

Race and Equity Pocket Questions

Title and purpose of this initiative: Special Use Permit-A Minor Modification Request for South Green Development, 501 South Greensboro Street. The purpose of the agenda item is for Town Council to consider whether to approve the request to allow the changes to be completed on site ahead of the construction of any buildings on the site in the future.

Department: Planning, Zoning and Inspections

What are the racial impacts?

This minor modification request relates to a Special Use Permit-A (SUP-A) granted by Town Council to allow development of commercial project at 501 South Greensboro Street. If approved, it will allow the developer to modify the existing approved erosion control and grading plan for Lot 2. Jobs would be created during construction. Racial impacts associated with this request may include the delay of anticipated living wage construction job opportunities if not approved. Such jobs may be available and potentially filled by people currently of moderate and lower incomes and people of color. Other impacts, if approved, may include the additional tax value and associated increase in the tax base and revenue for use by local governments in providing services by facilitating forward progress with the construction project.

Who is or will experience burden?

During construction, the community will experience burdens such as noise, traffic, dust and other changes related to the development of this property. After construction, such impacts and burdens will cease until such time that construction of one or more buildings on the site move forward. Upon completion of the buildings in the future, nearby property owners may experience an increase in the value of their properties due to proximity to the retail uses and, if so, may see associated increases in property taxes.

Who is or will experience benefit?

The community will benefit from additional job opportunities being available in the community, which may be filled by a higher proportion of people of moderate and lower incomes and people of color. Other benefits may be realized if / when the construction of new buildings take place in the future.

What are the root causes of inequity?

Structural racism in the United States has affected access to and funding/financing for property ownership, educational and health care access, infrastructure, public services, and wealth generation for BIPOC families.

What might be the unintended consequences of this action or strategy?



TOWN OF CARRBORO • NC
FACING RACE, EMBRACING EQUITY

The noted burdens may be larger than anticipated and the mitigating measures and development standards may not offset these burdens in relation to project benefits. The number of and/or salary for the new jobs may not reach the level of living wage and combined with local housing costs, may mean workers have to travel some distance and generate additional trips to access jobs in the development. Property value increases associated with the development itself may be lower than expected with tax revenue increases also lower. Property value increases on adjoining properties could also be higher than expected and could further exacerbate challenges associated with the affordability of housing.

How is your department planning to mitigate any burdens, inequities, and unintended consequences?

The department plans to evaluate construction process and monitor impacts before, during and after development, including stormwater and traffic. The department will continue to use the REAL and pocket questions in relation to consideration and implementation of policies in the town's comprehensive plan, *Carrboro Connects*.