



Town of Carrboro Northern Transition Area Advisory Committee

NTAAC
Special Meeting
Thursday July 18th, 2019
MINUTES

7:30pm, Town of Carrboro Town Hall

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

Staff Present: Marty Roupe

Board Liaison: Bethany Chaney (absent)

Guests: Sarah Childs (Director of Duke Forest), Steve Hall (80s Meadow Flats natural history inventory work), Lisa Brown, Joe Ditto, Terri Buckner, Ken Moore, John Gant, Lisa Brown.

1. Amy called the meeting to order.

a. Introductions around and the meeting commenced.

2. Special Meeting -Zinn Property FLEX district discussion continued...

a. Traffic Study: Comments sent to NTAAC by Lisa, John Gannt sent comments to Chuck at NCDOT, Lisa will forward to NTAAC; Rachel feels intersection impacts may be underestimated in study. Thinks a roundabout or stoplight will be needed; Meg thinks the numbers in the study are okay, biggest impact will be at the intersection, roundabout is her suggestion; Comments about already having to take a right, then another right instead of left, even without development; Not clear whether all background traffic, Chapel Hill side included, was accounted for in the study. Adam says he doesn't think it did since it isn't out of the ground and open yet, Needs to be checked. Adam asked about peak time, 7:15 or 7:30 worst / 4:15 to 5:30 or so is second worst; Noted that city buses also use corridor at the end of the day; Adam asked how / if this is any different than what happens at any other school location? Yes, was answer because of the nature of the road, Old NC 86; NTAAC discussed past recommendations to NCDOT regarding traffic improvements on the road and in the area in general; Adam thinks the study was aggressive in the numbers of units and square footages used in the study, which may affect the results; Noted that the accident report may not be completely accurate, need to double check this as well; Suggestion of open house type meeting with traffic consultants to answer questions, etc, outside of public hearing format; Wait to see NCDOT's responses to study, then discuss further

i. Staff To Do: Share comments from NCDOT as soon as possible (staff needs to discuss whether these comments can be shared straight through an email or whether we need to only include in the next agenda package.)

3. Receive staff updates and responses to the following NTAAC requests

a. Adam says the Planning Board redesign doesn't work for many reasons; Question about likelihood of moving the general store use to the north side of Eubanks Road. Adam says they may want the general store next to the field / open space, the new design shows the kidney bean open space at about twice as big as the similar space at Southern Village; Question about location of Meadow Flats, directed to Sarah from Duke Forest. Sarah pointed out the old; Question about the date produced for the wetlands data layer; Request to see soils map during next meeting, with some explanation from

Steve Hall about what he knows regarding the soils in the area and the rock types. Steve noted that the rock types are different on this site compared to the rock types at Morris Grove school; Discussion about the small area plan then came up, page 52, regarding the 75% threshold and that annexing this site would essentially be a loophole to get out of what is shown in the plans. Is it in compliance with the spirit of the small area plan, second paragraph. NTAAC would like to hear town attorney's opinion on this matter.

