



## **Economic Sustainability Commission**

*301 West Main Street  
Carrboro, North Carolina 27510  
Minutes from June 8, 2016*

The following members were present: Bob Saunders, Terri Turner, Matt Neal, Shelia Walsh Reedy, Bill Thompson, Kim Calandra, Dan Mayer and Leo Gaev

The following staff members were present; Annette Stone, ECD Director and Tina Moon, Planning Administrator

Others present: Jack Smyre and Paul Snow

The meeting was called to order at 7:30 p.m. by Chairman Bob Saunders. There was a motion made by Terri Turner and seconded by Bill Thompson to approve the May 11, 2016 minutes of the ESC.

The first item on the agenda for discussion was Lloyd Farm. Tina Moon presented an overview of the development, she stated the Town has received an application from Ted Barnes of Argus Development Group, LLC to rezone property at NC Hwy 54 and 700 Old Fayetteville Road to B-4-conditional rezoning (B-4-CZ) for the construction of a mixed-use development to include a grocery store, commercial outparcels and a multi-story apartment building. An application for text amendments to the Land Use Ordinance, relating to the project has also been submitted. The Board of Aldermen has set a public hearing date for Tuesday, June 28, 2016 to consider both of these requests. Advisory board review has been requested prior to the public hearing. Jack Smyre, land planner for the project was on hand to answer questions.

Questions from the ESC included health care programming for the senior housing, tree canopy and shade trees, parking requirements for outparcels, how long will it take to complete the project once construction begins, request to DOT to make a left over from Hwy 54, lease rates, pedestrian access, storm water challenges, etc. The ESC continued their deliberations and then voted to recommend approval of the proposed rezoning and text amendment. See attachments 1 and 2 for the full motion and recommendation.

The second item on the agenda was a proposed rezoning and text amendment for a development off of Fidelity Street known as Inara Court. Tina Moon again presented an overview of the development. Ms. Moon stated that in February 2016, the Town received a petition from Paul Snow, of Fireswamp II LLC, and Yates Green LLC, to rezone two lots on Fidelity Street from R-7.5 to R-2-Conditional (R-2-CZ) to allow for the construction of six single-family residential units (the existing R-7.5 zoning would allow three units). The applicant has also requested a text amendment to the Land Use Ordinance to reduce the



minimum lot size in the R-2-CZ district from 2,000 square feet to 1,500 square feet for architecturally integrated subdivisions on tracts containing at least 20,000 square feet. ...the owner Paul Snow was also on hand to answer questions.

After a short discussion including questions about passive solar features, price points and affordability the commission voted to recommend approval of the project. See attachments 3 and 4 for the full motion and recommendation.

The meeting was adjourned by 9:00 p.m.