



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, OCTOBER 21, 2010

MEMBERS		GUESTS	STAFF
Matthew Barton	David Shoup	Robert Kirschner	Patricia McGuire
David Clinton			Thelma Paylor
Richard Jaimeyfield	*Lydia Lavelle		Marty Roupe
Susan Poulton			
Damon Seils			

*Alderman liaison

Absent/Excused: Debra Fritz, Tamara Oxley, Robert Williams

- I. Introductions/Agenda Adjustments - Seils welcomed everyone to the October 21, 2010 Planning Board Meeting. Marty Roupe distributed a revised draft ordinance relating to minimum lot widths and flag lots.
- II. Approval of Minutes – Discussion of the minutes was postponed until November 4, 2010.
- III. Business
 - A) LUO Text Amendment – Application Information for Stormwater Control and Modifications to BMP Design Standards – presented by Trish McGuire.

This text amendment has three different provisions related to water issues. The ordinance, if adopted, will allow deferral of review of storm water engineering to the construction plan review stage of the development review process. The ordinance also closes the loop related to CLOMRs by making it clear that a LOMR must be obtained after approved special flood hazard area encroachments have been constructed. Finally, the ordinance removes an inconsistency related to the North Carolina Division of Water Quality Best Management Practice manual. The public hearing on these changes is scheduled for November 23, 2010.

Questions/responses were as follows: The change will allow use of the checklist; should the checklist be part of the Land Use Ordinance? (It is not necessary and is not planned.) Does the use of the checklist relieve the applicant of doing some things they must do prior to getting the project through zoning? (Staff noted the plans needed for the conditional use permit approval will be able to be 50 percent complete; currently they are about 80 percent). Can the Planning Board take some additional time to review? (There is sufficient time before the hearing to continue the item to the next meeting). The Planning Board agreed to further discussion at the November 4, 2010 meeting.

- B) LUO Text Amendment – Related to Flag Lots and other Lots that do not Satisfy Presumptive Standards - McGuire presented and noted this item is coming back for further discussion. The Board of Aldermen adopted the ordinance with the exception of the minimum lot widths. The minimum lot widths were not included in that ordinance.

Creation of flag lots does not undergo the same scrutiny as other developments in the town. The only provision in the Land Use Ordinance that currently deals with flag lots relates to historic districts. Some performance standards are also in that section.

Staff recommends that the PB consider the draft ordinance. Clinton suggested that Sec. 15-211 needs better definition. Seils asked about current definitions of presumptive minimum lot widths. Shoup asked about the definition of modular. The Planning Board made the following recommendation:

Motion was made by David Clinton and seconded by Susan Poulton that the Planning Board recommends that the Board of Aldermen adopt the draft ordinance as presented by staff, with the following comments:

1. In light of the draft ordinance, the reference to section 15-211 is not sufficiently determinative. Therefore, the Planning Board recommends that a set minimum width for emergency access be applied.
2. For the purpose of clarity, the Planning Board recommends that section 15-275.10(b) of the draft ordinance be moved above section 15-275.10(a).

VOTE: AYES: (6) Barton, Clinton, Jaimeyfield, Poulton, Seils, Shoup;
Absent/Excused: (3) Fritz, Oxley, Williams; NOES: (0); Abstentions: (0)

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 the proposed text amendment is consistent with Carrboro Vision 2020 policies specified in 2.11 related to the appropriateness of infill development.

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

VOTE: AYES: (6) Barton, Clinton, Jaimeyfield, Poulton, Seils, Shoup;
Absent/Excused: (3) Fritz, Oxley, Williams; NOES: (0); Abstentions: (0)

- C) Planning Board Calendar, October 2010 to December 2010. Brief discussion, including noting that continued discussion of the LUO Text Amendment was shown on November 4th. No Joint Review items have been identified at this time, so there is an opportunity for the Planning Board to fill in the calendar with work on some of its other initiatives. Poulton offered to host the holiday party on December 16th, in lieu of a regular meeting that evening.
- D) **Other Matters** – Seils requested the bottom of the agenda page be updated with those topics discussed at the June 17, 2010 PB Meeting.

Clinton is interested in why transit is not going into certain areas. Jaimeyfield would be most interested in a presentation on the transit planning. McGuire noted that an update on regional transit planning has been scheduled for the Board of Aldermen on November 9th. Seils suggested it would be a good idea for the new board members, and asked if Brubaker would be interested in practicing on the Planning Board prior to the Board of Aldermen. Clinton noted that he is interested in how can the Town get NCDOT to talk about how they will help us get that kind of transportation. Lydia and Seils commented on the DOT and Clinton noted that DOT is just going to do it the way they always do it. Seils suggested a presentation geared toward a Planning Board audience and not necessarily the TAB. Seils noted that he is looking for the list of Planning Board priorities that was discussed last year.

It was noted that Amber Wagner was the Planning Board representative to the Greenways Commission and she has resigned. Jaimeyfield moved that Seils become the Greenways Commission representative and it was unanimously approved.

V. Adjournment

The following were noted as topics for the November 4th agenda: LUO text amendment on engineering review, flood hazard areas, and BMP standards; Item # 3 under Planning Board topics - Strategies for promoting transit oriented development.

Poulton moved for adjournment and unanimously supported at 8:40 PM.