

Northern Transition Area Advisory Committee

**Joint Review *and* Regular Meeting**  
**AGENDA**

7:30 pm Thursday, May 2<sup>nd</sup>, 2019

**Town Hall Board Room**  
**(Break Room afterwards)**

(see related attachment below this agenda)

1. Joint Review - VMU text amendment (see below)
2. Regular Meeting – Prepare recommendations for Joint Review Amendment
3. Review of meeting minutes for 3/7, 3/21, 4/4 and 4/18 (see below)
4. Old/New business
5. Adjourn

# JOINT ADVISORY BOARDS

ITEM NO. \_\_\_\_\_

## AGENDA ITEM ABSTRACT

MEETING DATE: May 2, 2019

**TITLE: Land Use Ordinance Amendment Relating to Civic Assembly for Village Mixed Use Developments**

<b>DEPARTMENT: Planning</b>	<b>PUBLIC HEARING: YES ___ NO_X_</b>
<b>ATTACHMENTS:</b> A Recommendation Template B Draft LUO Ordinance C Application	<b>FOR INFORMATION CONTACT:</b> Christina Moon – 918-7325 Patricia McGuire -- 918-7327

### PURPOSE

The purpose of this item is to consider an amendment to the text of the Land Use Ordinance relating to civic assembly in village mixed use developments. The Board of Aldermen has set a public hearing for May 28, 2019 and has requested advisory board review prior to the hearing.

### INFORMATION

At the April 16<sup>th</sup> Board of Aldermen meeting, the Board considered a text amendment request from Eric Chupp of Capkov Ventures to modify the provisions in Article XI of the Land Use Ordinance relating to the design and development requirements for village mixed use developments. Section 15-141.2 indicates that one of the objectives of such a development is the “provision of buildings for civic assembly or for other common purposes that act as visual landmarks and symbols of identity within the community.” In his request, Mr. Chupp has asked to expand the provision for buildings *or structures*, to allow outdoor facilities to qualify for this requirement.

A public hearing has been set for May 28, 2019. The Board of Aldermen must receive public comments before adopting amendments to the Land Use Ordinance. Orange County and Planning Board are also needed, and staff has identified the Appearance Commission, Northern Transition Area Advisory Committee, and Economic Sustainability Commission as other advisory boards for referral based on their purview.

### RECOMMENDATION

Staff recommends that advisory boards review the draft ordinance (*Attachment B*) and adopt a recommendation for inclusion in the public hearing materials for May 28, 2019. A recommendation template has been provided for the boards to use (*Attachment A*).

# TOWN OF CARRBORO



301 West Main Street, Carrboro, North Carolina 27510

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

**THURSDAY, MAY 2, 2019**

### **Land Use Ordinance Text Amendment Relating to Civic Assembly in Village Mixed Use Developments**

Motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ that the \_\_\_\_\_ of the Town of Carrboro recommends that the Board of Aldermen \_\_\_\_\_ the draft ordinance.

**VOTE:**

- AYES: ( )
- ABSENT/EXCUSED: ( )
- NOES: ( )
- ABSTENTIONS: ( )

Associated Findings

By a unanimous show of hands, the \_\_\_\_\_ membership indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ that the \_\_\_\_\_ of the Town of Carrboro finds the proposed text amendment, \_\_\_\_\_ consistent with the description of the components of mixed use village centers noted in Section 4 of Facilitated Small Area Plan for the Northern Study Area.

Furthermore, the \_\_\_\_\_ of the Town of Carrboro finds the proposed text amendment, is reasonable in the public interest because it clarifies and provides more flexibility in the standard.

**VOTE:**

- AYES: ( )
- ABSENT/EXCUSED: ( )
- NOES: ( )
- ABSTENTIONS: ( )

\_\_\_\_\_

(Chair) (Date)

**AN ORDINANCE TO AMEND THE TOWN OF CARRBORO'S LAND USE  
ORDINANCE RELATING TO CIVIC ASSEMBLY IN VILLAGE MIXED USE  
DEVELOPMENTS**

**\*\*DRAFT 4-26-2019\*\***

BE IT HEREBY ORDAINED BY THE CARRBORO BOARD OF ALDERMEN THE  
FOLLOWING:

**Section 1.** Subsection 15-141.2, of the Carrboro Land Use Ordinance, Village Mixed Use District Established, (a), paragraph 7, is rewritten to read as follows:

7. Provision of buildings or structures for civic assembly for other common purposes that act as visual landmarks and symbols of identity with the community.

