



TOWN OF CARRBORO  
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, APRIL 4, 2019 JOINT REVIEW

MEMBERS		GUESTS	STAFF
David Clinton	Rachel Gaylord-Miles	Caroline Dwyer, Renaissance Planning	Tina Moon
Braxton Foushee	Susan Poulton	Jay Bryan	Marty Roupe
Andrew Whittemore			Jeff Kleaveland
			Zachary Hallock
			Marsha Pate

Board Liaison: Barbara Foushee, Damon Seils, Bethany Aldermen

Absent/Excused: Catherine Fray, Jaye Meyer, Anise Vance, Kerri Petrin

Rachel Gaylord-Miles opened the meeting at 7:35 and facilitated.

**I. AGENDA ADJUSTMENTS**

There were no adjustments to the agenda.

**II. JOINT REVIEW ITEMS**

**A) Upcoming Meetings**

Tina Moon provided announcements on the upcoming: FLX District drop-in session on April 8<sup>th</sup>, noting that the information session will be held in Room 100 not Room 110 as previously scheduled, and a reminder of the annual advisory board recognition dinner on Thursday, April 25, 2019 at 6PM at the Century Center.

**B) Review of LUO Text Amendments relating to Historic Rogers Road Community**

Marty Roupe introduced the presenter from Renaissance Planning, Caroline Dwyer. Renaissance Planning is one of two consultant firms hired by Chapel Hill and Carrboro to orchestrate new land use and zoning concepts. Their work is based on the 2016 report, "Mapping our Community's Future." Dwyer has worked on the project since October 2018, facilitating meetings and drop-in sessions to obtain input from community residents on the potential zoning changes. Specifically, Dwyer provided an update on the development of zoning strategies and consideration of Land Use Ordinance Amendments relating to the Historic Rogers Road Community.

1 Dwyer touched on the history of the discussion groups (up to 40+ participants) and efforts  
2 to translate the concepts to new zoning tools, specifically new zoning district categories.  
3 The installation of public services—sewer, in particular—opens up the area to more  
4 development potential. The neighborhood has expressed interest in limiting development  
5 to residential and associated small-scale community commercial, such as home  
6 occupations. The neighbors would like to keep the area preserved with some flexibility of  
7 the mixed business/home use and create mechanisms to limit a large development.  
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9 Dwyer introduced the four key elements of the project which are to retain families living  
10 in the area; connect to both Chapel Hill and Carrboro in meaningful ways, preserve socio-  
11 economic limitations that influence housing costs and employment (via service- based on  
12 a neighborhood scale with flexible space and limitations that are sensitive to noise limits),  
13 and respect of the rural character of the area. The concerns and considerations include:  
14 impact of current storm water conditions, traffic, expanding housing choices, inclusion of  
15 home based businesses, dis-allowing commercial retail, and maintain a rural look with  
16 sensitivity to the (potential) density of the area.  
17

18 Moon explained in more detail the key elements of the proposed Land Use Ordinance text  
19 amendment which would establish two new zoning districts, one residential and one  
20 mixed-use, create new definitions, and related regulations.  
21

22 Marty explained the differences between the zoning district categories within Chapel Hill  
23 and Carrboro in regard to housing density, special use permits in effect now, and the plans  
24 for the St. Pauli AME Retirement community that is unique. The Carrboro portion of the  
25 Historic Rogers Road area is currently zoned Rural Residential (RR) which equates to  
26 approximately one-acre per dwelling unit in Carrboro. New things: the notion of FLX  
27 space, allowance of major home occupations, a more intensive version of home  
28 occupations that are not currently allowed in Carrboro, and signage for home occupations.  
29

30 **Two members of the public (Lynn Carrino and David Bellen) addressed the boards**  
31 **and offered the following comments:**  
32

- 33     ▪ The property has no (historic) family residents. The Fox Meadow (Tallyho Trail)  
34       residents outside the Roger’s Road boundaries due to the lack of sewers and the effect  
35       of well water.
- 36     ▪ Consider the run off from the area construction, consider the traffic and the impact of  
37       “mixed use” for this quiet, rural area.
- 38     ▪ Refer to the neighborhood as the “Rogers Live/Work Community.”
- 39     ▪ Support for maintaining the legacy of the community be preserved and consideration  
40       for the appropriate type of setbacks when defining the new ordinance.
- 41     ▪ Awareness of the project and the newly proposed considerations for the Old NC  
42       86/Eubanks Road.

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44 *The Joint Review portion of the meeting ended at 8:40.*  
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2 **III. APPROVAL OF MINUTES**  
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4 Foushee moved to approve the March 21 minutes; Whittemore seconded the motion. The  
5 vote was unanimous: AYES (5) Clinton, Gaylord-Miles, Poulton, and Foushee.  
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9 **IV. OTHER MATTERS**

10 **A) Flexible Zoning District consideration at Old NC 86/Eubanks Road**

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12 A group made up of staff, Planning Board and neighbors attended a walk about at 8:30 AM  
13 on April 4, 2019. The general comments of those on the walk about include: Overall  
14 density of shaggy bark hickory and oak trees is unique. Concerns for the undergrounds  
15 water sources on the property of surrounding neighbors and the affect blasting will have on  
16 wells.  
17

18 Recommendations are still under consideration but will address:

- 19 · Strengthening language to include the requirement that affordable housing they be  
20 scattered throughout development with both multi and single family options.
- 21 · The scale of the office buildings will be best served as a cluster with separate parking.
- 22 · The suggestion that the circulation of the traffic be heavily considered for example, the  
23 residential road should extend around the full site that include the two existing road from  
24 Eubanks/ at the roundabout and Old 86/Dromoland knowing the area will grow in  
25 density.
- 26 · Phasing in appropriate traffic with the understanding that further development will occur  
27 in the area in the future.
- 28 · The observation that there might be a consideration for blasting which may affect.  
29 drainage vs raising the surface with drainage filler for footings.
- 30 · The undisturbed buffer may need attention with falling trees or invasive species and the  
31 amendment includes language to address this issue. The Board has some concern about  
32 the mixed use of the buffer (designated in red)  
33

34 The Board agreed to circulate the final letter for consideration and seek approval on April 11.  
35

36 **B) Text Amendments relating to the Historic Rogers Road**  
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- 38 · The eight parcels that are being suggested for mixed use may not be compatible with the  
39 proximity of the zoning with Tallyho Trail and neighborhood for the following reasons:  
40 noise, odor use of gasoline and other chemicals. Comments are being drafted and once  
41 reviewed and refined will be sent to the Board for consideration and final approval for the  
42 recommendations.  
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**C) Comprehensive Bicycle Transportation Plan Update**

- Review of an equity analysis with discussion of how data was obtained.
- Language identified that indicates the low stress islands and barriers for bike riding
- Moving forward with the study to be share with the community soon.
- Open Streets this weekend will have a table to educate the public

**V. ADJOURNMENT**

- Foushee motioned to adjourn the meeting; Poulton seconded the motion. The April 4, 2019 Planning Board meeting adjourned at 9:30 pm.