



Town of Carrboro Northern Transition Area Advisory Committee

NTAAC

Joint Review

Thursday, April 4th, 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, Lynn Corrino, Emily West

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. Meeting came to order at 8:25 pm

2. Joint Review Discussion: – Update on Development of Zoning Strategies and Consideration of Land Use Ordinance Amendments Relating to the Historic Rogers Road Neighborhood

a. Residents of the Fox Meadow subdivision visited the NTAAC and described some of their experience with the Rogers Road OWASA sewer extension. This portion of the meeting focused mainly on the difficulties they've experienced with the construction of the project which they report has caused damage to wells and foundations due to blasting. Also reported was the various states of flooding in the vicinity that presented concerns that the rezoning proposal could result in increased nuisance flooding. The committee listened with interest. They also recounted some of their experience with the annexation that incorporated Fox Meadow into the city limits.

b. The committee and staff reviewed the proposed ordinance with some confusion. On the whole, there was a feeling that the residents of the rezoned area were not in attendance and so it was difficult to judge what their concerns might be. The committee agreed to discuss the matter at the April 18th meeting.

3. FLEX district rezoning discussion continued

a. Amy presented a draft recommendation document that incorporated the groups work into a combined record of concerns. The group progressed through the document and the proposed ordinance together step by step. They also recounted the value of the site walkabout that took place earlier in the day.

b. Vague areas in the ordinance were identified such as density, affordable housing and integration with the DAD report. Also questions about unintended consequences of the ordinance were raised (such as, could the whole property be zoned as high density residential?). The existing road buffer ordinance was discussed again, as well as the need for the articulation of a desired outcome with regards to the visual impacts to the road corridor.

c. Discussion of specific traffic issues ensued and were articulated in Amy's report.

- d. *Some discussion of the proposal's permissible uses followed and there remains some confusion about some of the unintended consequences therein. A brief discussion of Chapel Hill's Caraway mixed-use project was discussed.*
- e. *Staff and Bethany reminded the group that these would be the first recommendations in more to come and that, even though they are due tomorrow (Friday) for the Board's review on their Tuesday hearing (4/9/19) there would be more opportunities for comment.*
- f. *The group was having difficulty coming to consensus about the structure of the final recommendations. McGurk who has significant editing experience agreed to distill the work into an 'executive summary' and send it back to the others for confirmation and final approval. The committee agreed to this approach in advance by way of a motion (Motion: Vrana, Second, Diritto, Ayes (unanimous)).*
- g. *See the Final Recommendations (for this first iteration of review) attached below (these were received on Friday the 5th.)*

4. Old/New Business:

- a. *Nothing other than general concerns.*

5. Adjourn:

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