**Section 2.** Subsection 15-176.2(e) is amended to include a new provision (5) to read as follows:

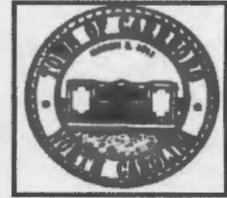
(5) Open Space owned by homeowners associations as Common Space may include Civic Uses for gathering or assembly as defined in Section 15-141.2(a)(7).

**Section 3.** All provisions of any Town ordinance or resolution in conflict with this ordinance are repealed.

**Section 4.** This ordinance is effective upon adoption.

Rec'd  
4/1/15  
PJ

# TOWN OF CARRBORO



## LAND USE ORDINANCE AMENDMENT REQUEST

To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):

*See Attached*

2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):

*See Attached*

3) State the reasons for the proposed amendment:

*See Attached*

SIGNATURE: *E B Chapp* *Eric B. Chapp for Captiva Ventures*  
*applicant* *(print)* *llc.*

ADDRESS: 258 East Wilmore Ave, Carrboro, NC 27510

TELEPHONE NUMBER: (919) 260-7262

# Capkov Ventures

Developing Homes And Communities Since 1954, In Chapel Hill Since 1972.



a Kovens Company

Tina Moon  
Planning/ Zoning Administrator  
Town of Carrboro  
301 West Main Street, Second Floor  
Carrboro, North Carolina 27510

Dear Ms. Moon,

Please accept this as a formal application from Capkov Ventures Inc. for a "Land Use Ordinance Amendment Request". I have filled out and executed the appropriate application form and attached it hereto.

Answers to Questions 1 – 3.

- 1) The Land Use Ordinance, at present, would allow (description/ quote, page and number of section in question):
  - a. The current Land Use Ordinance, Section 15-141.2(a)(7), page #14, reads that a Village Mixed Use community must achieve the objective by the "Provision of buildings for civic assembly or for other common purposes that act as visual landmarks and symbols of identity within the community."
  - b. The current Land Use Ordinance specifically references and allows Civic Uses to be placed in the Storefront Use Areas and the Townhouse Use areas.
- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):
  - a. The proposed amendment would revise Section 15-141.2(a)(7) to read that a Village Mixed Use Community must achieve the objective by the "Provision of buildings **or**

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**structures** for civic assembly or for other common purposes that act as visual landmarks and symbols of identity within the community”. Adding the words “**or structures**” would recognize the fact that places for civic assembly are often not enclosed in a building in the technical sense as described in the paragraph below responding to question number (3).

- b. Adding Section 15-176.2(e)(5) to the Land Use Ordinance would specifically reference and allow the option of placing Civic Uses in homeowners association owned Common Space. The new sub-section (5) would read “Open Space owned by homeowners associations as Common Space may include Civic Uses for gathering or assembly as defined in Section 15-141.2(a)(7). Civic Uses shall be restricted to Common Space appropriate for gatherings or assembly.”.
- 3) State the reason for the proposed amendment:

Answer: Capkov Ventures Inc. has spent the last 15 years developing the Winmore community off Homestead Road in Carrboro. It was the Town’s first, and to date the only, community to be built under the Village Mixed Use provisions within the Carrboro Land Use Ordinance. As you might imagine, when you develop an entirely new category of community development in a Land Use Ordinance you can expect to have a few glitches. We have discovered many things in developing the Winmore community that we might have planned better had we known then what we know today. Despite a few bumps along the way, not the least of which being the “Great Recession”, I can stand back looking at Winmore and be proud of the community that has been built.

