



# TOWN OF CARRBORO

## PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

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### THURSDAY, OCTOBER 20, 2011

MEMBERS	GUESTS	STAFF
Matthew Barton	Jack Smyres	Patricia McGuire
Bethany Chaney	Bret Johnson	Thelma Paylor
David Clinton	Peter Ginghrich	
Heather Hunt	Matt Oliverio	
John Killeen	Greg Rosentel	
Richard Jaimeyfield	Michelle Walker	
Susan Poulton	Becky Coble	
Damon Seils	Diane Robertson	

\*Alderman Liaison - Lydia Lavelle  
Absent/Excused: Robert Williams

**I. INTRODUCTIONS/AGENDA ADJUSTMENTS** – Seils welcomed everyone to the October 20, 2011 Planning Board Meeting. He noted Jack Smyres, Architect for Lloyd Property, had updated his presentation for follow-up to the concept plan and he would present that as the first agenda item.

### II. APPROVAL OF MINUTES

A) June 2, 2011 - Clinton moved for approval and seconded by Killeen that the minutes be approved.

AYES: (8) Barton, Chaney, Clinton, Hunt, Jaimeyfield, Killeen, Poulton, Seils; NOES: (0)  
ABSENT/EXCUSED: (1) Williams; ABSTENTIONS: (0).

B) October 6, 2011 (attached plus documentation) - Clinton moved for approval and seconded by Chaney that the minutes be approved as amended.

AYES: (8) Barton, Chaney, Clinton, Hunt, Jaimeyfield, Killeen, Poulton, Seils; NOES: (0)  
ABSENT/EXCUSED: (1) Williams; ABSTENTIONS: (0).

### III. OTHER MATTERS

A) Review of follow-up to concept plan comments on Lloyd Property - PowerPoint presentation by Jack Smyres can be viewed on the web at:

<http://www.townofcarrboro.org/PZI/BulletinBoard/default.htm>.

Questions were raised by Killeen, Barton, and Jaimeyfield; which began with a need for a physical barrier of a walk and a layer of evergreen and the question was asked if it would be there through the winter (wall, fences, and the evergreen)? Barton: R-10 use, what is that? (*We don't know what that is. We have suggested that maybe one use is to not do it and among them are daycare. There is the substation which does not make it conducive to residential.*) It was suggested that the developers find a legitimate **R-10** special permit that will work on that site.

They do not have a designated use for that. Barton: Is that pond next to it an existing pond? (*No it is not.*) Barton: For a daycare, you need to think about not having a pond nearby. Hunt: pedestrian walkway, etc. - Were there any more concrete plans for other stuff or was that a false impression on my part as far as things that might draw the community into the area?

The following guests/neighbors were present to voice their disapproval for the Lloyd Concept Plan: Bret Johnson, Pat Gingrich, Matt Oliverio, Gregg Rosentel, Michelle Walker, Ricky Coble, and Diane Robertson. All neighbors were in agreement for disapproval of the plan as submitted and do not feel like this is what the Town of Carrboro needs.

- B) Discussion of conditional use permit for 403 W. Weaver Street – re Jeff Kleaveland’s email: “The only changes are the dashed ‘possible addition’ areas A & or B. This addition is to resolve the expectation that a restaurant use will necessarily need more square footage than 1,190 sf to successfully operate a restaurant (walk in refrigerator, storage space, HC accessible bathroom(s).”

Chaney spoke on the A & B request and asked if staff had developed a statement of finding about this? Seils asked if the Planning Board agreed w/all of the other findings in the staff report? The response was “yes” and the following motion was made:

Motion was made by Poulton and seconded by Killeen that the Planning Board concurs with the findings and conditions proposed by staff in the October 6, 2011, staff report. The Planning Board takes no exception to the provision for possible additions to the building noted on the site plan dated October 20, 2011.

AYES: (8) Barton, Chaney, Clinton, Hunt, Jaimeyfield, Killeen, Poulton, Seils; NOES: (0)  
ABSENT/EXCUSED: (1) Williams; ABSTENTIONS: (0).

- C) Discussion of concept plan for 901 W. Main Street – The owner(s) of 901 W. Main Street were not present; which led to a very short discussion followed by the motion listed below:

Motion was made by Chaney and seconded by Poulton to forward the following comments to the developer.

