



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 7, 2019

MEMBERS		GUESTS	STAFF
Catherine Adamson	Andrew Whittemore	Alan Manass, Lloyd Farm Speaker	Tina Moon
Tom Tiemann	Rachel Gaylord-Miles		Trish McGuire
Braxton Foushee	Kerri Petrin		Zach Hallock
Susan Poulton	Jaye Meyer		Marsha Pate
Blake Rosser			Laura Janway

Board Liaison: Barbara Foushee, Sammy Slade, Damon Seils

Absent/Excused: Anise Vance, David Clinton,

Chair, Tom Tiemann opened the meeting at 7:37, and facilitated.

Moon made a quick announcement about the upcoming Advisory Board of Recognition dinner for 2019. The dinner will be held on April 25, 2019 at 6:00 pm in the Century Center. Advisory board chairs have been asked to put together a brief presentation about their respective boards and activities to share at the dinner.

I. JOINT REVIEW ITEMS

A) Comprehensive Bicycle Transportation Plan Update

Zachary Hallock, the Town Transportation Planner, provided a brief overview of the comprehensive bicycle transportation plan update, the selection and tasks of a steering committee and the anticipated timeline for completion. Steering committee meetings are scheduled as follows: February 28- reviewing existing conditions; March - Public Outreach Strategy; May - Preliminary Recommendations; and June 2019 – draft plan review.

The project will include input from the community in the form of interviews from diverse groups. Meetings will be used to collect data and analyze how citizens utilize existing bike facilities and interest in potential new bike facilities. Mr. Hallock spoke to the need to include diverse groups and requested suggestions for incorporating input from other citizens who may not have direct representation on the steering committee. Mr. Hallock requested that the Planning Board, TAB, and EAB select a representative from their membership to sit on the committee.

1 There were questions about the goal of the study and the specific expected outcomes. Mr.
2 Hallock commented on the goal of having safe, bikeable paths, and multi-use facilities
3 appropriate locations. Recommendations on the location and design of new facilities
4 should take into consideration the potential for use by cyclist and pedestrians of all ages.
5

6 **B) Concept Plan Lloyd Farm CUP**

7 Mr. Manass, representing the Lloyd Farm, presented a concept plan for the first phase of
8 the Lloyd Farm development including the main commercial anchor building, central
9 parking area, event lawn, energy (gas) station and restaurant/retail space by the plaza area
10 across from the anchor grocery building. Manass provided a brief review of the overall
11 plan for the project and identified the elements of the project intended to be constructed as
12 part of the first phase.
13

14 There were several questions including: The use of second floor areas about Harris-Teeter;
15 the plans for 55+ housing; correct signage for left hand turns; buffers; storm water issues
16 and other environment impacts; tenant update pertaining to occupancy; leasing process;
17 and phases of development including retail to residential. In addition, a few questions
18 regarding the relocation of wildlife and how the developer will be incorporating wild life
19 friendly considerations.
20

21 *The Joint Review portion of the meeting ended at 8:10.*
22

23 **APPROVAL OF MINUTES**

24 **December 6, 2018**

25 Blake Rosser moved to approve the minutes, Braxton Foushee seconded the motion.
26 Planning Board voted unanimously to approve the minutes from December 6, 2018.
27

28 **II. OTHER MATTERS**

29 **A) Comprehensive Bicycle Transportation Plan Update**

30 This project was received well and Rachel Gaylord-Miles volunteered to serve on the
31 Bicycle Steering Committee.
32

33 **B) Concept Plan Lloyd Farm CUP**

34 The Planning Board discussed concept plan for the Lloyd Farm focusing on the following
35 topics of interest: possible residential units above the commercial buildings, the
36 anticipated order and timing of the construction phases. Adamson expressed her
37 preference to finalize comments at the mid-month meeting in order to more fully consider
38 the elements of the project and to be able to include David Clinton's architectural
39 expertise in their review.
40

41 **C) Meeting Schedule – 2019**

42 Blake Rosser moved to approve the minutes, Susan Poulton seconded the motion. The
43 Planning Board voted unanimously to adopt the 2019 meeting schedule.
44

45 **D) Officer Elections**

1 After a brief discussion regarding the length of service of various board members,
2 Planning Board considered the following slate of officers for the upcoming year:
3 Catherine Adamson, Chair, Rachel Gaylord-Miles, First Vice Chair, and Jaye Meyer as
4 Second Vice Chair.

5
6 Jane Meyer motioned to approve the new officers; Blake Rosser seconded the motion.
7 The Planning Board voted unanimously to approve the slate.

8
9 **E) Planning Month Activities for October 2019**

10 Tom Tiemann described an idea for creating a display about housing alternatives to help
11 visualize homes of different sizes which would meet the criteria for affordable housing.
12 Planning board members discussed different type of information or home types for
13 inclusion. It was suggested that the display could be assembled in the green space
14 between the Century Center and Town parking lot. Possible partnership opportunities
15 with the Affordable Housing Advisory Commissions were also discussed. Tiemann
16 offered to lead the initiative.

17
18 **IV. ADJOURNMENT**

19 Braxton Foushee motioned to adjourn the meeting; Susan Poulton seconded the motion.
20 The February 7, 2019 Planning Board meeting adjourned at 8:55 pm.
21