

HISTORIC ROGERS ROAD NEIGHBORHOOD ZONING DROP-IN SESSIONS SUMMARY

Dates: March 14, 2019 & March 16, 2019

Location: RENA Community Center

Participants: 30+ (3/14) and 18+ (3/16)



RENAISSANCE PLANNING

Background

These were the fourth and fifth community meetings with the Rogers Road neighborhood to discuss the zoning standards project and business analysis findings. The meeting took place at the Rogers-Eubanks Neighborhood Association (RENA) Community Center. Staff from the Town of Chapel Hill, the Town of Carrboro, the County of Orange, and the consulting team provided posters with draft zoning recommendations and other project information to answer questions and gain feedback on the proposed ordinance. This document provides a summary of activities and key feedback.

Attendees were greeted by a welcome sign that provided an overview of the drop-in session stations they could visit to ask questions and provide feedback:

HISTORIC ROGERS ROAD ZONING PROJECT

DROP IN SESSION

WELCOME!

- 1 SIGN IN AND GENERAL PROJECT INFORMATION**
Learn more about the Historic Rogers Road Zoning Project and let us know who you are!
- 2 PROPOSED ZONING MAPS | CHAPEL HILL & CARRBORO**
Ask staff questions and give us your feedback
- 3 RESIDENTIAL**
What's changing; what's staying the same. Let us know what you think!
- 4 MIXED USE ZONING & HOME BASED BUSINESSES**
Learn about new ways that employment and small business can be supported and let us know what you think!
- 5 NEW CONNECTIONS**
How do you imagine improved connectivity?
- 6 SEWER SERVICE**
Learn about the opportunity to connect to the new sewer lines!

TOWN OF CHAPEL HILL

TOWN OF CARRBORO


Station One featured a **project overview**. Participants asked questions about the overall project for both Chapel Hill and Carrboro:

HISTORIC ROGERS ROAD ZONING PROJECT

PROJECT INFORMATION

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Project Goals





Project Overview

The Historic Rogers Road Neighborhood Zoning Project results from a joint planning effort between the Towns of Chapel Hill and Carrboro to develop zoning and land use policy recommendations for the Historic Rogers Road Neighborhood. The project reviewed existing plans and facilitated robust community engagement to produce a set of zoning recommendations. All work was guided by the principles and objectives of *Mapping Our Community's Future*, a report authored by the Rogers Eubanks Neighborhood Association (RENA) and Marion Cheek Jackson Center (MCJC) in 2016. This project is one step in translating extensive planning efforts into policies to achieve the community's vision.

Project Purpose

- Create opportunities for long-term residents to **continue living in the community and to age in place**
- Preserve the **socioeconomic and cultural diversity** of the neighborhood
- Increase **physical connections** within the neighborhood, including for pedestrians and bicyclists
- Respect and protect the **natural character** of the neighborhood
- Ensure new development is consistent with **neighborhood character** and the vision that residents have developed for its future
- Support greater residential **housing choice, affordability, and diversity**
- Increase **economic opportunities** within the neighborhood
- Increase **recreational resources** within the neighborhood
- Ensure new development is adequately served by **infrastructure**, including streets, sidewalks, and utilities.

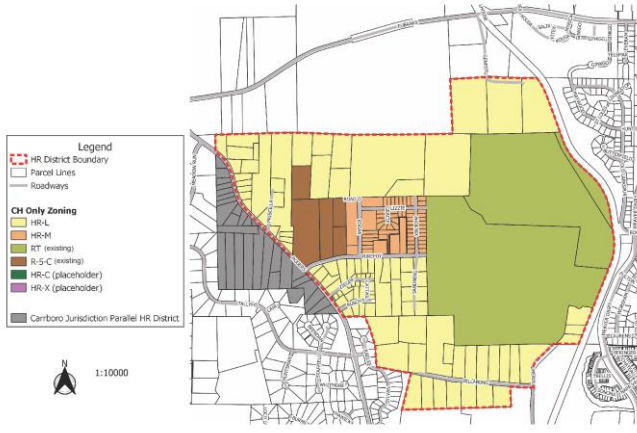



Station Two showed the **proposed zoning maps**. Participants provided feedback on their thoughts about district, overall, the location of “character areas” (ex. lower density residential, medium density residential), and if they thought there should be changes/additions.


HISTORIC ROGERS ROAD ZONING PROJECT

PROPOSED ZONING MAP | CHAPEL HILL

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WHAT DO YOU THINK?



