



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, DECEMBER 7, 2006

MEMBERS	GUESTS	STAFF
Matthew Barton	EAB, AC	Trish McGuire
James Carnahan	TAB	Marty Roupe
Seth Chadbourne	Warren Mitchell	Thelma Paylor
David Clinton	Ken Redfoot	Will Autry
Debra Fritz	Mike Hammersly	Dale McKeel
Lydia Lavelle	Bill Mullins	James Thomas
Heidi Paulsen	Robert Kirschner	
Susan Poulton	Alderman Haven-O'Donnell	
Mary Rabinowitz	Timothy Toben	
Ande West	Josh Gurlitz	
	Dan Jewell, Michael	

I. JOINT ADVISORY BOARD REVIEW

A) UPDATE ON APPLICATION AND SCHEDULE FOR ELEMENTARY SCHOOL #10

Marty Roupe introduced Jeff Kleaveland to speak on the site overview. A complete list of attachments and a draft of staff recommendations to go to the Board of Aldermen; which were expected to change by January 9, 2007 were distributed. Roupe noted the good news is the plan appears to be stable in that the major features have been sited. A lot of detail is lacking on the drawings; however, the Board of Aldermen requested the process to be expedited, so the review schedule has been prepared and the Public Hearing before the Board of Aldermen will be January 9, 2007. Staff anticipates that most advisory boards will wish to continue their reviews to the January 4, 2007 meeting, at which time staff expects to provide a finalized list of comments and recommendations regarding the project.

Kleaveland showed the vicinity map and summarized the application. The 19-acre parcel is a portion of property purchased by Orange County for school and park development. The zoning is Rural Residential (RR). The school site is located along Eubanks Road, with the entrance off the northern extension of the Lake Hogan Farms connector road. Emergency road service is off Dromoland Road. A 30-classroom elementary school, measuring about 89,800 square feet is proposed, with 102 parking spaces and public roadway improvements. A preliminary review by the Board of Aldermen was held on November 28, 2006.

Mike Hammersley, of Corley, Redfoot, Zack, described the traffic pattern and vehicle stacking. Advisory board members offered comments on the following topics: traffic pattern at drop-off (with comparisons to the system in place at Rashkis Elementary), the need for more sidewalks under cover in the bus loop, the need for a separate bus entrance and car entrance, the possibility of shuttling folks from the Eubanks Road park and ride for special events, the possibility of using Dromoland for a Kiss and Go drop-off, the desirability of locating the school closer to the south end of the school/park property. Other issues of interest were as follows: Who would pay for the sewage line; the plan for integrating the school into the greenway system; traffic issues involving autos and buses, which may have to use police to keep people from parking on Dromoland; that the proposed middle school should have a separate driveway, to avoid a repeat of McDougle Middle and Elementary School. Carnahan commented there were some really important points to be addressed with the County Commissioners and that Planning Board members

previously observed that if a school was put there, neighborhoods should be built around it. Further, the Board of Aldermen are currently looking at a moratorium and a reexamination of the Small Area Plan.

Roupe highlighted the list of Staff Recommendations for Advisory Boards Joint Review and called attention to several that were more substantive:

1. That the applicant complete minor adjustments to transitions to and from bicycle lanes as requested by the Transportation Planner prior to construction plan approval;
2. That prior to construction plan approval the applicant obtain all necessary approvals and permits from OWASA for the school's proposed on and off-site water and sewer improvements to serve the school. Further, that all such work be completed in accordance with any conditions imposed by such agency, and that all such lines be operable prior to occupancy of the school;
3. That the applicant submit a noncontiguous annexation form to the Town prior to occupancy of the school;
4. That the Board accepts the applicant's justification for exceeding the presumptive parking standards of Section 15-291 by providing 102 spaces. As represented in the applicant's letter, this deviation is justified because of the school district's experience with Rashkis elementary school (which is the prototype for Elementary School #10) and because it better serves the parking needs of elementary school programs which include substantial parental participation;
5. That, if necessary, CHCCS commits to realigning and constructing a connector road to the southern property line to accommodate the continuation of the connector road.

The Planning Board agreed to finalize its comments on the application at the meeting on January 4, 2007.

- B) Claremont II Subdivision Courtesy Review** – Phil Post, representing the property owners, presented the concept plan. Claremont I was approved about a year ago and is under construction. The Claremont II site is about 36 acres and can support 116 units. 109 units are proposed with 17 affordable units (15 percent). The property is located on Homestead Road with an extensive boundary with the Horace Williams property and frontage along Bolin Creek. Colfax Drive in the Wexford subdivision stubs into this property from the south and a Duke Power easement with utility towers and overhead electrical lines is located on the western edge of the site. Due to the lot's configuration, two street entrances on Homestead will be needed. There were questions about the types of residential units, the possibility of a bike lane along Homestead, as well as other improvements (e.g. sidewalk, additional pavement width). Mixed use/office use was mentioned as a possible addition to the concept.

Roupe noted that developers are now required to bring concept plans before the advisory boards for a courtesy review. If comments are provided by advisory board members, when the project proceeds to a public hearing, the developers are required to come back and provide the advisory boards with a written response to whatever suggestions or recommendations have been made. The Planning Board agreed to discuss the concept plan at its January 4th meeting.

- C) Greenbridge Courtesy Review** (Chapel Hill Project) Tim Toben presented. A partnership of Chapel Hill Families worked with Bill McDonough, Delores Bailey and others to work on a sustainable, green development built in the urban center. The 1.5-acre site is planned to support two floors of office and 104 dwelling units in two buildings, some of which are envisioned as live-work units. The taller building will total seven stories; two levels of parking will be provided under the entire site with entrances provided from Graham Street and Merritt Mill Road. Existing buildings, including the Queen of Sheba restaurant, will be demolished. The building itself will use materials that can be shipped, manufactured, and harvested as close by as possible, and will include rainwater harvesting, passive and active solar energy features. Pre-reservations are underway with units priced from \$225,000 to \$1,000,000.

Advisory board members offered comments on the project, noting that the reduction in height was unfortunate and requesting clarification on the number of units, unit type, amenities, parking, traffic impacts and lighting.

III. MINUTES APPROVAL

- A) November 16, 2006 - Mary Rabinowitz moved and Heidi Paulsen seconded the approval of the Minutes with the correction of item IV. (B.) 230 feet centerline curb radius.

IV. OTHER BUSINESS

- A) Update on Joint Review Discussion of Greenbuilding/LEED References – Carnahan polled members on possible January 11 joint meeting with EAB. Most were able to attend.
- B) Other Matters - Mandatory suggestions for the concept review per recent LUO amendments.
- C) Claremont – need slide for Planning Board to make comments.
- D) NSA Moratorium - Alderman Zaffron and Chairman Carnahan discussed the possible NSA moratorium with the Board of Aldermen; further discussion will take place at the Board's retreat in late January.
- E) Upcoming meetings - Marty Roupe noted there were two concept reviews for January 4, 2007. The next Planning Board meeting will be held at Susan Poulton's house at 6:30 PM on December 14, 2006. McGuire is to prepare directions and map to Poulton's residence.

- V. **ADJOURNMENT** – There being no further business, the meeting was adjourned at 9:55 PM.