



TOWN OF CARRBORO

Stormwater Advisory Commission

301 West Main Street, Carrboro, North Carolina 27510

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

OCTOBER 9, 2025

Adoption of the Carrboro Downtown Area Plan

Motion was made by Randy Dodd and seconded by John Cox that the Stormwater Advisory Commission of the Town of Carrboro recommends that the Town Council adopt the Carrboro Downtown Area Plan.

VOTE:

AYES: (4)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3)

Associated Findings

By a unanimous show of hands, the Stormwater Advisory Commission (SWAC) membership indicated that no members have any financial interests that would pose a conflict of interest to the adoption of the Carrboro Downtown Area Plan.

Motion was made by John Cox and seconded by Margaret Kurz that the SWAC of the Town of Carrboro finds the draft plan is consistent with the following provisions and strategies of the *Carrboro Connects* Comprehensive Plan:

- Increase use of native plants
- Improve tree canopy downtown
- Coordinate transportation/public infrastructure improvements with GSI
- Establish and protect native vegetation in riparian projects
- Implement structural & non-structural management measures for redevelopment/infill; add retrofits in dense locations to increase stormwater volume control
- Incentivize Low impact Development practices that reduce impervious surfaces and mimic natural hydrology
- Encourage infill and density in the downtown area, especially when doing so provides stormwater management for impervious surfaces currently without management

The SWAC recommends that the Town devote the resources necessary, including staffing, to pursue plan implementation. (For example, having staff capacity to pursue the tree canopy and urban forestry would be beneficial.)

Furthermore, the SWAC of the Town of Carrboro finds the draft plan is reasonable and in the public interest because of the Town's deliberate commitment to developing plans and policies through extensive engagement and public input.

VOTE:

AYES: (4)

NOES: (0)

ABSTENTIONS: (0)

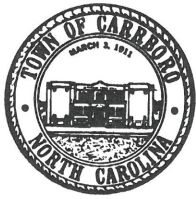
ABSENT/EXCUSED: (3)



(Chair)

10/9/25

(Date)



TOWN OF CARRBORO

Climate and Environmental Advisory Commission
301 West Main Street, Carrboro, North Carolina 27510

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

OCTOBER 9, 2025

Adoption of the Carrboro Downtown Area Plan

Motion was made by Scott Muir and seconded by Greg Randolph that the CEAC of the Town of Carrboro recommends that the Town Council adopt with modifications the Carrboro Downtown Area Plan.

VOTE:

AYES: (6)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3)

Associated Findings

By a unanimous show of hands, the CEAC membership indicated that no members have any financial interests that would pose a conflict of interest to the adoption of the Carrboro Downtown Area Plan.

Motion was made by Scott Muir and seconded by Greg Randolph that the CEAC of the Town of Carrboro finds the draft plan is consistent with modifications with the following provisions and strategies of the *Carrboro Connects* Comprehensive Plan:

- Land Use Strategy 2.1 – Pursue concerted land use planning/small area plans for high priority/high potential areas
- Economic Sustainability Strategy 2.1 – Support well-planned and designed, higher density and mixed-use development in the downtown.

VOTE:

AYES: (6)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3)

Jane Parulek
(Chair)

10/13/2025
(Date)

DATE: 10/15/2025

TO: Christina Moon, Town Planner
Duncan Dodson, Planner

FROM: Jane Danielewicz, CEAC chair

RE: Carrboro Downtown Area Plan

The Climate and Environmental Advisory Commission (CEAC) recommends that the Town Council approve the Carrboro Downtown Area Plan with modifications.

Due to the length and complexity of the Downtown Area Plan, we request more than one week to consider the full plan to enable us to develop our recommendations.

So far, in the short time allotted, the commission requests these initial modifications. However, this is a partial list. We request moving this item to the November 18, 2026 council meeting to allow CEAC time to provide a full list of modifications.

Furthermore, we found public engagement to be insufficient, particularly in neighborhoods outside of downtown. We request extending the engagement period.

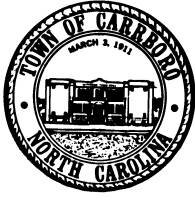
The following modifications are overarching and apply to the whole conceptual model of the Downtown Area Plan.

