

## Site Specific Flexible Zoning District Chronology

November 1987 to July 1988 - Joint Planning Area Agreement adopted by Orange County, towns of Chapel Hill and Carrboro, and took effect.

May 1998 to February 1999 – JPA resolutions incorporating Facilitated Small Area Plan for Carrboro’s Northern Study Area adopted by all three governing bodies.

May 25, 1999 – The Board of Aldermen adopted LUO text amendments creating the Village Mixed-Use District (VMU) and the Office/Assembly and O/A-conditional use districts.

June 10, 2003 - The Board approved the Winmore Village Mixed Use development (with LUO text amendments).

February through March 2007 – The Board authorized the creation of the Northern Study Area Implementation Committee (NSAPIRC) on February 20 and 27<sup>th</sup> and appointed members on March 6<sup>th</sup> and 20<sup>th</sup>.

April 8, 2008 – The Board decided to move forward with four of the NSAPIRC recommendations including Recommendation #1 to target and rezone specific tracts on the east side of Old NC 86 for commercial and/or VMU development.

([http://www01.townofcarrboro.org/BoA/Agendas/2008/04\\_08\\_2008.htm](http://www01.townofcarrboro.org/BoA/Agendas/2008/04_08_2008.htm))

February 26, 2011 – Carrboro hosted design workshops facilitated by the Durham Area Designers (DAD) to explore the design elements and zoning concepts identified by NSAPIRC on a study a tract of approximately 30 acres at the intersection of Old NC 86 and Eubanks Road.

February 21, 2012 – The DAD consultants presented the design workshop findings including 5 concept plans to the Board.

April 10, 2012 and September 18, 2012 – Board work session and follow up discussion on the DAD report. During the September meeting, the discussed idea of modifying the B-4 district to respond to the NSA design workshop concept plans

([http://www.townofcarrboro.org/BoA/Agendas/2012/09\\_18\\_2012.htm](http://www.townofcarrboro.org/BoA/Agendas/2012/09_18_2012.htm)).

Spring 2012 – The Planning Board expressed concern over the process for considering the concept plan for the Lloyd Farm development in a memo to the Board dated April 19, 2012, questioning the suitability of the B-4 zoning district which allows for car-oriented shopping centers with the Town’s long term vision.

January 29, 2013 – The Board discussed the report findings again to provide an opportunity for Omar Zinn to more fully participate in the discussion, and again brought up the idea of the B-4 short.

([http://www.townofcarrboro.org/BoA/Agendas/2013/01\\_29\\_2013.htm](http://www.townofcarrboro.org/BoA/Agendas/2013/01_29_2013.htm)).

November 19, 2013 – During the public hearing for LUO text amendments for the M-1 district requested as part of the South Green development, Board members asked for an update of potential changes to B-4 district (B-4 short).

January 14, 2014 – Staff presented the Board with a new concept, based in part on the B-4 short idea, tentatively called Mixed Use Rural Transition District (MURT) for a work session.

June 10, 2014 – Board work session to begin a more in-depth conversation relating to the appropriateness of specific land uses, building massing and height. Discussion included what types of uses, particularly commercial uses, would be appropriate for size of development and location of property.

October 14, 2014 – Scheduled discussion on MURT postponed to accommodate Board members who were out of town.

November 11, 2014 – Board work session to hone in further on details relating to MURT, with a focus on appropriate commercial uses for the subject property based in part on input from the Carrboro-Chapel Hill Chamber of Commerce.

June 23, 2015 – Board work session on new concept--draft LUO text amendments to authorize Board to establish Site Specific Flexible Zoning Districts. The Board set a public hearing for October 13<sup>th</sup> and referred the draft ordinance to the Planning Board, the Transportation Advisory Board, the Appearance Commission and Northern Transition Area Advisory Commission.

<https://carrboro.legistar.com/LegislationDetail.aspx?ID=2361538&GUID=7940265A-E92D-4DD4-BDFB-CCAB1CA7E7ED&Options=&Search=>

September 8, 2015 - The Board discussed the proposed text amendments again and referred the draft ordinance to the Environmental Advisory Board and the Economic Sustainability Commission (in addition to the PB, TAB, AC, NTAAC).

<https://carrboro.legistar.com/MeetingDetail.aspx?ID=414409&GUID=CB2D3FDB-6B44-47DC-9697-BAA7438A3607&Search=>

September 17, 2015 – Joint Advisory Board review of LUO text amendments for the FLX district concept.

October 13, 2015 – Board of Aldermen public hearing on LUO text amendments to authorize Board to establish Site Specific Flexible Zoning Districts; the Board provided staff with a number of directives to follow up.

January 11, 2016 – Northern Transition Area Advisory Committee review of draft ordinance with staff to clarify concerns regarding FLX District

February 16, 2016 – Board of Aldermen work session to provide an update on the public hearing directives relating to the FLX text amendments.