



Town of Carrboro
Northern Transition Area Advisory Committee

NTAAC
Monday, March 14, 2016
MINUTES
7:30, room 100
Town of Carrboro Town Hall

Committee Members: Amy Jeroloman, Jay Bryan, Jeanette Moore

Staff Present: Jeff Kleaveland, Tina Moon

Guests: Susan Poultan

1. Revisiting the revised FLX district with Tina Moon (Town Staff):

- a. *Tina explained that the upcoming FLX agenda item scheduled for the Board's 3/23/16 meeting is a "Request to Set" item that sets the date for the public hearing for review of the proposed ordinance; the proposed date is April 26, 2016.*
- b. *Regarding the revisions to the FLX text, Tina presented aspects of the revised FLX district text amendment to the group. The changes were minor and did not substantially address the NTAAC's concern of the lack of specificity in the ordinance. For example, the FLX ordinance cites the requirement for a "site specific planning study"; Bryan felt that, judging from the report prepared by the DAD group for the NSA workshop, the results of such a study can be overly vague and insufficiently prescriptive.*
- c. *Moore posed the question "Who is this benefitting?" to which staff revisited some of the planning history behind the amendment which began because citizens felt that the Town was not adequately realizing the policy goals for the NTA which included the goal of small village-like developments that brought some commercial services, as well as residences, to the area.*
- d. *Jeroloman asked who would pay for the "site specific planning study"; Tina said that this hasn't been worked out yet though she suspected it might be a partnership with the Town. She also asked why mixed-use isn't required in the FLX ordinance; Tina said that this would allow for flexibility for parcels that might be unsuitable for a particular use due to size or location.*
- e. *Regarding the FLX, the ordinance as it is drafted would not require a CUP. Instead, the FLX requires the applicant in effect develop a "front-loaded" public process that results in a concept plan and a site specific ordinance that will be used to review a formal submittal. Tina informed the NTAAC that, if they wish, they could recommend that at this juncture, a CUP, instead of a ZP, be required.*
- f. *Bryan asked Tina about the legal notification requirements for text amendments. She informed him that there is a standard public hearing and legal advertisement requirement. If the Board makes substantial changes to a text amendment at a public hearing they'll re-advertise the hearing.*
- g. *Jeroloman spoke about the NSA Design Workshop and felt that it was important to re-involve the participants with the plans that are proposed for the subject property.*

