



Town of Carrboro  
Northern Transition Area Advisory Committee

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NTAAC  
Monday, September 19, 2016  
MINUTES

7:30 pm, room 100  
Town of Carrboro Town Hall

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**Committee Members:** Amy Jeroloman, Anahid Vrana, Jeanette Moore & Jay Bryan  
**Staff Present:** Terri Turner (Weaver St Realty), Jeff Fisher (Unique Places)

1. **Discuss Ballentine (later phases) with Guest:**

- a. *The committee convened and welcomed guests Terri Turner and Jeff Fisher to the NTAAC meeting. Introductions were made; Mr. Fisher is the CEO of a realty firm called "Unique Places" that specializes in conservation projects; he is a lawyer by training that has experience in developing conservation easements and development agreements between multiple parties, including developers and municipalities. Ms. Turner is a realtor and owner/partner of Weaver Street Realty, a local realty company founded by Gary Phillips (she was also the past chair of the Town's Economic Sustainability Committee). Mr. Phillips has worked with Ms. Turner and Mr. Fisher on past conservation projects together.*
- b. *The committee opened the floor to the guests to describe their interests in the NTA. Mr. Fisher learned about the later phases of the Ballentine CUP project from his association with land conservation efforts associated with Pickard's mountain and the Keith Arboretum (both in the vicinity of Ballentine). M/I Homes, the developer of Ballentine, evidently has put the later phases of the development for sale on the real estate market. He describe some of his past projects including a conservation effort on Erwin Road that involved the preservation of a historic country store.*
- c. *In reviewing the conservation activities in the NTA, Mr. Fisher sees that there is some momentum in the area that might be expanded upon by the acquisition of the final phases of Ballentine. The proposed Twin Creeks park, the Triangle Land Conservancy conservation easement, Pickard's mountain were existing resources that were mentioned. .*
- d. *The bridges required by the remaining portion of the Ballentine project were discussed. This is an area of keen interest to the NTAAC and the committee described, for the guest's benefit, the traffic concerns in detail. Mr. Fisher commented that the "Street A" entrance onto Old NC 86 did not seem to be advisable. The rest of the committee concurred with this thought while staff reminded the people that a secondary emergency access needs to be maintained regardless of whether the street is made public.*
- e. *Staff mentioned the possibility of considering the remaining Ballentine phases, the park, and other surrounding properties, within the context of an ecosystem/stormwater enhancement and mitigation "bank" that can be improved to reduce downstream stormwater issues. Fisher mentioned that such improvements, insofar as they involve streams, typically call for removal of existing ponds. Bryan mentioned that the ponds in this area have historic and cultural value and there is strong reason to keep them. This stirred some discussion of the Twin Creeks Master Plan that was adopted by the Board of Aldermen. In*

*particular, Bryan explained that the proposed alignment for the Eubanks Rd. Connector was carefully considered by the committee engaged in developing the master plan. This recollection served to remind staff that there are many layers of administrative work that will be necessary to create a new inclusive conservation master plan for the area.*

*f. Staff mentioned that unified multifamily should be given some thought for this area.*

**2. Other Business:**

*a. Mr. Fisher requested that staff convene another meeting that includes additional stakeholders to help further the discussion. In particular, Orange County government officials (Rich Shaw, etc.), Chapel Hill Schools Facilities people, a Duke Forest representative, and additional Town Staff were requested participants. Staff will also include members of the NTAAC in such a meeting.*

