

**02-20-2019 Town Council Meeting**  
**Responses to Council Questions #1**

**ITEM #7: Receive an Update on the Rogers Road Zoning Initiative**

**Council Question:** Will sidewalks along Rogers Road be constructed as part of the rezoning efforts?

**Staff Response:** *The draft zoning language will establish sidewalk requirements, and will likely require sidewalk along the street frontage of development sites. This could lead to the construction of some segments along Rogers Road in association with new development. Continuous sidewalk would need to be implemented through programming of a capital project which does not fall into the current scope of rezoning efforts. It is worth noting that Carrboro is currently constructing continuous sidewalk on the west side of Rogers Road.*

**Council Question:** What kinds of things can be done in a neighborhood zoning overlay district?

**Staff Response:** *An overlay district can be used for a variety of purposes, and it can include many of the same types of development standards as a typical zoning district. The advantage of using an overlay is that it maintains the existing 'base' zoning district, which may regulate certain things that the Town wants to keep in place. Staff and the consultant are continuing to study whether an overlay is the most appropriate approach, or whether it would make sense to implement a new base zoning district.*

**Council Question:** What has feedback been from Historic Rogers Road residents on each of the seven draft recommendations on pages 144 and 145?

**Staff Response:** *The draft recommendations have been developed in response to feedback from residents on what they'd like to see in their community. The mixed-use areas were identified in Mapping Our Community's Future, and community meeting input is being used to fine-tune where they are located and what they allow. Consideration of both the character of Rogers Road and opportunities for home-based businesses respond directly to interests raised at community meetings. Housing choice is important to residents to help enable people to stay in the neighborhood long-term, and there has been considerable discussion about what housing types to allow in support of this goal. Residents have identified neighborhood connectivity as less of a priority, but something desirable which can also alleviate concerns they have about increased traffic.*

**02-20-2019 Town Council Meeting**  
**Responses to Council Questions #1**

**Council Question:** Has there been any feedback on transit or transportation needs in the neighborhood?

**Staff Response:** *Residents have expressed interest in better transit service to connect the Rogers Road area with other parts of town. The current bus route has limited service hours. Better connectivity (through various modes) would offer improved access to destinations near the neighborhood, and would avoid concentrating vehicular traffic on Rogers Road. The proposed zoning ordinance can address on-site infrastructure for new development (streets and sidewalks) which can be part of a transportation solution. Zoning can also require a Traffic Impact Analysis for new projects which would be a mechanism for identifying necessary off-site improvements.*

**Council Question:** Would the Board of Adjustment have a role in considering any modifications to district standards?

**Staff Response:** *There are a several options for approving modifications to district standards. If there are clear criteria in the ordinance for evaluating circumstances, staff could approve such modifications. The Board of Adjustment could play a role in more unusual cases, and/or another development review board could potentially consider modifications. Staff and the consultant will evaluate options for review as part of preparing the draft zoning ordinance.*