For the Winmore community the amendment will allow a twelve-unit condominium building to be constructed on the Civic Use lot that which has remained vacant for the last 13 years. The last lot in Winmore. We have followed every avenue we could think of to find a user for the lot to no avail. The lot is in a wonderful location within the community, across from the live work units, adjacent to existing town homes, and high on East Winmore Avenue. The problem is that there was never any parking allocated to the lot that would support any of the Civic Uses allowed. The vacant lot adds nothing to the community, leaves an unfinished look, and contributes only a fraction of what it should as a developed lot. The 12-unit condominium building would be consistent with the surrounding uses, be a significant visual improvement to the community, allow the community to maximize the allowable density by providing more homes, and add to Carrboro’s and Orange Counties tax base. The architecture of the proposed building will require Town approval.

In addition to the benefit the amendment would provide to the Winmore community the amendment to the Village Mixed Use provisions in the Carrboro Land Use Ordinance would benefit the wider community and future Village Mixed Use communities by allowing more flexibility for the Board of Aldermen to approve civic oriented uses on community common area, and the types of civic uses which could be provided. One of the things that we learned in developing communities over the last 30 years is that home owners associations have limited resources, and they are generally insufficient to bear the burden of maintaining a

building as the Carrboro Land Use Ordinance currently requires of a Civic Use (Section 15-141.2(a)(7)). This is certainly the case with Winmore. However, civic gathering spots could be integrated into the community on common space where no land value is assigned making Civic Uses financially feasible for communities. Examples of civic gathering places that are not necessarily "Buildings" in the technical sense are numerous. I think of the pit area on UNC campus behind the library where U.S Representative Price has spoken, amphitheatres that are generally associated with the US or North Carolina Parks System, the Forest Theater, and the roof of the downtown parking garage in Chapel Hill where summer movies are shown. All wonderful Civic meeting places that don't require heating, air conditioning, electricity, cleaning, routine and long-term maintenance, not to mention the initial construction cost. We believe that amending the Carrboro Land Use Ordinance to allow Civic Uses on community common space, and to broaden the definition of Civic Uses to include structures other than "Buildings" will give the Board of Aldermen the flexibility to approve these types of alternative Civic Uses. We ask for your support in approving this Carrboro Land Use Ordinance Text Amendment.

Best Regards, Eric Chupp



4/1/2019

Director of Development  
Capkov Ventures Inc.  
(919) 260-7262  
[ericbchupp@bellsouth.net](mailto:ericbchupp@bellsouth.net)



# Town of Carrboro Northern Transition Area Advisory Committee

## NTAAC

Joint Review and Regular Meeting

Thursday, March 7, 2019

MINUTES

7:30pm, Town of Carrboro Town Hall

**Committee Members:** Amy Jeroloman, Rachel Dirito, Meg McGurk, Anahid Vrana, Deb Rich (absent)

**Staff Present:** Jeff Kleaveland

**Board Liaison:** Bethany Chaney (left at 9:00 pm)

**Guests:** Lisa Brown, John Gant, Adam Zinn (mid-meeting)

**1. Amy called the meeting to order.**

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

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

- a. Chaney and the NTAAC discussed the schedule of Advisory Board Reviews and reminded the group that the FLEX process for this project will take place over the next three months and is iterative in nature. The NTAAC will be requested to make recommendations on more than one occasion.
- b. The committee voted to schedule additional meetings adding meetings every 1<sup>st</sup> and 3<sup>rd</sup> Thursday of the month (Motion: Vrana, Dirito – all approve) beginning with the next meeting, the 21<sup>st</sup>.
- c. Gant mentioned annexation, staff reminded the group that it is typical that they developer will voluntarily apply for annexation as a part of its FLEX application.
- d. The Review Guide prepared by Tina Moon was distributed to the group and discussion commenced accordingly.
  - i. 15-350(e): Vrana read aloud this ordinance provision. Ms. Brown expressed concern about the development process and the impact on undisturbed parts of the environment. The committee members recounted some background to the FLEX district including discussion of the DAD workshop. Jeroloman explained how the FLEX district was created as part of a long-term planning effort whose intent was bring more mixed-use nodes into the Northern Transition Area.
  - ii. Gant mentioned that the FLEX is not just limited to this project in that it will, as a zoning classification, be available for other qualified properties.
  - iii. 15-350(f): Discussion ensued Chapel Watch 1unit/5000 sf (one block) 1 unit/\12,100 sf (including open space). Development precedents were requested (Chapel Watch). Interest in a walkabout was discussed. Drainage/Wetland hydrology was discussed. Motion ( ) Chaney, before leaving, mentioned that the Board isn't obliged to vote on an application but they are more likely to vote if advisory boards help shape the ordinance. Adam Zinn expected

