

Race and Equity Pocket Questions

Title and purpose of this initiative: Special Use Permit-A Minor Modification for 203 West Weaver Street

Department: Planning, Zoning and Inspections

What are the racial and equity impacts?

This minor modification request relates to a Special Use Permit-A (SUP-A) previously granted by Town Council to allow a restaurant / bar / nightclub facility to be located at 203 West Weaver Street. If approved, it will allow for the façade of the existing building to be modified to place new window panels on the front of the building. Racial impacts associated with a modification to the façade of a commercial building may be limited in scope but may provide job opportunities for a local business doing such work. Other impacts include potential additional tax value and associated increase in the tax base and revenue for use by local governments in providing services, associated with improvements to the building, but such potential positive impacts should be balanced with what some may perceive as negative impacts associated with altering the architectural integrity allowed by the requested change.

Who is or will experience community burden?

During construction, nearby businesses and residents may experience burdens such as noise, traffic, dust, and other changes related to the work, but such impacts should be minimal considering the limited scope of what is involved with the request.

Who is or will experience community benefit?

It is possible that a local company doing work associated with the requested change may benefit from a contract to complete the work. Nearby property owners may experience an increase in the value of their properties due to proximity to the business in relation to improvements being made of the building. Again though, others may feel that the proposed changes negatively impact property values in relation to altering the architectural integrity of the original building.

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?

As noted previously, property value increases associated with the request may or may not be positively impacted by the change. If the change negatively affects nearby property values, then community benefits from increased tax revenues may not be fully realized.

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

The department plans to monitor impacts before, during and after the changes. 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*.