



Town of Carrboro Northern Transition Area Advisory Committee

NTAAC
Special Meeting
Thursday, March 21, 2019
MINUTES
7:30pm, Town of Carrboro Town Hall

Committee Members: Amy Jeroloman, Rachel Diritto, Meg McGurk, Anahid Vrana, Deb Rich

Staff Present: Jeff Kleaveland

Board Liaison: Bethany Chaney

Guests: Lisa Brown, John Gant, Jay Bryan, Susan Romaine, Joe Woodman, Jennifer Conrad

1. Amy called the meeting to order.

a. Amy again welcomed the guests reminding them that they are welcome to participate but will not be allowed to vote.

2. Joint Review Discussion continued: – Review of Preliminary Draft Ordinance & Master Plan for Site Specific, Flexible Zoning District at Old NC 86/Eubanks Road

- a. In discussion, and as affirmed by Jeroloman, it was agreed that the proposed ordinance should stay true to the principles of the charrette report as prepared by the Durham Area Designers group (DAD).
- b. Rich pointed out that the three story buildings in the proposed Zinn Flex ordinance is inconsistent with the rural thrust of the DAD report. Two story, vernacular architecture is more appropriate.
- c. The possibility of screening larger buildings three story buildings to the back of the property while having more vernacular type buildings at the front of the property was discussed. This brought into light the discussion of the character reflected in the way road corridor his designed. Open spaces, frontages, tree groupings, side paths, all combine to create a visual impact.
- d. The proposed FLEX ordinance has an open, incomplete space for the kind of density that is to be allowed. Gant mentioned, as a reference, the 400 unit Caraway project that is currently under construction along Eubanks in Chapel Hill.
- e. Vrana, doing a thumbnail calculation for the R-2 density that is theoretically possible on the property to use the ordinance to have a density of 460 units. Staff mentioned that such an outcome would not be consistent with the principles that are included in the proposed ordinance and such an outcome is not the intention of the ordinance.
- f. Bryan reflected that the basics of the DAD report need to be reviewed and that the kind of specific appearance of the development needs to attempt to reflect the ideals of that report. He also had questions as to how, once such an ordinance is adopted, other ordinance provisions will apply since only a Zoning Permit would be required. Things like canopy, the lighting oridinances, the road buffer, tree protection, open space accounting and so on; such provisions in the ordinance, he said, need to carry over to the Zoning Permit. Section 15-350 g-2 appears to replace the existing rural road buffer requirements with a less restrictive Type C buffer. Gant posed the question as to how the buffer

would be treated with regards to a R/W dedication. There was mention too of the existing greenway at the Twin Creeks Park site with regards to kids walking to Morris Grove Elementary School.

- g. Staff mentioned the existing Downtown Design, Village Mixed Use Design and Vernacular Design Standards and has since forwarded the group a link to the documents and relevant ordinance sections. These are significant resources in that they more specifically address building and landscape form. The group as a whole felt that elevations and proposed building types needed to be presented in more visual detail so that there would be less unpredictability in the final form of the development.
- h. With regards to the ordinance's propose mixed uses, Vrana mentioned that it is unlikely residents will want to see uses that include service vehicle fleets, or, other things where outdoor storage creates a visual nuisance.
- i. The existing traffic situation was discussed. Dirito mentioned that any traffic study should include rainy days which present an especially unique dynamic on the road. This again reflects the utility of the proposed connector road that has yet to be completed.
- j. Some discussion ensued about the notification requirements for neighbors of the project. The standard 1000' notification standard did not seem sufficient to some of the committee. Chaney said that the group can easily weigh-in on the notification requirements. Jeroloman thought that the notification should be similar to that used for the DAD charrette. This notification included surrounding neighborhoods.
- k. Chaney mentioned her recent meeting with the School Board wherein greenways were discussed. Members of the Board reflected that greenways can be viewed as somewhat hazardous wherein children are somewhat vulnerable. In light of this she thought the review of the FLEX ordinance should include the discussion of school safety. Dirito questioned whether the Zinn's has a good sense of just how the existing greenway is actually used and how their project would relate to this existing use. Gant mentioned the necessity to optimize the investment of private and public money.

3. Old/New Business:

- a. Nothing other than general concerns.

4. Adjourn:

- a. Motion to adjourn: Vrana, all approve – ADJOURNMENT!