



TOWN OF CARRBORO • NC

301 W. Main St.
Town Hall
Carrboro, NC 27510

Town of Carrboro
Meeting Minutes – Work Session
Town Council

April 23, 2024 7:00 PM Council Chambers - Room 110

Present: Mayor Barbara Foushee, Council Member Catherine Fray, Council Member Jason Merrill, Mayor Pro Tem Danny Nowell, Council Member Randee Haven-O'Donnell, Council Member Eliazar Posada

Also Present: Marie Parker, Interim Town Manager; Lamar Joyner, Town Clerk; Nick Herman, Town Attorney

POETRY READING

Chad Knuth read a poem entitled "Chorological Wonderment."

PROCLAMATIONS- BLACK RESTAURANT WEEK & ARBOR DAY

Upcoming Meetings:

- Racial Equity Commission meeting cancelled this week
- Carrboro Appearance Commission May 2nd, 6:30-7:30pm
- Northern Transition Area Advisory Committee, May 2nd, 6:30-7:30pm
- Transportation Advisory Board, May 2nd, 7:30-9:30pm, Virtual
- Joint Advisory Board/Planning Board, May 2nd, 7:30-9:30pm
- Carrboro Tourism Development Authority May 6th, 3-4pm, Virtual on Zoom
- Town Council Meeting, May 7th, 7pm, Town Hall

PUBLIC COMMENT

Rhonda Stevens: Currently experiencing homelessness in Carrboro with her daughter and seventy-year-old mother. They have been houseless since July 2023. She went to IFC and other housing agencies in Carrboro and did not receive the help she needed.

Betty Curry, Vice-Chair of the Affordable Housing Advisory Commission: Expressed concern about Rhonda Steven's situation and the well-being of Carrboro residents who are also experiencing homelessness.

60 Kerry White: Voiced concern about the Pathway Drive development and cutting down the tree
61 cover in the neighborhoods that the development will brush up against.

62
63 Dolores Bailey, Executive director of Empowerment Incorporated: Empowerment currently
64 owns 63 affordable rental units, 30% of which are in Carrboro. The upcoming Homestead Road
65 project is naturally occurring affordable housing. Ms. Bailey requested that the Town Council
66 consider adding Empowerment to the 24-25 budget.

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71 **CONSENT AGENDA**

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73 **MORGAN CREEK GREENWAY SUPPLEMENTAL AGREEMENT & CAPITAL**
74 **PROJECT ORDINANCE**

75 PURPOSE: To request that the Town Council consider authorizing the Town Manager to
76 execute a Supplemental Agreement with NCDOT and adopting a new capital project ordinance
77 for Morgan Creek Greenway Phase 1 (EL-4828A) to reflect additional funding and update the
78 project milestones.

79
80 **REQUEST TO SET A LEGISLATIVE PUBLIC HEARING**

81 PURPOSE: To request the Town Council consider setting a public hearing on text amendments
82 to the Land Use Ordinance relating to water quality buffers, road buffers, fences, and setback
83 variances. A resolution setting a public hearing for June 4, 2024, is provided.

84
85 **RESOLUTION ISSUING A BUSINESS REVOLVING LOAN**

86 PURPOSE: To approve a resolution authorizing the Town Manager to issue a Business
87 Revolving Loan Program loan of \$32,000 plus closing costs to Heather Swanson.

88
89 **AN ORDINANCE TO AMEND THE TOWN CODE**

90 PURPOSE: To increase the civil penalty of parking in a handicapped parking space without the
91 appropriate tag or identification from \$50 to \$250.

92
93 **SOUTH GREENSBORO ST. SIDEWALK SUPPLEMENTAL AGREEMENT AND**
94 **CAPITAL PROJECT ORDINANCE**

95 PURPOSE: To request that the Town Council consider authorizing the Town Manager to
96 execute a Supplemental Agreement with NCDOT and to adopt a new capital project ordinance
97 for the South Greensboro Street Sidewalk Project (C-5650) to expand the project scope, reflect
98 additional funding and update the project milestones.

99
100 **A motion was made by Council Member Haven O'Donnell and seconded by Council**
101 **Member Posada for items 1, 3, 4, and 5.**

102
103 **Motion carried unanimously.**

104
105 Following the vote, discussion took place lead by Council Member Haven O'Donnell to
106 determine if item number two on the consent agenda should be moved to a later meeting once
107 more supplemental information is made available online for residents.

