



TOWN OF CARRBORO • NC

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

**Town of Carrboro  
Meeting Minutes – Work Session  
Town Council**

**May 21, 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:** Patrice Toney, Town Manager; Lamar Joyner, Town Clerk; Nick Herman, Town Attorney

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**POETRY READING**

Liza Wolff-Francis read one of her own poems entitled “Missing Stories.”

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**RESOLUTIONS**

Council Member Haven O’Donnell read a resolution in opposition to House Bill 237, an unmasking bill.

**Council Member Haven O'Donnell moved the resolution. It was seconded by Mayor Pro Tem Nowell.**

**Motion carries, 6-0.**

**PROCLAMATIONS- National Public Works Week & Pride Month**

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**Upcoming Meetings:**

- Racial Equity Commission and Truth Plaque Taskforce, May 22<sup>nd</sup>, 6pm, Town Hall
- Affordable Housing Advisory Commission, May 29<sup>th</sup>, 6pm, Town Hall
- Carrboro Tourism Development Authority, June 3<sup>rd</sup>, 3pm, Virtual
- Town Council, June 4<sup>th</sup>, 7pm, Town Hall

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**PUBLIC COMMENT**

None

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61 \*\*\*\*\*  
62

63 **CONSENT AGENDA**  
64

65 Approval of Minutes from Town Council Meetings Held on May 9, 16, 23, June 6, 13  
66 and 15, 2023.  
67

68 **INDEPENDENT AUDIT CONTRACT FINAL PAYMENT FOR FY 2023 AND**  
69 **CONTRACT FOR FY 2024**

70 PURPOSE: The purpose of this item is to both finalize payment for services  
71 completed by FORVIS, LLP as an independent auditor to the Town of Carrboro for  
72 FY 2023, including audit services, explanation of findings, and preparation of  
73 financial statements; additionally, this item serves to award a contract for the Town's  
74 annual independent audit for the fiscal year ending June 30, 2024 to FORVIS, LLP  
75

76 **Item 1 on the consent agenda was pulled, so that certain Council members could**  
77 **abstain from the vote.**  
78

79 **Items 2-9 from the consent agenda was moved by Council Member Posada and**  
80 **seconded by Council Member Haven O'Donnell.**  
81

82 **Motion carried unanimously.**  
83

84 Council Member Haven O' Donnell had a question about item number one on the  
85 consent agenda. June 6th minutes, line 91 requires clarification.  
86

87 **Council Member Haven O'Donnell moved to approve the minutes. Council**  
88 **Member Posada seconded the motion.**  
89

90 **Motion carries 4-0.**  
91

92 \*\*\*\*\*  
93

94 **PUBLIC HEARING**  
95

96 **LEGISLATIVE PUBLIC HEARING FOR CONDITIONAL ZONING AT 400**  
97 **NORTH GREENSBORO STREET**

98 PURPOSE: The Town has received a petition to amend the zoning classification for  
99 the property at 400 North Greensboro Street from CT to B-1G-CZ for the purpose of  
100 developing a three-story multi-family residential project. The Town Council must  
101 receive public input before reaching a decision on this request.  
102

103 Tina Moon, Planning Administrator, gave a presentation about the rezoning request.  
104

105 Jim Spencer with JSA Architects representing Sam Mitchell, one of the owners of  
106 Bison Lodge LLC, and the owner of the property gave an overview of the status of  
107 the project and how it has evolved over time with the help of Town staff and advisory  
108 boards.  
109

110 Harold Copping: Asked if the development would be accessible, and voiced concern  
111 about the amount of car, bike, and pedestrian traffic on North Greensboro Street.  
112

113 Dallas Pridgen: Spoke in favor of the development.  
114

115 Martha McCabe: Asked about the definition of public improvement, and voiced  
116 concern about a tree on North Greensboro Street and ask that it be taken into  
117 consideration as the application is reviewed.  
118

119 William Derry: Lives across from the potential development. Voiced concern about  
120 the traffic and whether DOT will get involved if congestion becomes an issue. Not in  
121 support of the project.

122  
123 Sam Mitchell, co-owner of the property, would like to live in Carrboro in a small  
124 apartment building close to downtown Carrboro amenities.

125  
126 Mayor Foushee opened the floor for questions from the Council.

127  
128 Jim Spencer and Tine Moon answered questions about the project.

129  
130 **Council Member Fray moved the three sections of attachment A, including the**  
131 **consistency statement, section 2 reasonableness, section 3 approve proposed**  
132 **amendment with single alteration that the sidewalk would not be included on**  
133 **Parker Street. Mayor Pro Tem Nowell seconded the motion.**

134  
135 **Council Member Fray moved the adoption of attachment B to approve the**  
136 **ordinance with the adjustment of condition 9. This motion was seconded by**  
137 **Mayor Pro Tem Nowell.**

138  
139 **Motion carried, 6-0.**

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141 \*\*\*\*\*

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144 **MATTERS BY COUCIL MEMBERS**

145  
146 Council Member Fray and Council Member Posada provided a brief update on the  
147 naming process for the 203 project. Residents will be presented with a short version  
148 of the naming policy, which will be available on the website. Residents will then have  
149 an opportunity to write in suggestions for the name of the building.

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151 \*\*\*\*\*

152  
153  
154 **ADJOURNMENT**

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156 **Council Member Posada made a motion to adjourn the meeting. The motion was**  
157 **seconded by Mayor Pro Tem Nowell.**  
158