- b. Amy pointed out that the comments from Sonia, about preserving the sensitive areas, etc, the matter addressed in two different places in the small area plan; Lisa mentioned the cognitive dissonance between the DAD site plans and what the Zinns have presented now, the lack of and amount of open space is troubling. Adam responded and agreed that because of the wetlands being smaller that it is absolutely true that there's a difference in the north and northeast portion of the site plans; Further discussion about what, specifically, the DAD plans each showed and how the scales / amount of land used /etc are similar to what they're now proposing; Amy points out the small area plan, page 11, language about Meadow Flats. She feels this is a very important matter; Terri pointed out that the town had the tool available in '83 to put Meadow Flats in a Conservation District, as in the zoning district around University Lake.*
- c. Terri suggests that the language in the small area plan discusses natural areas, not wetlands only. Steve discussed the soils further, noting the shrink / swell characteristics of this particular land. He mentioned a specific kind of lily flower that is present all over the site during the Winter months; Steve suggests focusing on the natural area as a whole, rather than only the wetlands; Meg is struggling with the notion that all this information was available when the DAD report was done, but yet it was still noted as viable for development;*
- d. Ken Moore pointed out November 2014 rezoning for MURT; Question to Sarah, about easement on Duke Forest land, 1,117 acres in Duke Forest ownership. DOE has the easement over much of the land to preserve it for research purposes. Time limited, renewed in 2013 for an additional 20 years. Thinking it may have been put in place when Orange County was looking for land for a solid waste facility; Steve suggested that the development of this land will affect the study area.*
- e. Sarah added context about Duke Forest holdings, majority of acreage is in rural buffer, which has allowed Duke to continue doing studies, education, etc, for decades at this point. Rural buffer has protected this ability for over 30 years now. Bottom line from Duke, shift to developed land near the site means they'll have to change the assumptions built into the data. Won't be able to use the data in the same way. Los Alamos is interested in a collaborative effort on the field portion of the land, related to remote sensing abilities for atmospheric changes. Ancillary impacts only, no actual monetary gain.*
- f. Question from Meg to Sarah about whether Duke Forest has come out to speak on other development projects. Sarah says this area is an achille's heal for Duke Forest as related to their research model. She is getting up to speed on all this, Greene Tract, Rogers Road rezoning, etc at it relates to all this. This particular site is potentially significant in its ability to conduct research because of predominant wind blow directions. Sarah sent the letter to the BALD in June; Sarah has invited Board members to meet with her.*
- g. Amy wondered whether an email or something will go out, as they suggested, even if a quorum isn't present for the meetings. Question from Steve about County Commissioners role as of now and if /*

after the annexation takes place. Amy explained the NTAAC's communications with them about all these matters; Ken suggested that everyone show up at the Commissioners 9/3 meeting and make a statement that they get involved more directly, as individuals.

- h. Terri suggests that the information, whatever it is ultimately, be sent to Dave Stancil's department as well; Meg asked Amy what she's asking the committee to do. Rachel says I guess we're asking them to make a statement of some sort
- i. Terri suggests they be asked about the annexation being done early rather than later, thereby removing the commissioners; Ken suggests asking the county to make it clear that they are concerned with the protection of this land; Sarah pointed out from her experience related to the Legacy Lands Program that the county is looking at a much broader area. Meadow Flats is on the list apparently, ?, but that's all we know? Motion to draft a letter to be further considered, during next mtg, regarding this matter ultimately to be sent to the commissioners.
- j. UNC Department of Geology may be able to complete a study of the site, possibly free of charge? Green Growth Report, also free of charge?, to be completed by the NC Wildlife Resources Commission. Sarah mentioned that she is familiar with this, and that they essentially train folks on how to assess environmental aspects of particular sites. Been going on for approximately eleven years now;
- k. Adam mentioned that they have engaged ECS to do a NEPA inventory review at this point, which covers at least part of what is being discussed; Steve made clear that the Natural Heritage Program looks at the land as a whole, not just wetlands delineation, to determine where the significant boundaries should be put on the ground; A specific and significant plant has been found once, and only once, on the site.
- l. The hour getting late, staff pushed the group to formalize their recommendations:
 - i. MOTION: In light of this the standard form from Tina was worked through and the following recommendations were voted on and approved (Motion: Rich, Second: Diritto, Vote (Ayes: unanimous):
 - ii. 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.

4. 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

5. Old/New Business:

- a. *Regarding the group's process, Meg suggest that the group collect all requested information and prepare recommendations ahead of 9/5 Joint Review meeting.*
 - i. *MOTION: Anahid mate the following recommendation which was approved (Motion: Vrana, Second: Drito, Vote (Ayes: three, Noes: one (McGurk).*
 - ii. *That the NTAAC ask owners to allow Natural Heritage Program to visit the site.*

6. Adjourn:

- a. *Move to adjourn, Anahid moves all approve – ADJOURNMENT!*