

Northern Transition Area Advisory Committee

AGENDA

6:30 pm, Thursday, November 2, 2023*

****Remote Meeting***

- | | |
|-----------------------|--|
| 6:30 – 6:40 pm | I. Consideration of April and October 2023 Meeting Minutes. |
| 6:40 – 6:50 pm | II. Adoption of Recommendation Statement for Architecturally Integrated Subdivision Project at 904 Homestead Road |
| 6:50 – 7:00 pm | III. Update regarding request to lower speed limit on Old NC 86 |

ADJOURN

***Remote meeting taking place on Zoom, to view meeting**

Please use the link provided below:

Join Zoom Meeting

<https://townofcarrboro.zoom.us/j/85395080844>

Meeting ID: 853 9508 0844

One tap mobile

+13017158592,,85395080844# US (Washington DC) 13052241968,,85395080844#

+US

Please direct any questions about how to access the meeting

on Zoom to Marty Roupe, 919-918-7333 or

mroupe@carrboronc.gov



Town of Carrboro
Northern Transition Area Advisory Committee

NTAAC
Thursday, April 13, 2023
MINUTES
6:30 pm, Remote Meeting*

Committee Members: Lisa Brown, Meg McGurk, Anahid Vrana, Ed Witkin (absent), Jennifer Conrad (absent)

Staff Present: Marty Roupe

Council Liaison: Susan Romaine

Guests: Roman Acosta, Drew Howe

- 1. Final Review of Jade Creek AIS at 8512 Old NC 86.** *Marty Roupe introduced the agenda item and gave an overview of the proposed development project. Applicant representatives, Roman Acosta and Drew Howe were also present, and Drew further explained the project. Committee members noted and discussed aspects of the project with the applicant, including traffic and street connectivity. Safety issues along Old NC 86 were noted and the applicant responded to noted concerns. The committee will reconvene during the May 2023 meeting and prepare a final recommendation statement for the project to share with Town Council. Committee members will also participate in the Joint Review session to hear perspectives from other advisory board members immediately following adjournment.*
- 2. Adjourn:** *Move to adjourn, Lisa moves, Ed seconds, Vote: all approve – ADJOURNMENT!*



Town of Carrboro Northern Transition Area Advisory Committee

NTAAC
Thursday, October 5, 2023
MINUTES
6:30 pm, Remote Meeting

Committee Members: Lisa Brown, Meg McGurk, Anahid Vrana, Jennifer Conrad, and Ed Witkin (absent), (absent)

Staff Present: Marty Roupe

Council Liaison: Susan Romaine

Guests: Adam Zinn and Omar Zinn

- 1. Welcome and brief discussion.** *Committee members briefly spoke while waiting for the guests to arrive on Zoom. Newly created lots on the east side of Old NC 86 and the speed limit on Old NC 86 and town streets were briefly discussed. Staff will follow up about the topic of the speed limit on Old NC 86.*
- 2. Concept Review of Archeciturally Integrated Subdivision at 904 Homestead Road.** *Adam and Omar Zinn joined the Zoom meeting and began discussing the site at 904 Homestead Road. It was noted that the site is approximately 9.7 acres and that the plan is to create lots around 4,000 sf in size and build single-family homes, duplexes, and allow for some number of ADUs as well. The design leaves almost 50% of the site as open space. The Zinns noted that they have agreed to do a payment-in-lieu for one affordable home, and then build 25% size-limited homes in accordance with LUO requirements. Additional aspects of the design and challenges associated with the site were discussed, and the committee noted appreciation for the commitment to build a pathway along Homestead Road, especially related to the elevated boardwalk concept to manage the topography on the east side of the site.*

Committee members agreed to draft a statement for the concept plan, and that in particular it will express support for connectivity. The draft will be considered during the next NTAAC meeting.

- 3. Adjourn:** *Move to adjourn, Lisa moves, Ed seconds, Vote: all approve – ADJOURNMENT!*



TOWN OF CARRBORO

Northern Transition Area Advisory Committee

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

MAY 4, 2023

Concept Plan Review for Special Use Permit-A, Architecturally Integrated Subdivision at 904 Homestead Road

Motion was made by _____ and seconded by _____ that the NTAAC provides the following feedback / comments about the concept plan for the project:

Draft: The Committee was impressed with the developer's commitment to, and inclusion of, walkways in the site plan and connection to existing walkways. Although the site is relatively small, these commitments—*across all new developments*—are essential to a larger goal of making the community walkable. We note that in the recently adopted "Carrboro Connects Comprehensive Plan", one of the important Plan Goals is to "expand the transportation system to provide at least one non-automobile option (walking, biking and transit) for every neighborhood to be usable for a variety of purposes". For this piece of the Plan to succeed, new developments must plan for connections to existing walkways and, to the extent possible, allow for connections to future developments.

VOTE:

AYES: (?)

NOES: (?)

ABSTENTIONS: (?)

ABSENT/EXCUSED: (?)

Marty Roupe, for Chair Anahid Vrana

11/2/23
(Date)