108
109 Marty Roupe, Development Review Administrator and Tina Moon, Planning Administrator for
110 the Town, informed members of the Council that they are required to provide the county 30 days
111 to review a draft text amendment.

112
113 **A motion was made by Mayor Pro Tem Nowell and seconded by Council Member Posada**
114 **to move item number two to the meeting on June 4, 2024.**

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116 **The motion carried unanimously.**

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118 *****

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120 **LEGISLATIVE PUBLIC HEARING ON LAND USE ORDINANCE TEXT**
121 **AMENDMENTS**

122 PURPOSE: The Town has received a request for text amendments to the Land Use Ordinance to
123 add a new restaurant use for neighborhood cafes and to allow additional residential density in
124 certain zoning districts. A draft ordinance has been prepared. The Town Council must receive
125 public comment before making a decision.

126
127 Tina Moon gave a brief presentation about the Town’s current land use ordinance and the
128 suggested text amendments.

129
130 Dan Jewell, landscape architect from Thomas and Hutton Architects, along with his co-applicant,
131 Heather Washburn of Calico Studies, highlighted that this a vertical mixed-use project with 15%
132 affordable housing.

133
134 Council members began asking questions of the applicants.

135
136 **Council Member Posada moved to excuse Council Member Merrill from the meeting. This**
137 **motion was seconded by Council Member Haven O’Donnell.**

138
139 **Motion carried unanimously.**

140
141 Council members continued to ask the applicants questions about the project.

142
143 Council Member Haven O’Donnell moved attachment A. The motion was not picked up by any
144 other council members.

145
146 Tina Moon spoke on behalf of staff to answer questions from the Council.

147
148 Attorney Herman advised that the Council readvertise rather than adopting amendments during
149 the current meeting.

150
151 Council Member Haven O’Donnell motioned to move attachment A. There was no second to her
152 motion.

153
154 **Mayor Pro Tem Nowell moved to readvertise with Council Member Fray’s suggested**
155 **changes reflected. Council Member Fray seconded the motion.**

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157 **The motion carried unanimously, 5-0.**

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159 Public hearing closed.

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161 *****

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164 **GENERAL AGENDA**

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166 **AMERICAN RECOVERY PLAN ACT (ARPA) FUND REALLOCATION**

167 PURPOSE: This agenda item seeks Town Council approval to reallocate funds within the ARPA
168 fund for two proposals from affordable housing nonprofit providers, maintenance and repair of
169 recreation facilities and bolster the program providing financial assistance to qualified Carrboro
170 residents.

171
172 Wendy Welsh, Grants Manager, gave a brief presentation about the reallocation of ARPA funds.

173
174 Mayor Foushee opened the floor for council members to ask questions.

175
176 Council Member Posada put a motion on the floor to move attachment A.

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178 Council Member Fray asked additional questions of Wendy Welsh.

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180 **Mayor Pro Tem Nowell seconded Council Member Posada’s motion.**

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182 **The motion carried, 5-0.**

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AWARD AMERICAN RECOVERY PLAN ACT (ARPA) FUNDS FOR AFFORDABLE HOUSING UNITS

PURPOSE: This agenda item seeks Town Council approval to fund two proposals from affordable housing nonprofit providers.

Ann-Marie Vanaman gave a brief presentation on ARPA affordable housing funding.

Mayor Foushee opened the floor for questions.

Council Member Haven O'Donnell moved the resolution. Council Member Posada seconded the motion before providing comments.

Motion carried, 5-0.

SPECIAL USE PERMIT-A EXTENSION REQUEST

PURPOSE: Town Council is asked to consider approving a request for an extension for a Special Use Permit-A for Veridia Architecturally Integrated Subdivision (AIS) at 810 Old Fayetteville Road

Marty Roupe gave a presentation about the Veridia AIS at 810 Old Fayetteville Road.

David Bell gave a presentation on the status of 810 Old Fayetteville Road, sharing his goal to develop without displacement. After the presentation, council members voiced their thoughts and asked questions.

Council Member Haven O'Donnell made a motion to move attachment A. Motion was seconded by Council Member Posada.

Motion carried, 5-0.

OTHER MATTERS BY COUNCIL MEMBERS

Council Member Haven O'Donnell expressed concern for Rhonda Stevens, and invited Ann-Marie Vanaman back to the podium to answer questions from the council.

Council Member Posada made a motion to adjourn. The motion was seconded by Mayor Pro Tem Nowell.

Motion carried unanimously.