



Race and Equity Pocket Questions

Title: Public Hearing on Request for Voluntary Annexation of Property Contiguous to Town Limits

Purpose: The purpose of this item is for the Town Council to receive public comment on a request for voluntary annexation of the 36.7-acre property located along Old NC 86 and known as the Jade Creek development.

Department: Planning

1. **What are the root causes of inequity in Carrboro and/or overall as it pertains to this subject area?**

Governmental action for land use decisions such as annexation has often overlooked the interests of historically Black communities or communities of color. This has particularly been the case when those communities have been located in areas deemed less desirable, of lower development potential, or less desirable land uses have been allowed to develop. Barriers to participation in planning processes and public meetings include limited access to transportation and childcare, difficulty learning about projects or understanding how to comment.

2. **Who is experiencing community burden now? Who will experience community burden if this action is passed? Will others experience community burden if this action is NOT passed?**

The property is considered undeveloped. The subdivision was approved in June 2023, and the installation of infrastructure is largely in place. Construction of individual homes cannot occur until after annexation, and the final plat is approved and recorded. If the annexation is not approved, the property will remain unfinished.

3. **Who is experiencing community benefit now? Who will experience community benefit if this action is passed? Will others experience community benefit if this action is NOT passed?**

While some residents will always prefer that adjacent property remains undeveloped, the project includes four affordable homes, and a payment in lieu of eleven units. This public benefit will not be available if the development is not completed.



4. **What might be the unintended consequences of this action or strategy?**
Annexation into the Town limits typically increases property taxes, which may make some of the new Jade Creek homes less affordable for some residents.

5. **What steps has your department taken to mitigate any burdens, inequities, and unintended consequences? What strategies might your department take to address these in the future?**

The 72-unit project was approved for development as a special use permit-A, which involves a public hearing. Considerations of the impact of the project were evaluated as part of the public hearing and subsequent adoption of the decision document. You can find the approved decision document at the following link: [Town of Carrboro - File #: 23-221](#)