



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. NTAAC mentioned wanting updated checklist as described by Tina Moon in her presentation. Gant requested information regarding church/school separation statutes for business serving alcohols (and possibly vape shops). In addition, the proposed table of permissible uses for the FLEX ordinance*

includes potential uses (such as bars or a vape shop) that should perhaps not be located in such close proximity to a school.

f. 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: Dirito, all approve – ADJOURNMENT!