Station Three described Residential Zoning recommendations for the Historic Rogers Road zoning district. Participants provided feedback on what they liked, didn't like, and asked questions about specific standards.

HISTORIC ROGERS ROAD ZONING PROJECT

RESIDENTIAL | PROPOSED ZONING

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Proposed Residential Zoning Districts

RESIDENTIAL-LOW DENSITY (HR-L)
Protect and preserve the character of existing residential areas while allowing for compatible new development (ex. more housing options and home occupation opportunities).

RESIDENTIAL-MEDIUM DENSITY (HR-M)
Designate areas within the neighborhood for medium-density (no more than five lots per acre) residential development allowing a broader range of housing options and increased home occupation opportunities.

Location of Proposed Residential Zoning Districts




What's New?

Housing Types In addition to Single-family and Accessory dwellings, Duplexes and Triplexes are allowed.

Lot Size* Lots must be at least 14,500 sq. ft. in area, including along Billabong Lane.

Density (HR-L) Overall density cannot exceed 3 single-family homes per acre, or 4 homes per acre when duplexes and triplexes are included.

Density (HR-M)** New lots near Phoenix Place must be at least 9,000 sq ft. in area with no more than 5 homes per acre.

Home Size New homes are generally limited to 2,000 sq. ft. or to 1,500 sq. ft. in Phoenix Place. Duplexes/triplexes are limited to 1,200 sq. ft. per unit.

Setbacks New homes must be set back at least 10 feet from the street and no more than 28 feet from the street, to encourage a more closely-knit neighborhood. Homes along Rogers Road must be set back at least 50 ft. and have no maximum setback**.

WHAT DO YOU THINK?

* Town Council can still approve smaller lots, but overall density cannot exceed 3 single-family homes per acre or 4 homes per acre when duplexes and triplexes are included.

** New lots near Phoenix Place must be at least 9,000 sq ft. in area with no more than 5 homes per acre.

*** Lots that existed on the effective date of the district, that are smaller than 17,426 square feet (0.4 acres), are exempt from this standard.




Station Four described Mixed Use Zoning and Home Occupation recommendations for the Historic Rogers Road zoning district. Participants provided feedback on what they liked, didn't like, and asked questions about specific standards.

HISTORIC ROGERS ROAD ZONING PROJECT

MIXED USE & HOME OCCUPATIONS

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Proposed New Zoning Districts

HR-MU MIXED-USE (CARRBORO)
Provides for a broader range of housing and employment options by concentrating new development into nodes which will balance providing areas for desired new uses while protecting the overall neighborhood character.

HOUSING AND EMPLOYMENT MIXED-USE (HR-X) CHAPEL HILL*
Provides areas within the neighborhood for a broader range of housing and employment options. These areas are intended to concentrate new development into nodes which will balance providing areas for desired new uses while protecting the overall neighborhood character.

ALLOWED USES

- Live-work units
- Flex offices
- Low-intensity neighborhood-serving establishments (healthcare, assisted living, elder care, child care, and recreation facilities)

HOME-BASED BUSINESSES

Allowed for all Residential & Mixed Use Zoning

HOME OCCUPATION, MAJOR

- Permit required
- No more than 50% of the heated square footage of the home used for business purposes

Meet one or more of the following criteria:

- Employ more than one non-resident;
- Utilize outdoor storage of materials, supplies, products, or machinery; or
- Generate noise, vibration, dust, odor, light, or glare that is visible from neighboring properties or the public right-of-way.

• May have one non-illuminated wall mounted sign (up to 8')

Examples lawncare or landscaping services, woodworking shops, small engine repair, appliance repair, metalworking, and any home business with more than one non-resident employee.

HOME OCCUPATION, MINOR

- May not employ more than one full-time equivalent employee (non-family member)
- No more than 35% (not to exceed than 750 sq. ft.) of the floor area of the dwelling unit and any accessory buildings.
- On-premises sale and delivery of goods which are products or services of home occupation is permitted
- No external evidence of the home occupation
- No equipment or process that causes noise, vibration, odor, glare, or electrical or communication interference detectable to the normal person's senses off the lot.
- May have one non-illuminated wall mounted sign (up to 4')

Examples hair salons, accounting or legal services, teaching or tutoring, consulting, and therapy.

