



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 1st and 3rd Thursday of the month (Motion: Vrana, Dirito – all approve) beginning with the next meeting, the 21st.
- 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). 2nd 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!*