



Town of Carrboro
Northern Transition Area Advisory Committee

NTAAC
Monday, March 21, 2016
MINUTES
7:30, room 100
Town of Carrboro Town Hall

Committee Members: Amy Jeroloman, Anahid Vrana, Jeanette Moore

Staff Present: Jeff Kleaveland

Board Liaison: Bethany Chaney

1. **Considering the NTAAC's proposed FLXVMU text amendment the revised FLX district with Tina Moon (Town Staff):**
 - a. *Amy and Jeanette described the thinking behind the draft NTAAC FLXVMU to Bethany; they expressed their concern that, from their experience with the NSA Design Workshop, that the process can produce a result that is overly vague regarding specific design. They discussed broadly how the charrette process could be revised to produce a better result.*
 - b. *Bethany stated charrettes are typically run by professionals in the architecture/planning-type firms and that the quality of these services can vary widely. The most competent facilitators use the best techniques and tools to produce the best results.*
 - c. *Anahid recounted some of the growing confusion surrounding the FLX ordinance amendment; she felt that as it stands, it seems too biased toward a specific developer's land situation rather than acting more independently. She too wondered who would be responsible for paying for the charrettes.*
 - d. *Bethany agreed that there has been confusion surrounding the ordinance; she reminded the group that they are charged with making specific recommendations on the proposal which is likely to be schedule for public hearing on April 26th. She felt that their work on a proposed FLXVMU ordinance was a useful exercised for generating specific recommendations.*
 - i. *Staff note: The NTAAC's FLXVMU ordinance, in order to be considered as an alternative to the FLX would be required to undergo the same process as all text amendments to be presented to the Board. For this reason, adding it as an attachment to the FLX agenda item for April 26th, will not be possible. Instead, the committee is advised to make very specific recommendations that draw from its FLXVMU draft to highlight the following: Performance standards, Quality of charrette facilitation (including follow-up), traffic Impact analysis, permit requirements, and the integration of the checklist items from the FLX into the body of the ordinance.*
 - e. *Bethany left the committee at around 8:30pm whereupon the members set upon the task of preparing recommendations for the FLX amendment. Jeanette agreed to have prepare draft recommendations, with help from the others as needed. Staff helped frame the committee's recommendations by suggesting they summarize the major points that their FLXVMU is trying to address and taking key sections as examples.*

The first ten performance guidelines of the FLXVMU is one such example the nicely represent the committee's design values.

- i. *Staff note: remove the word "village" where appropriate from the FLXVMU excerpts to avoid creating confusion. The performance guidelines, by their nature, are patterned after vernacular, village, design principles. The FLX district proposal is not expected to require a complete village assemblage as was the original VMU. The parcel requirement is too small.*

2. Other Business:

- a. *None.*