about 150 apartments with 50 single family homes (detached, attached). Sidewalks, crosswalks. According to Adam, adjacent available land is either difficult to purchase due to title issues or site constraints. The main entrance will be off of Eubanks. Assisted living was discussed; Anahid mentioned that it is unlikely that it is large enough for a typical assisted living facility. (Husband). Discussion of Eubanks dynamics with Caraway (in Chapel Hill was discussed). Retail is not envisioned. A general store (a philanthropic venture). The economics of commercial development was discussed. The number of local roof tops (already restricted in density) ....The traffic impact of 150 units was discussed and the possible impacts to Eubanks was discussed. NCDOT says possible roundabout at old NC 86. Marty 100 units = turn lane. A traffic impact study would need to be prepared by an engineer. The developer will be working on such a study soon. Amy requested additional NCDOT information about Old NC 86 by staff. Twin Creek Parks is stalled. Anahid mentioned that if the Zinns don't do it, will another owner do a nice job? Marty mentioned that there will be a number of controls that will guide any developer. Adam asked what the main concern is and everyone said "traffic". Gant said, no neighborhood bar (vape shop, etc.).

iv. Continued discussion about road improvements and traffic.

v. Staff was given multiple assignments (which have since been completed):

1. Send link to VMU ordinance;
2. Send Tina's presentation;
3. Send Tina's review guide;
4. Send link to VMU design guidelines;
5. Send update regarding NCDOT traffic study;
6. Send tentative review schedule for the FLEX application;
7. Send density analysis of Chapel Watch;
8. Coordinate FLEX property walkabout.

vi. Some discussion regarding NTAAC membership and committee rules.

vii. Some discussion about the relationship of the DAD workshop report and way it gets reflected in the LUO.

### **3. Regular Meeting: Review Meeting Minutes**

- a. The meeting minutes for 10/4/2018 were reviewed and approved Motion (Vrana). 2<sup>nd</sup> by McGurk) (AYES: Unanimous)

### **4. Old/New Business:**

- a. Some discussion of the Bike Plan Steering Committee meetings. Vrana enjoyed the presentation and will continue to engage in meetings. It was important for her to attend as the consultants didn't do a very robust job of addressing the NTA. Anahid mentioned the NCDOT grant program for small incremental projects and informed the steering committee about the unfinished Burgundy Lane segment.

### **5. Adjourn:**

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



# 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!



# 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 18<sup>th</sup> 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!*

# NORTHERN TRANSITION AREA ADVISORY COMMITTEE

Meeting: Thursday, April 4, 2019

## RECOMMENDATION

### FLEX District Rezoning Request – Eubanks Road – Zinn properties

Preliminary Recommendations of the Draft FLX District Ordinance & Application  
Submitted by the Northern Area Transition Advisory Committee (NTAAC)  
April 5<sup>th</sup>, 2019

The following preliminary recommendations reflect input of current and former members of the NTAAC, as well as multiple residents of the area who have been meeting biweekly since March 7<sup>th</sup>, 2019. Additionally, many of the above participants have been involved extensively in this process since the 2011 DAD workshop.

Please note that the NTAAC has been compiling a much more comprehensive document of recommendations, however this serves as an initial summary to the following two findings:

- The NTAAC does not find that, at this time, the preliminary draft FLX ordinance and its draft master plan provides sufficient information to guide and regulate the development in the district in a clear way.
- The NTAAC does not find that, at this time, the draft FLX zoning applications development created based on ordinance and master plan sufficiently realizes the vision for the district as envisioned by the participants of the DAD workshop.