The three categories of uses currently allowable on the site include retail, seasonal sales, and food trucks. We encourage the owners to take the community’s feedback expressed at the joint advisory board meeting, incorporate that feedback into their plans, and promote uses that meet the immediate neighborhood’s needs.

AYES: (8) Barton, Chaney, Clinton, Hunt, Jaimeyfield, Killeen, Poulton, Seil; NOES: (0)  
ABSENT/EXCUSED: (1) Williams; ABSTENTIONS: (0)

- D) Discussion of concept plan for Family Dollar (100 Alabama Avenue) – Seils noted some general comments as well as specific comments submitted by the Planning Board for discussion. Chaney suggested Seils comments were generally terrific and suggested it was important to raise LEED certification. She also suggested starting off with the environmental impacts. Clinton noted the site

fronts on Jones Ferry Road and Alabama Avenue and noted the need for a pedestrian friendly environment.

Motion was made by Seils and seconded by Jaimeyfield to forward the following comments to the developer.

#### GENERAL COMMENTS

Carrboro Vision 2020 policy 3.1 states, "In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods." The concept plan for a Family Dollar at 100 Alabama Avenue describes a development that would have a substantial environmental impact; place a loading dock and utilities in proximity to residential uses; and wedge a large, high-volume retail establishment into a comparatively small lot that has long served to buffer a quiet residential area from nearby commercial uses. Moreover, the Planning Board questions whether the proposed development, given the proposed use, can be conformed reasonably to the size and shape of the property to avoid compromising the integrity of the neighborhood. As designed, the 8000 sf retail operation is not a "neighborhood business" or a reasonable use of the site. For these reasons, the Planning Board believes that the development as proposed "will not be in harmony with the area in which it is to be located" (Land Use Ordinance, Section 15-54).

#### SPECIFIC COMMENTS

If the developer believes there is a way to address the fundamental concerns expressed above, the Planning Board would expect to see a modified site design that reflects an appropriate pedestrian orientation and that respects the integrity of the existing neighborhood.

- Place the storefront so that it fronts sidewalks at the corner at Jones Ferry Road and Alabama Avenue.
- Place the parking, loading, and utilities so that they face neither Jones Ferry Road nor Alabama Avenue. For example, move the loading zone and dumpster pad to the eastern side of the building. Utilities should not be placed across from houses.

The Planning Board is concerned about the extensive disturbance of a stream buffer on the site. We also encourage the developer to pursue strategies that reflect current trends in green design and construction, including but not limited to the strategies described in the Planning Board's "Green and Sustainable Buildings Checklist," provided as an attachment to this recommendation.

- The Planning Board notes that the Family Dollar 2010 Corporate Sustainability Report mentions the recent completion of a store designed for LEED certification.

Show greater respect to the neighborhood by using higher-quality design principles and enhancing the area rather than meeting the lowest common denominator.

- Family Dollar buildings, including the structure proposed in the concept plan, rely largely on a prefabricated metal shed appearance that does little to enhance the settings they inhabit. This approach tends to ignore community context and deny often mixed- and lower-income neighborhoods quality design features that would add value to surrounding areas.
- Because of its location, this property has the potential to serve as an attractive gateway to Carrboro that introduces visitors to the quality of architecture and pedestrian activity that we would like to see throughout the town.
- Consistent with the recommendation to move the building toward the street, note that the sign ordinance will require changes to the dimensions of signage on the property.

Prioritize the safety and comfort of pedestrians and bicyclists.

- Owing largely to the placement of the parking lot, the site design privileges automobile drivers over other users of the site.
- The proposed design shows no direct pedestrian access to the building entrance. Instead, pedestrians would be required to walk through the parking lot to reach the building entrance from the sidewalk on Jones Ferry Road.
- The location of the proposed bicycle rack is appropriate. However, consider providing covered bicycle parking.
- Because of the proposed location of the development across the street from a major residential development and a high-traffic bus stop, some pedestrian improvements are essential to promote safe foot traffic across Jones Ferry Road.

Take seriously the neighbors' concerns about safety.

- Safety is an important part of design, and the Planning Board expects the developer to be more explicitly responsive to the neighbors' concerns.
- Be specific in the design plan regarding lighting and other security features.

AYES: (8) Barton, Chaney, Clinton, Hunt, Jaimeyfield, Killeen, Poulton, Seils; NOES: (0)

ABSENT/EXCUSED: (1) Williams; ABSTENTIONS: (0)

- E) Follow-up discussion of advisory board comments for CVS (201 N. Greensboro Street) – Jaimeyfield is completely opposed to CVS being there and he suggested they go someplace else.

