

# **Northern Transition Area Advisory Committee**

## **AGENDA**

**6:30 pm, Thursday, June 3, 2021\***

***\*Remote Meeting***

- 6:30 – 6:40 pm      I. Consideration and Approval of Minutes  
from May 6, 2021 NTAAC Meeting**
- 6:40 – 7:30 pm      II. Consideration of Comments Related to  
Carrboro Connects & Review of Goals  
and Strategies Documents**

## **ADJOURN**

*\*To view the advisory board meeting, please email Marty Roupe at [mroupe@townofcarrboro.org](mailto:mroupe@townofcarrboro.org) to receive an invitation to view the meeting. If you wish to make public comment, at the time of the public comment, the staff person will be able to allow speakers to remotely enter the meeting one-by-one to comment. Please send any written statement or materials to the same email provided above. Requests to remotely attend the meeting shall be made within 24 hours of the meeting start time. The requester should also specify if they wish to make any comments in the email. All written statements and materials will be forwarded to the advisory board members.*



# Town of Carrboro

## Northern Transition Area Advisory Committee

NTAAC

Thursday, May 6, 2021

MINUTES

6:30pm, Remote Meeting\*

**Committee Members:** Anahid Vrana, Ed Witkin, Meg McGurk, Deb Rich (absent)

**Staff Present:** Marty Roupe and Ben Berolzheimer

**Board Liaison:** Susan Romaine

**Guests:** Lisa Brown (citizen)

### 1. Minutes Approval

*Ed Witkin moved and Meg McGurk seconded approval of the February 2021 minutes. Vote: unanimous in favor.*

- 2. Update on Carrboro Connects.** *Anahid, Marty, and Ben introduced tonight's discussion regarding an update on the status of the Carrboro Connects effort. Ben noted where we are in the overall process and presented slides regarding each of the identified topics for focused discussion moving forward. Members also discussed conceptually what a comprehensive plan should do and accomplish, broadly speaking. The identified task for tonight's discussion was considering each of the identified topics and draft recommendations provided by the Task Force Committee. Ben and Anahid discussed each of the topics, as well as a broad overview of all efforts to date, covering the entirety of the materials produced to date.*

*Anahid asked about the Facilitated Small Area Plan for the Northern Transition Area and how / if its contents will be incorporated into the new comprehensive plan. Marty and Ben noted that it will be considered but that it also would be good to reiterate, restate, or suggest modifications to the contents of the plan with regard to how information should be framed and incorporated in the new plan. Lisa suggested clarifying the nomenclature for the northern transition area while moving forward so that consistent terminology is used, to help ensure that everyone is clear about what part of town is being discussed. She also suggested updating and including more current and better hydrology maps and details in the new plan. Marty noted two specific topics in the existing plan that members may want to discuss with respect to what should be included when updating information within the new plan, those being floating zone districts and the goal of an overall density of 2.5 units per acre in the area. The purchase of a large portion of land by Orange County for Twin Creeks Park, along with the built density for projects such as Lake Hogan Farms and Winmore were noted as creating a situation wherein it may be difficult to reach the density goal.*

*Draft goals identified so far were noted as being good topics to include, in particular climate change, equity, and inclusion. To that end Anahid noted that the general notion in terms of future development is to build up, somewhat densely and compactly, and avoid sprawling outwards at a low density.*

*Twin Creeks Park was discussed with the possibility being noted of developing the park in a multifunctional way to allow recreation and other uses at the same time. It was noted that ballfields could serve the schools on or near the site and serve the general public when not being utilized by the school, as an example. Ben noted that the park site is being called out in the plan as an opportunity for sharing open space and the natural beauty of the area as a tourist and economic development opportunity. Ecotourism types uses or recreational tourism may be good a good fit for the park.*

*Ben then noted the next upcoming steps in the process, including having the Committee decide upon and adopt a list of comments to be taken back to the Task Force Committee for consideration about where we are with the effort and thought to consider while moving forward from here. Lisa wanted to emphasize the reality of gentrification issues, in the northern transition area as well as closer to downtown, and the importance of addressing the issue while developing the plan. She stated that the protection of existing multigenerational families should be discussed at length. Anahid also noted that the Greene Tract should be discussed as well, as a community resource and with respect to the opportunity to provide affordable housing in the area.*

*Committee members agreed to look through the documents provided and provide additional feedback to Anahid ahead of the next Task Force meeting. Meg noted the opportunity to provide new housing opportunities proximate to Morris Grove Elementary School. She also noted that mobility issues and transportation issues should be given considerable thought in the northern area of town.*

*It was noted that the next Community wide meeting for the plan will be held in September, at which time a draft of the full comprehensive plan will be presented. There will be another opportunity at that time for advisory boards to offer comments.*

- 3. Adjourn:** *Move to adjourn, Meg moves, Ed seconds, Vote: all approve – ADJOURNMENT!*