMENT

Poulton’s motion for adjournment at 8:30 p.m was unanimously seconded and supported.