It is high volume retail and the box is about 50% taller than it needs to be. Clinton noted the windows would be shadow boxes. Chris Bostic and Richard Walker, Architect, presented the updated information for this project. Small storefront types (big box retail store); which is a massive building pretending to be a storefront. Killeen noted they are trying to dress it up as such. Our vision for the downtown does not include something like this. If you take Carr Mill, you would have

something with a large window base; which they are basically taking the plan they always use and pumping it up. Seils noted we have updates to their concept plan and updates to the tinkering they have done. The Planning Board needs to decide if we are comfortable with “high volume” period, per Chaney. That takes the one pharmacy that is accessible to students, mother’s with crying children, Club Nova, etc. away. What will make that site work? The Planning Board has a set of comments provided to this group a month ago and they came back and gave us some additional input and we need to respond. Chaney suggested making comments on reinforcing how important that corner is where CVS is located. Seils added that he would write down all comments and we will revisit at the next meeting, November 3, 2011. Comments and notes thus far are as follows:

**UPDATES DESCRIBED BY BOSTICK:**

- 1) Cistern for rainwater retention
- 2) Bioretention pond
- 3) Pervious pavers around trees in parking lot
- 4) Water-efficient toilets, etc., in building
- 5) Additional entrance on NE corner
- 6) Move Short Street crosswalk to north side of intersection
- 7) Push back parking lot from Center Street, add five-foot wall plus bench for seating area along Center Street; lose 5 spaces in that part of lot, gain some green space on corner
- 8) Add more bike parking on SE entrance and close to NW entrance
- 9) Widen Greensboro 6 feet to provide bike lane
- 10) Recycle demolished materials per county ordinance
- 11) Remove retaining wall at SE corner, thus widening effective sidewalk
- 12) Add steps up to seating area on Weaver Street

**COMMENTS FROM RICHARD THE ARCHITECT:**

- 1) Retain two-story scheme
- 2) Add glass along Greensboro Street; 60%/40% glass would not yield attractive result -- agreement from Appearance Commission

**BOSTICK:**

- 1) Decided not to go higher than two stories; anything higher makes Center Street side continue to be unhappy; also parking constraints
- 2) Happy to work with anyone who wants to take the existing mill houses off the site
- 3) Dumpster location -- rotated to face away from street and locate on SW corner with plenty of screening

**QUESTIONS FROM PB:**

- 1) Will space on second floor still be storage for CVS? Or will there be leasable space?  
Richard Walker, Architect, says *9000 sf on second floor for office space, no current tenant*

POTENTIAL PB COMMENTS:

Appreciate following changes:

- 1) Five-foot wall and withdrawing parking lot from Center Street to create green space is good. Bench is not necessary.
- 2) New dumpster location, as long as screening includes brick masonry and is made to look attractive along the street.
- 3) 9000 sf of leasable space, probably office use
- 4) Increase in glass
- 5) Addressed sidewalk issues along Greensboro Street

**Thoughts about other proposed changes:**

- 1) Need more information from staff about the claim that they will add 6-foot bike lane on Greensboro Street.
- 2) Weaver Street green feature could be added to other parts other building.
- 3) Have a certified arborist assess the site.
- 4) Not convinced of the benefit of moving the Short Street crosswalk; this could actually be more dangerous than existing dangerous crosswalk.

**Remaining issues:**

- 1) Acknowledge they've heard the Planning Board's concerns and have made an effort to address some of them and provide some beautification.
- 2) Third story residential still would be nice. Doesn't need a lot of parking. Four to five units on top.
- 3) Remind about sustainable design.
- 4) Concerned about flow of additional traffic along Short and Center streets. Ensure that the traffic study accounts for the real-world traffic pattern before Weaver Street construction began.

**IV. ADJOURNMENT** – Seils requested two very brief additions for the next agenda: Lloyd Property and Final CVS Notes. Barton requested the addition of public uses of public amenities required such as recreational facilities. McGuire noted that she thought a review was done for the Board of Aldermen and there were some issues with public access (follow-up).

Alderman Lavelle added the Northern Transition Advisory Committee were informed they are required to hold an annual joint planning meeting with the Planning Board and the chairs are legally obligated to follow through.

The meeting was adjourned at 10:30 PM by unanimous consent.