



TOWN OF CARRBORO

PLANNING BOARD MEETING

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, SEPTEMBER 7, 2023 – REMOTE MEETING

MEMBERS	GUESTS	STAFF
Braxton Foushee, Chair	Phil Szostak, applicant	Tina Moon
Susan Poulton	Tom Tucker, applicant	Sam Blank
Catherine Fray	Carolina Sarmiento Avila, applicant	Trish McGuire
Bruce Sinclair	Janice Wang, applicant	Marty Roupe
Galen Kirkpatrick	Jeff Wing, applicant	Laura Janway
Elmira Mangum	Allison Spinelli, applicant	
Terri Buckner	Tim Ritacco, applicant	
David Peretin		
April Scales	David Daddio, Advisory Board applicant	

Absent/Excused: Gaylord-Miles, Amina
Town Council Liaisons: Danny Nowell

Advisory boards with members present included the Planning Board, Transportation Advisory Board, Appearance Commission, Environmental Advisory Board, Stormwater Advisory Commission, and Affordable Housing Advisory Commission

I. WELCOME, ROLL CALL & INTRODUCTIONS

Foushee opened the meeting at 8:02 PM.

II. JOINT REVIEW ITEMS

A. Concept Plan Discussion for Housing Project at 315 Jones Ferry Road

Szostak presented plans for proposed project. The concept is a residential multi-family development with up to 82 units, primarily studio apartments and potentially two-story units. The building would be 72 feet tall and six stories, which is more than the current zoning district allows. The developer noted that the height is similar to the OWASA building across the street. The goal is to create a transit-oriented residential development close to downtown Carrboro for residents seeking places to live without roommates.

Features of note by the developer included pervious pavement, reduced parking (36 spaces at 82 units), potential rooftop amenities like a patio, green roof, or solar, indoor bicycle storage, and cistern. Developer also mentioned discussion with Chapel Hill Transit to potentially move a nearby bus stop and add amenities. The current zoning would not allow the development, nor would other zoning districts within the town, so the developer is proposing a new district or a modification on a current district to allow for this development.

Questions were asked related to parking premiums, stream cleanup and restoration, stormwater provisions, transit load impact, and construction cost and materials. There were also questions about

1 student occupancy and affordability for working-class residents related to the proposed market-rate
2 units.
3

4 **B. Concept Plan Discussion for OWASA neighborhood utility at 1410 Hillsborough Road**

5 Marty Roupe introduced the applicant for the project and provided a brief overview of the process for
6 considering the project. Allison Spinelli, Capital Projects Manager for OWASA, presented the
7 concept plans for the project, which involve an expansion of the existing Calvander Pump Station at
8 1410 Hillsborough Road. The purpose of the project is to increase storage capacity for equipment
9 needed during planned maintenance at Nunn Mountain facility.

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11 Questions were asked about traffic impacts, communication with the adjacent neighborhood, and
12 parking requirements during construction.
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14 *The Joint Review portion of the meeting ended at 9:12 PM.*
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16 **III. APPROVAL OF MINUTES**

17 Sinclair motioned to approve the June 1, 2023 minutes; Mangum seconded the motion. The Planning
18 Board June 1, 2023 meeting minutes were approved unanimously.
19

20 **IV. OTHER MATTERS**

21 **A. Concept Plan Discussion for Housing Project at 315 Jones Ferry Road**

22 The Planning Board had no immediate objections to the concept plan. There was discussion of bus
23 routes and transit access along Jones Ferry Road as well as ensuring ample bicycle parking, student
24 occupancy and short-term rentals, safety features along the road, environmental restoration. McGuire
25 clarified short-term rental permitting and policies in the land use ordinance.
26

27 Comments from the Planning Board:

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29 Fray made a motion to convey to the applicant the following comments; Poulton seconded the
30 motion.
31

- 32 • There may be a need for more bicycle parking.
- 33 • Limitation of temporary occupancy, including short-term rentals, is of interest, through use of
34 leases or otherwise.
- 35 • Like the shape of the building, including its height. Interest in seeing as many units as
36 possible for the footprint/disturbance.
- 37 • Support daylighting the stream, removing all the trash and invasive species (e.g. privet), and
38 providing a planting plan that will stabilize the stream bank
39

40 **VOTE:**

41 AYES: (9) Buckner, Fray, Sinclair, Foushee, Mangum, Poulton, Scales, Peretin, Kirkpatrick

42 NOES: (0)

43 ABSTENTIONS: (0)

44 ABSENT/EXCUSED: (2) Amina, Gaylord-Miles
45
46

47 **B. Concept Plan Discussion for OWASA neighborhood utility at 1410 Hillsborough**
48 **Road**

49 The Planning Board agreed that the concept plan did not necessitate comments.

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IV. ADJOURNMENT

Motion was made by Mangum, Poulton seconded. The September 7, 2023 Planning Board meeting adjourned at 9:59 PM.