



## TOWN OF CARRBORO

### PLANNING BOARD

*301 West Main Street, Carrboro, North Carolina 27510*

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**THURSDAY, MARCH 20, 2008**

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MEMBERS		GUESTS	STAFF
Matthew Barton	Caroline ?	Lydia Lavelle	Trish McGuire
Rich Bell	Tim Peck	Jane Hamborsky	
James Carnahan	Charles Dillard	Jeffrey Herrick	
Seth Chadbourne	Michelle Rivest	Michelle Johnson	
David Clinton	Hannah Berg		
Sharon Cook	John G. Alderson		
Debra Fritz	Margie Braccie		
Susan Poulton			

**Absent/Excused:** Heidi Paulsen

#### **I. INTRODUCTIONS AND ADJUSTMENTS TO THE AGENDA**

Chair Carnahan called the meeting to order at 7:30 PM. It was noted that Jane Hamborsky was the applicant for the rezoning and everyone that wished to speak should sign in on the attendance sheet.

#### **II. APPROVAL OF MINUTES**

- A) Thursday, March 6, 2008 - Moved by David Clinton and seconded by Rich Bell. Revisions made by Debra Fritz: 1) Action Item 3A) 5<sup>th</sup> line, where driveway easement should be "via a private driveway" and same line and "a private driveway". The Minutes were unanimously approved.

#### **III. ACTION ITEM**

- A) Recommendation: 102 Center Street, Rezoning from R-7.5 to B-2  
Trish McGuire made a presentation on the rezoning request, noting zoning and use context, procedural issues, considerations and the staff recommendations regarding rezoning two lots to B-2 or east side/perhaps larger area to a newly established zone that is supportive of desire to expand commercial opportunities, but strengthens protection of historic character of Center Street. Jane Hamborsky, owner, representing five other owners spoke. Hamborsky noted that she is 20-years+ local resident and that she has been increasingly concerned about conditions which make Center Street less desirable/appropriate as a residential street, and also about increasing pressure from large chain retail store (e.g. CVS, Rite Aid) to sell out so they could assemble a large enough project and propose a bigger project/larger scale commercial rezoning. Hamborsky noted that Center Street Preservation, LLC, had formed to purchase and protect 102 Center Street and the tenants and owners of houses on the west side of Center Street. But in so doing, they had found that the cost of buying and renovating the house had resulted in costs that residential renters could not repay. Hamborsky stated that early on and for many years, there had been a mixed use character in the properties on Center Street. Particularly, one home had been built and used as Carrboro's first public school; another had housed a shoe repair shop. Hamborsky noted that the Center Street preservation project has a strong desire for neighbors to get along, that she has

played a significant role in development of the Town's historic district proposals and that her vision for the property is to use as a photo studio and a hair cutting salon. There are to be no walk-ins; all work is to be by appointments.

The Planning Board members asked questions about moving the houses to some remote location and replicating the historic village (e.g. Mystic Seaport or Sturbridge Village) and about parking behind the house, not in the right-of-way.

Other residents requested time to speak, per the sign-up sheet. Jeffrey Herrick, 109 Center Street, spoke, noting that he is an 8-year resident of the street, that he feels Center Street is still a residential neighborhood even though some folks come and go, that he and his wife are considering some renovations on their 100+year old home at 109 Center Street, but are interested in learning more about possible rezonings and how their property might be affected. Further, is there a chain reaction that could result from amendment to B-2? He feels more comfortable with maintenance of residential zoning, with some allowance for commercial uses.

Tim Peck, property owner of 107 Center Street, spoke expressing concern for the future of the town. Peck noted that there is lots of pressure for these locations to be commercial. Peck asked whether appropriateness of rezoning is a question of design – will this be a situation like Carr Street where 1-story millhouses face multi-story commercial across a narrow street. He feels this question will come up again and again in future years. Further, he noted that his property is a commercial venture. He has worked hard to maintain the historic exterior.

Michelle Rivest, of 100 Oak Avenue, spoke noting that she and her husband are 22-year residents of Oak Avenue. Both are concerned. They moved into town deliberately and very much want to keep it livable. She noted the importance of maintaining character through very low impact uses – the people and houses in this neighborhood are very close. She also noted that a different kind of zoning seems to be needed.

John Alderson spoke reiterating those comments. He sees a need to find businesses and residents interested in keeping the commercial uses compatible with the neighborhood. Also, he feels greater concern about what can happen in the B-1 (c).

Margie Braccie, co-owner of 102 Center Street, spoke emphasizing compatibility, suggesting the need to develop a new definition for the district.

Planning Board members began to discuss. Carnahan outlined action options as 1) leave zoning as it is, 2) rezone to B2 as requested, 3) conditional use rezoning, 4) creation of a new zoning district, and 5) modify the R-7.5 to allow commercial uses. Residents/neighbors offered opinions regarding various approaches. The Chairman entertained a motion regarding the rezoning request, as follows:

David Clinton moved and Seth Chadbourne seconded that the Planning Board recommends that B-2 conditional use rezoning be worked out with the owner such that it includes a short list of compatible commercial uses and places an emphasis on neighborhood preservation.

VOTE: AYES: (7) (Barton, Bell, Carnahan, Chadbourne, Clinton, Fritz, Poulton; NOES (1) Cook; ABSTENTIONS (0); ABSENT/EXCUSED (1) Paulsen.

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.

Furthermore, the Planning Board of the Town of Carrboro finds that proposed rezoning approach for 102 Center Street is consistent with Carrboro Vision 2020, particularly policies **2.42, 3.1, 3.21, 3.61, 3.63**, related to increasing downtown commercial opportunities, expanding the mix of uses, and protection of existing neighborhoods.

Motion in support of this finding was made by Chadbourne and seconded by Clinton.

VOTE: AYES: (8) (Barton, Bell, Carnahan, Chadbourne, Clinton, Cook, Fritz, Poulton; NOES (0); ABSTENTIONS (0); ABSENT/EXCUSED (1) Paulsen.

Rich Bell moved and Susan Poulton seconded that the Planning Board recommends that the Board of Aldermen investigate a new low-intensity neighborhood, commercial, mixed-use zoning district in order to allow the sensitive integration of commercial use in residential neighborhoods.

VOTE: AYES: (8) (Barton, Bell, Carnahan, Chadbourne, Clinton, Cook, Fritz, Poulton); NOES (0); ABSTENTIONS (0); ABSENT/EXCUSED (1) Paulsen.

**IV. OTHER BUSINESS**

A) Update on Town Planning Initiatives

1. NSAPIRC – Brief intro comment regarding upcoming April 8 work session by the Board of Aldermen.
2. Bicycle Plan Steering Committee – Upcoming public workshop on April 10 at Carrboro Elementary was announced.

B) Other Matters

Carnahan asked about the April agenda. McGuire noted that there did not appear to be any joint review items for that evening.

**V. ADJOURNMENT**

There being no further business, David Clinton moved for adjournment at 9:30 PM and Susan Poulton seconded. The vote was unanimously approved.