#### Preliminary Recommendations:

- The density of the development should reflect the rural and current character of the area; and be more consistent with the DAD workshop. The NTAAC plans to make a specific recommendation on the density further in to this planning process.
- Any affordable housing density bonuses be defined at the beginning of the planning process.
- To reflect the DAD workshop vision of a mixed-use development, the ordinance should ensure that a phased build out and/or market conditions do not allow for solely residential.
- The ordinance should more closely reflect the vernacular standards as discussed at the DAD workshop, and should comply with the requirements regarding Architectural Standards in Section 15-177 in Article XI.
- The development should maintain a 100-foot road buffer as a minimum.
- Screening should predominantly, but not wholly, be an understated vegetative buffer throughout the edges of development, and comply with the requirements in Article XIX Screening and Trees. The NTAAC requests site-specific street-level visuals or renderings of the proposed screening for both Eubanks Rd and Old Hwy 86.
- Facades of buildings facing Eubanks Road should reflect the rural character of the area and not attempt to create a faux suburban look. The NTAAC requests site-specific street-level visuals or renderings of the building facades.

- To mitigate traffic impacts, a right turning lane into the elementary school at the roundabout should be added, traffic calming measures and roundabouts should be installed on Eubanks Road, and priority should be given completing the Lake Hogan Farm Road extension. The required traffic analysis should capture data that reflects the impact that school traffic has on the area. The NTAAC plans to make more specific traffic mitigation recommendations once a comprehensive traffic analysis has been completed.
- Prioritize the expansion and connection of the Twin Creeks Greenway to the development.
- A multi-use path should be constructed along Eubanks Road to facilitate both pedestrian and bicycle connections to the school and the nearby greenway.
- CH Transit should expand route options to the area, and explore opportunities for bus stops either inside the development or on Eubanks Road.
- Locate parking, especially for the multi-family residential, behind buildings, on the interior of the development.
- Lighting standards and specific measures should be taken to protect the dark skies.
- The Table of Permissible Uses should more closely reflect the proximity of the school and the DAD workshop. The NTAAC plans to contribute more specific comments on the table of permissible uses further in to this planning process.

Recommendations on the Planning Process:

- Expand the currently proposed time table beyond June 2019 and add additional input opportunities to allow for sufficient time for review and consideration by the community.
- Use creative and more extensive outreach efforts. Suggestions could be to hang a banner or signage on the site providing a short URL for more information; mail informational letters to neighborhoods beyond the traditional 1000 foot radius such as Lake Hogan Farms, Deer Ridge Drive, Lucy Lane, Karen Woods; and include future public input sessions on the Town's website, mass emails, and social media.

Respectfully Submitted, by the NTAAC:

Members: Amy Jeroloman (Chair, County Rep), Anahid Vrana (Vice Chair, County Rep), Rachel Diritto (Carrboro Rep), Meg McGurk (Carrboro Rep), and Deb Rich (County Rep)

Staff Liaison: Jeff Kleaveland

Board of Alderman Liaison: Bethany Chaney

(Motion: Vrana; Second: Dorito – Ayes (unanimous))



for chair (Amy Jeroloman) 4/5/19.



# Town of Carrboro Northern Transition Area Advisory Committee

NTAAC  
Special Meeting  
Thursday, April 18th, 2019  
MINUTES  
7:30pm, Town of Carrboro Town Hall

