



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, NOVEMBER 3, 2011

Comments on Revised Plan for 201 N. Greensboro Street (CVS)

Motion was made by Chaney and seconded by Clinton to forward the following comments to the applicant.

Despite the positive changes described by the developer—including a commitment to provide leasable office space, the pulling back of the northwestern parking area from Center Street, and the addition of windows on all sides of the building—the Planning Board continues to believe that the project as proposed does not reflect the community’s vision for development in downtown Carrboro. It may be that the project the developer is seeking to achieve is not appropriate for the site. We also reiterate our belief that the Downtown Neighborhood Protection Overlay District along Greensboro Street and the mix of residential and commercial zoning districts on the east side of Center Street appropriately reflect the importance of scale to the continuing residential uses of properties on Center Street. With a more creative approach to site design and architecture, it may be possible to achieve a reasonable, high-volume retail use of the site that reflects the community’s vision for downtown development as expressed in Carrboro Vision 2020, Downtown Carrboro: New Vision, and the existing mix of zoning on the block. We refer the developer to the Planning Board’s comments from May 19, 2011, in particular those suggesting a thoughtful incorporation of multiple uses on the site, including residential.

AYES: (5) Barton, Chaney, Clinton, Hunt, Seils; NOES: (1) Jaimeyfield
ABSENT/EXCUSED (3) Killeen, Poulton, and Williams; ABSTENTIONS: (0)


Damon Seils, Chair 11/04/11