REQUESTED MODIFICATIONS

1. Topography – This plan ignores a major element of climate resilience (Goal #1 p. 16). We recommend reevaluating the entire Downtown Area Plan post-Chantal based on topography as a foundation that determines other design elements. The Downtown Area sits at the highest elevation and water flows downhill. We request superimposing a topo map onto the Carrboro map (p. 17). This new map would visualize how stormwater would flow within and from the Downtown area. The flat map (p. 17) gives no information about how water moves. This re-assessment, using the topo map overlay, will show how increased development in the Downtown Area will impact flooding in all neighborhoods, within and outside of downtown.
2. Design Elements – The first goal (p. 16) is to build climate resilience and this topic is missing from the design elements. We request including and prioritizing a “Green Infrastructure” design element to replace and enhance the existing “Plants and Landscaping,” which is a subset of green infrastructure. As an overarching category, “Green Infrastructure” matches the other design elements (i.e. Bicycle Infrastructure,

Pedestrian Infrastructure). All design-element tables (e.g. p. 44) as well as concept plans, should be revised to reflect this change.

3. Green infrastructure -- Green infrastructure is a strategically planned network of natural, semi-natural, and engineered areas that integrate stormwater management, mitigation of urban heat island effects, improved air quality, enhanced biodiversity, and carbon storage. These benefits accrue from coordinated, advance planning. We request this type of planned network.
 - a. Enhanced stormwater practices include bioswales, rain gardens, green streets and alleys, and rainwater harvesting.
 - b. Enhanced heat mitigation, carbon storage, etc. includes urban forests, urban trees, diverse landscapes, pollinator gardens (not lawns). For example, public trees planted in the ROWs are a priority, not in residents' yards (p 52). Also, the DAP's cross-sections must be reevaluated to give more priority to the planting strip. For example, on p. 44, the planting strip is 0 ft. The recommended planting strip for urban trees is 5-8 ft. Urban trees are essential to reducing the urban heat island effect. Adding trees (green infrastructure) should be prioritized over additional paving.
4. Traffic – In Appendix C, Public Engagement (p. 12), reduced car traffic was the first major theme. More development, according to the plan, will inevitably create more traffic, compounding the existing traffic congestion for people traveling through and into downtown. We request an additional metric (p. 85), regular studies of traffic congestion, to assess how all development will impact main thoroughfares and side streets. Traffic studies can determine the appropriate infrastructure to reduce and manage additional traffic and congestion.



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

COMMENTS

OCTOBER 15, 2025

Consideration of the Planning Board for the Carrboro Downtown Area Plan

Motion was made by Buckner and seconded by Foushee that the Planning Board of the Town of Carrboro recommends that the Town Council receive the comments as written below for the Carrboro Downtown Area Plan.

- Suggest rephrasing the second bullet in the “Intersection” box under “Core Primary” to “Consider intersection improvements that prioritize the safe movement of pedestrians and bicyclists, which may include improvements like “No Turn on Red” signage at intersections.
 - The Planning Board had discussions on what the potential conversion of Weaver Street to a bike/pedestrian street would mean for traffic flow and bike/pedestrian safety in Downtown Carrboro.
- Would like to see more specificity on how the decision is made between sidewalks and bicycle facilities when space is limited.
- Would like to see more references to the inclusion of accessible infrastructure.
- Consider adding more emphasis to commercial uses in Downtown Carrboro; how do we bring in jobs that support living within Town?
 - The Planning Board referenced Chapel Hill Mixed Use Districts that outline a certain percentage of commercial, residential, etc.
- Encourage the Town to consider a separate study or deep dive into the current market data that impacts the commercial economy in downtown Carrboro and how to encourage a more diversified and sustainable economy (i.e. mix of commercial, office, etc.)
- Encourage the Town to further publicize alternative engagement activities to all areas of Town with the intent to include all neighborhoods in the discussion about the Plan.
- Encourage the discussion of affordable housing to include a range of AMIs, such as including a percentage of each AMI bracket.

VOTE:

AYES: (6) Buckner, Fitzpatrick, Foushee, Gaylord-Miles, Scales, Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (5) Carney, Peretin, Poulton, Scott, Reilly

Rachel Gaylord-Miles

(Chair)

10/15/25

(Date)