HOME OCCUPATIONS: NOT ALLOWED

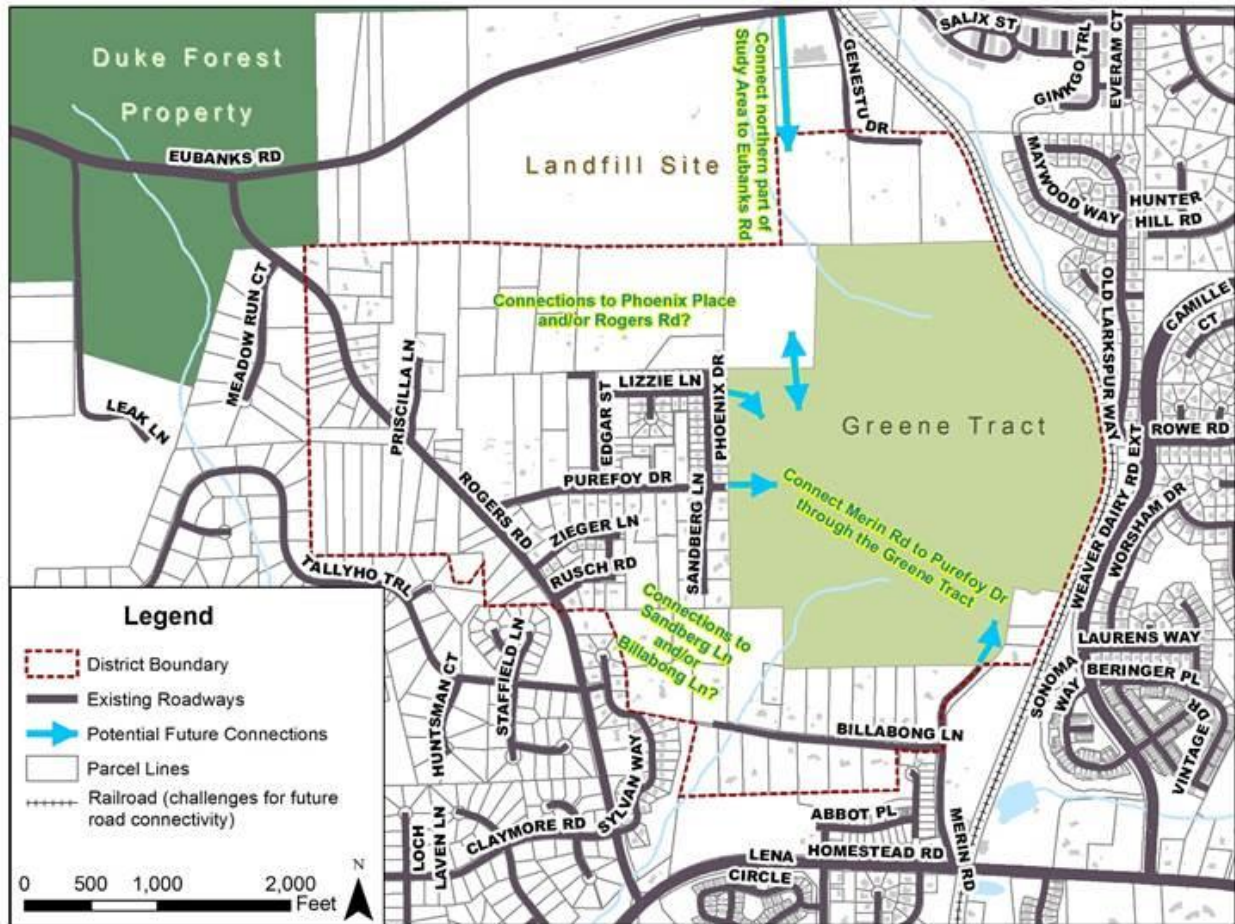
- Hauling
- Body shop
- On-premises sale and delivery of goods which are not produced on the premises
- Major home occupations not allowed on lots smaller than 1 acre
- Major home occupations cannot have more than six non-resident employees
- Major home occupations may not generate noise, vibration, dust, odor, light, or glare between the hours of 6 PM and 8 AM.

WHAT DO YOU THINK?

