



TOWN OF CARRBORO

PLANNING BOARD JOINT ADVISORY MEETING

301 West Main Street, Carrboro, North Carolina 27510

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THURSDAY, MARCH 2, 2023 -- REMOTE MEETING

MEMBERS	GUESTS	STAFF	STAFF
Braxton Foushee, Chair	Dan Jewell, Applicant	Trish McGuire	Will Hines
Rachel Gaylord-Miles	Heather Washburn, Developer/Architect	Tina Moon	Heather Holley
David Clinton		Marsha Pate	
Elmira Mangum		Marty Roupe	
Catherine Fray		Laura Janway	
Susan Poulton		Ann Stroobant	
Bruce Sinclair		Eric Punkay	

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Absent/Excused: Poulton, Amina, and Tooloee

Town Council Liaisons: Danny Nowell, Damon Seils, Eliazar Posada, Barbara Foushee

Guests: Michael (“Veteran Engineer”), Galen Kirkpatrick, Keith Sawyer

I. WELCOME & AGENDA ADJUSTMENTS

Foushee opened the meeting at 7:30 PM and asked for quorum confirmation. In addition to the Planning Board, the Transportation Advisory Board reported a full quorum.

II. JOINT REVIEW

A. Concept Plan for 603 Jones Ferry Road

Moon introduced the staff for the project and Washburn proceeded with the details. The concept is a 14 unit live/work units that will not exceed three levels. Included will be two affordable housing units that fall at 60% of AMI (that could be any of the units). The concept is to create a resilient, sustainable building that includes solar and EV parking utilizing pervious pavers.

The stormwater issues have been identified and will be to town code. Sidewalk access and citizen safety is at the forefront. The “passive” approach means respecting the natural aspects of the property such as taking into consideration the impact of direct sun, the slope of the property and native plants.

B. Carrboro Stormwater Requirements

Hines provided information regarding the LUO Article XVI; Section 15-263 which focuses on the Management of Stormwater. Topics discussed included definition of the article and the many facets of the regulations; the water quality measurements and how they are selected and interpreted; example of bio-pools and the specific ratings that keep projects in alignment with the law, and resources like NCDEQ which has guides to identify minimum requirements such as the slope of the land and the impact of a 24 hour storm in specific areas.

The Joint Advisory Board portion of the meeting ended at 8:25 PM

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III. APPROVAL OF MINUTES

Sinclair moved to approve the February 16, 2023, minutes; Fray seconded the motion. The February 16, 2023 Planning Board minutes were approved unanimously.

IV. OTHER MATTERS

A. Concept Plan for 603 Jones Ferry Road

The Planning Board agreed that the concept plan aligns with the goals of the town including :
Dense units with minimal parking; the potential of a net-zero energy use; inclusion of affordable units at 60% AMI; sensitivity to the placement of the building to minimize the effects of heat/wind; and the potential of a rain garden

B. Carrboro Stormwater Requirements

Moon recognized the valuable information presented by the Town of Carrboro Stormwater staff. There was a brief discussion.

IV. ADJOURNMENT

Motion was made by Mangum and seconded by Gaylord-Miles to adjourn the meeting.
The March 2, 2023 Planning Board meeting ended at 8:55PM.