



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

MAY 20, 2021 -- REMOTE (ZOOM) MEETING

MEMBERS	STAFF
Catherine Fray, Chair	Tina Moon
Rachel Gaylord-Miles, Vice Chair	Marsha Pate
Braxton Foushee, Vice Chair	
James Baker	
David Clinton	
Elmira Mangum	
Rasaam Tooloee	
Khadijah Amina	

Absent/Excused: (1) Eliazar Posada, Susan Poulton, and Bruce Sinclair

Town Council Liaisons: Susan Romaine

I. WELCOME & INTRODUCTIONS

Catherine Fray opened the meeting at 7:38PM. Fray confirmed there were no changes to the agenda.

II. APPROVAL OF THE MINUTES

Foushee moved to approve the May 6, 2021 minutes; Gaylord-Miles seconded the motion.

VOTE: AYES: (8) Fray, Foushee, Clinton, Gaylord-Miles, Tooloee, Mangum, Baker, Amina;
NOES: (0); **ABSTENTIONS:** (0); **ABSENT/EXCUSED:** (3) Eliazar Posada, Susan Poulton, and Bruce Sinclair

The Planning Board minutes for May 6, 2021 were unanimously approved.

III. OTHER MATTERS

(A) Draft LUO Text Amendments Relating to the adoption of N.C.G.S. Chapter 160D

Moon provided a brief presentation on the draft ordinance prepared to bring the Land Use Ordinance into compliance with N.C.G.S. Chapter 160D. The overview focused on areas where the adoption of the draft ordinance would lead to a substantive change to the LUO and areas where the ordinance had been revised since the previous informational installments provided in March and April. Key points included:

- Updating the NCGS citations
- New language relating to split jurisdiction

- 1 • Comprehensive Plan requirement, with information relating to the legislative adoption
- 2 and amendment process
- 3 • Replacing the thoroughfare plan with long range transportation plans for the purposes of
- 4 consistency
- 5 • Distinguishing evidentiary and legislative procedures for permits and amendments
- 6 • Removing conditional use districts as a rezoning mechanism and converting existing
- 7 conditional use districts to conditional districts
- 8 • Removing conditional use permits and automatically converting existing conditional use
- 9 permits to special use permits-A
- 10 • Renaming special use permits to special use permits-B
- 11 • Adding new language relating to amendments and modifications to conditional zonings
- 12 • Adding new standards relating to proportional representation for certain advisory boards
- 13 • Expanding the conflict of interest provisions for legislative decisions
- 14 • Adding new language relating to administrative determinations
- 15 • Updating the existing standards for vested rights and permit choice, and clarification of
- 16 vested rights versus nonconforming situations
- 17 • Updating the existing standards for vested rights for site specific development rights
- 18 • New expanded language relating to standing and statutes of limitations
- 19 • Stays of fees during appeals
- 20 • Guidelines vs standards
- 21 • Updated standards for performance guarantees

22
23 Motion was made by Foushee and seconded by Baker that the Planning Board of the Town of
24 Carrboro recommends that the Town Council approve the draft ordinance.

25
26 **VOTE: AYES:** (8) Fray, Foushee, Clinton, Gaylord-Miles, Tooloee, Mangum, Baker, Amina

27 **NOES:** (0)

28 **ABSTENTIONS:** (0)

29 **ABSENT/EXCUSED:** (3) Eliazar Posada, Susan Poulton, and Bruce Sinclair

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31 **Associated Findings**

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33 By a unanimous show of hands, the Planning Board membership indicated that no members have
34 any financial interests that would pose a conflict of interest to the adoption of this amendment.

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36 Motion was made by Gaylord-Miles and seconded by Mangum that the Planning Board of the
37 Town of Carrboro finds the proposed text amendments, which will update the Land Use
38 Ordinance to comply with recent changes to state legislation is consistent with the provisions in
39 LUO Section 15-2 which specify the authority granted to the Town through state enabling
40 legislation.

41
42 Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment is
43 reasonable and in the public interest because the Town seeks to remain consistent with its
44 adopted plans or policies.

1 **VOTE: AYES:** (8) Fray, Foushee, Clinton, Gaylord-Miles, Tooloee, Mangum, Baker, Amina

2 **NOES:** (0)

3 **ABSTENTIONS:** (0);

4 **ABSENT/EXCUSED:** (3) Posada, Poulton, Sinclair

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6

7 **(B) Review of Carrboro Connects Goals and Strategies Documents**

8 Fray facilitated the discussion of the draft Comprehensive Plan. Mangum suggested focusing
9 and incorporating the use of “action language” which reflects quantitative/measurable strategies
10 and goals of each category of the document that the task force created. These categories include:
11 Affordable Housing; Economic Sustainability; Climate Action and Environment; Recreation,
12 Parks and Cultural Resources; and Transportation, Green Infrastructure, Energy and Water. The
13 review resulted in a discussion regarding aspects of the document.

14

15 Affordable Housing component:

- 16 • Each portion of the document must be pro-active and consistent
- 17 • Regarding resources, be specific where funding streams are developed and utilized
- 18 • Pursue creative approaches to provide more affordable housing for lower income levels
- 19 • Avoid regressive statements such as Strategy 6 (b)
- 20 • Re-Consider land use in relation to alternative housing for the very poor

21 Economic Sustainability; Climate Action and Environment component:

- 22 • Support and educate our community on advantages of a living wage
- 23 • Consider incentives like tax credits for employers receiving a living wage
- 24 • The “pay back” strategy is vague and requires more details
- 25 • Consider a strategy of offering “incubator space” to encourage startups and local design

26 Transportation, Green Infrastructure, Energy and Water.

- 27 • Leverage resources (town property) to put infrastructure where it is needed most
- 28 • Consider subsidized alternatives (like Uber/LFT) to fill gaps in bus services (Sundays).
- 29 • Create local incentives for residents to install solar energy

30 Climate Action and Environment; and Recreation, Parks & Cultural Resources

- 31 • Site best practices/data and insert measurable strategies/goals

32

33 Fray encouraged further review and comment submittal which can be summarized and submitted
34 to the consulting firm.

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36 **V. ADJOURNMENT**

37 Motion was made by Foushee to adjourn the meeting, and seconded by Gaylord-Miles.

38 The May 20, 2021 Planning Board meeting was adjourned by unanimous vote at 10:15 PM.

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