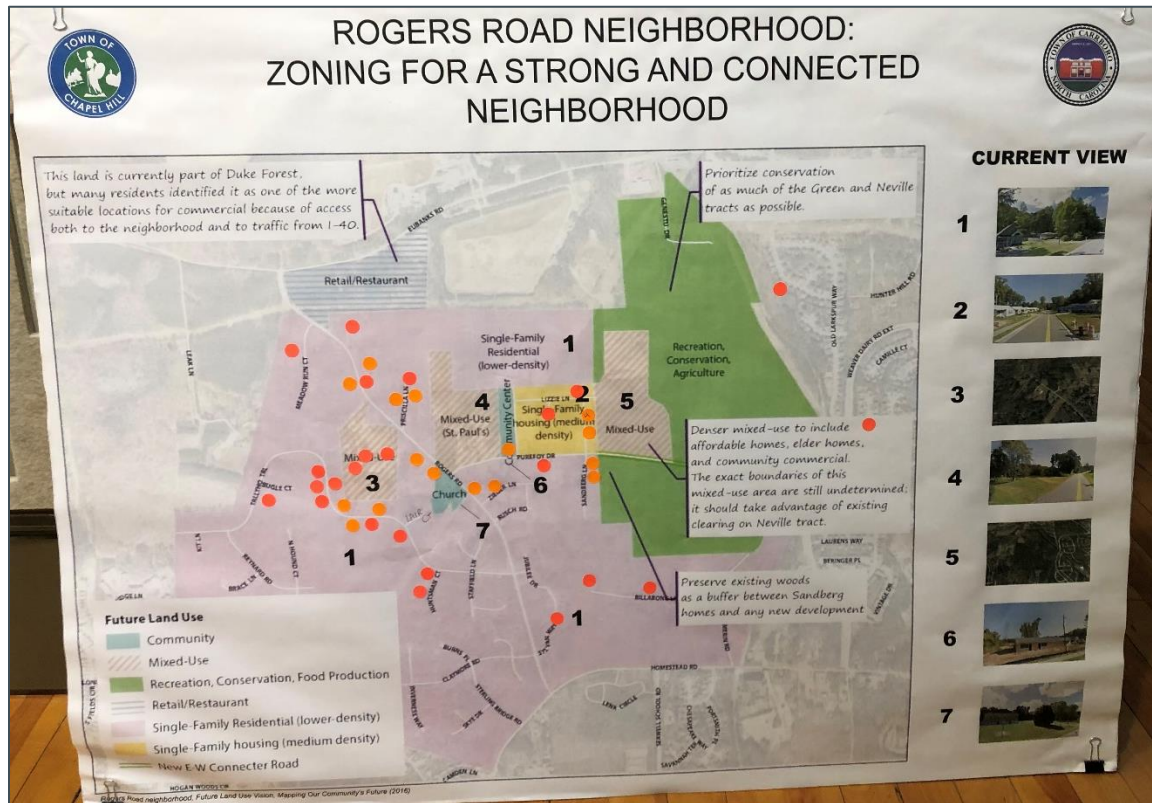
* There are no areas currently designated as HR-X in the Chapel Hill jurisdiction.



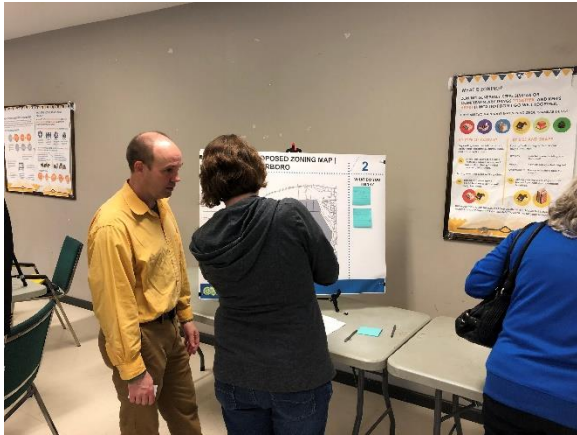

Participants were also asked to provide feedback on a conceptual map for new roadway connections:



Participants were asked to place an orange sticker on/near the location of their home:



Pictures



Feedback

- Keep trees/ rural character
- Like most housing options; on the fence about triplexes
- Stormwater/ impervious surface concerns (adjoining neighborhoods)
- Traffic impact concerns (along Rogers Road)
- Mixed use:
 - Like the concept
 - Like the idea of live-work
 - Want to make sure housing is allowed/integrated
 - No retail
- Home businesses:
 - Some concern about the potential impacts of “major” home occupations vs. “minor” home occupations
 - Very important to include in residential zones
- “I like the idea of home businesses or small businesses being elder care, child care, health care or recreation. Not machinery, garages, metal or wood work, or anything loud. Total respect for those people, but they need to be away from other houses.”
- Protect historic resources on Greene Tract
- “Don’t shoot yourself in the foot with road plans.”
- “Connectivity is more than roads, roads can divide.”
- “Merin Road already backs up, can’t have left turn lane.”
- “More HFH [Habitat for Humanity] housing adjoining Phoenix Place in Greene Tract would be great.”