**Committee Members:** Amy Jeroloman, Rachel Dirito, Deb Rich, McGurk (absent), Vrana (absent)

**Staff Present:** Jeff Kleaveland

**Board Liaison:** Bethany Chaney (absent)

**Guests:** Lisa Brown, John Gant, Jay Bryan

**1. Amy called the meeting to order.**

*a. Amy again welcomed the guests and the meeting commenced.*

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

- a. Staff informed the committee of the deadline (due tonight!) of the Rogers Road rezoning recommendations. The discussion (involving the guests) explored the historical context of the Rogers Road neighborhood on both the Carrboro and Chapel Hill sides. Key points of the district were discussed such as the screening associated with the mixed-use areas, the ‘major’ home occupations, the description of ‘flex space’, the limitations on home residence square footage.*
- b. Some discussion of unintended consequences of the proposed ordinance were discussed. Would, for example, a towing company receiving-yard be allowed? Would a landscaping business with 6 service vehicles be allowed? Would a car repair facility (that could operate late into the night) be allowed? It was clear that the ordinance included performance standards with regards to nuisances but still, the potential for enterprises to get over-scaled for the location is a concern which could create a difficult enforcement predicament for staff.*
- c. Regarding the house-size limitations, staff recounted some of the particulars of the Broad Street overlay district which employs similar restrictions. There was discussion as to whether this is something the residents actually desired as it would significantly limit the redevelopment of their homes.*
- d. Dirito restated the concern that there was not sufficient information from the residents to understand whether the proposed district actually reflected the desires of the residents. While the “Rogers Road Zoning Standards –Zoning Strategies Outline” provided a useful context it would be helpful to have an actual checklist to help see how this was translated into the actual ordinance under review.*
- e. The hour getting late, staff pushed the group to formalize their recommendations. In light of this the standard form from Tina was worked through and the following recommendations were voted on and approved (Motion: Rich, Second: Dirito, Vote (Ayes: unanimous) (see attached):*

*i. The NTAAC recommends that the Board delay a decision on the matter due to the following reasons:*

- 1. The NTAAC does not have sufficient input directly from the Rogers Road Community.*
- 2. The NTAAC is concerned about the negative impacts to the Tallyho Road (Fox Meadow) neighborhood with regards to stormwater, noise, and property value;*
- 3. Insufficient detail provided about uses that constitute 'flex space' (as referenced in the proposed ordinance).*
- 4. A checklist is needed that demonstrates how this ordinance reflects the specific goals and recommendations of the "Rogers Road Zoning Standards – Zoning Strategies Outline".*
- 5. (specific note: 15-176.8 (e-9) – needs correction, reverse hours.*

**3. FLEX district rezoning discussion continued**

*a. The group had discussed the Zinn FLEX district further but took no additional action. They requested that staff provide the most recent Soil/Wetlands study that declassified a part of the map wetlands area; they also requested the TIA information when it is made available*

**4. Old/New Business:**

*a. Nothing other than general concerns.*

**5. Adjourn:**

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



# TOWN OF CARRBORO

301 West Main Street, Carrboro, North Carolina 27510

## RECOMMENDATION

THURSDAY, APRIL 4, 2019

### Land Use Ordinance Text Amendment Relating to the Historic Rogers Road Community

Motion was made by Rich and seconded by Dorito that the NTAAC of the Town of Carrboro recommends that the Board of Aldermen delay a decision the draft ordinance.

**VOTE:**

AYES: (3) (three) (Dorito, Rich, Terdoman)  
ABSENT/EXCUSED: (2) (two) (Vrana, McBurk)  
NOES: (0) (zero)  
ABSTENTIONS: (0) (zero)

Associated Findings

By a unanimous show of hands, the NTAAC membership indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by Rich and seconded by Dorito that the NTAAC of the Town of Carrboro finds the proposed text amendment, in consistent with the provisions in Carrboro Vision2020 to promote diverse housing options with regard to type and size, the Facilitated Small Area Plan for Carrboro's Northern Study Area to allow for opportunities for commercial uses at a community-scale, and the four principals of the "Rogers Road: Mapping our Community's Future" report.

Furthermore, the see below\* of the Town of Carrboro finds the proposed text amendment, prepared in response to a community initiative with considerable public input from the residents it is intended to serve is in the public interest.

- \* 1. The NTAAC does not have sufficient input directly from the Roger Road community.
- 2. The NTAAC is concerned about the negative impacts to the Tallyho neighborhood with regards to stormwater, noise, and property value.
- 3. Insufficient detail provided about uses that might constitute flex space.

**VOTE:**

AYES: (3)  
ABSENT/EXCUSED: (2)  
NOES: (0)  
ABSTENTIONS: (0)

Amy E. Juelman 4/18/2019  
(Chair) (Date)

note: 15-176.8 (e-g) - needs correction, reverse hours.

4. Need to provide a checklist that demonstrate how this ordinance reflects the specific goals and recommendations of the "Roger Roads Zoning Standards - Zoning Strategies Outline"