



# Town of Carrboro

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

## Meeting Agenda Board of Aldermen



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Tuesday, June 12, 2018

7:30 PM

Board Chambers - Room 110

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**A. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND  
ACKNOWLEDGEMENTS**

**B. WORK SESSION**

**7:30-8:15**

1. [17-577](#) Discussion of Future Considerations for the Greene Tract

**PURPOSE:** The purpose of this agenda item is to support a Board discussion of the Greene Tract and possible reconfiguration of the Headwaters Preserve in follow-up to the January 30th Assembly of Governments meeting.

**Attachments:** [Attachment 5a - Greene Tract Materials, 1-30-18](#)

**8:15-9:45**

2. [17-535](#) Discussion of a Public Process Regarding Phases 3 and 4 of the Bolin Creek Greenway

**PURPOSE:** The purpose of this item is to provide the Board of Aldermen with an opportunity to discuss how a public process will proceed for consideration of phases 3 and 4 of the Bolin Creek Greenway.

**Attachments:** [Attachment A - Neighborhood Forum Provisions](#)

**C. MATTERS BY BOARD MEMBERS**

**D. MATTERS BY TOWN MANAGER**

**E. MATTERS BY TOWN ATTORNEY**

**F. CLOSED SESSION - NCGS - 143-318.11 (a)(5) - Possible Land Acquisition**





# Town of Carrboro

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## Agenda Item Abstract

**File Number:**17-577

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**Agenda Date:** 6/12/2018

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Discussion of Future Considerations for the Greene Tract

**PURPOSE:** The purpose of this agenda item is to support a Board discussion of the Greene Tract and possible reconfiguration of the Headwaters Preserve in follow-up to the January 30th Assembly of Governments meeting.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Patricia McGuire - 919-918-7327, [pmcguire@townofcarrboro.org](mailto:pmcguire@townofcarrboro.org) <<mailto:pmcguire@townofcarrboro.org>>; Martin Roupe - 919-918-7333; [mroupe@townofcarrboro.org](mailto:mroupe@townofcarrboro.org) <<mailto:mroupe@townofcarrboro.org>>

**INFORMATION:** Following the January 30<sup>th</sup> Assembly of Governments meeting, the Board of County Commissioners requested input from the Board of Aldermen and the Chapel Hill Town Council on uses of the Greene Tract and possible reconfiguration of the Headwaters Preserve established in October 2016.

Last year, the Towns and County agreed to have the Mayors and Chair consider different preservation and development options for the property. The exploration of these options resulted in three concepts for possible development of the Greene Tract, ranging from high-, medium-, to low-intensity. Each option included the following features: elementary school site, future park site, preservation of significant environmental and cultural features, preliminary road network, and preliminary infrastructure. The concepts took into account the 2002 resolution, the Rogers Road Task Force report, the Mapping our Community's Future report and previous land use discussions of the Aldermen, the Council, and the Commissioners. The Mayors and Chair also requested an examination of the whole 164 acres so as to consider the preservation of the most environmentally sensitive areas and possible development of the most appropriate areas. Staff provided an amended conceptual plan that reconfigured the Headwaters Preserve and the jointly owned portions of the property. The reconfiguration maintains the same acreage in the preserve and jointly owned area. A copy of the agenda materials from January 20<sup>th</sup> is included as *Attachment 5a*. The Board is asked to consider the following question in its discussion:

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1. Is there support for the reconfiguration of the Headwaters Preserve which seeks to protect the most environmentally sensitive 60 acres on the tract?
2. Is there support for the protection of additional sensitive natural areas through the designation of approximately 21 acres of riparian buffers and other areas of the jointly-owned Greene Tract; such areas would be place in a preserve with appropriate protections that allowed vehicle or pedestrian crossings required by practical necessity?
3. Is there an interest in soliciting public input on the preferred mix of uses and amount of affordable housing on the remainder of the Greene Tract?

**FISCAL & STAFF IMPACT:** Any fiscal impact will vary based on specified follow-up actions.

**RECOMMENDATION:** Staff recommends that the Board of Aldermen discuss the possible reconfiguration and uses and provide comments for the Mayor to share with the Chair of the Orange County Board of Commissioners and the Mayor of the Town of Chapel Hill in relation to further discussions.

## **2018 Greene Tract Conceptual Plan (Preservation and Development Scenarios)**

### **Overview**

At the May 17, 2017 Managers, Mayors, and Chair (MMC) meeting, staff was requested to examine the development potential of the existing Greene Tract and provide three alternatives illustrating high, medium, and low development options. The MMCs requested that each alternative include specific elements including, but not limited to, a site for a future elementary school, a site for a future park, highlight environmental and cultural areas of significance, development potential, and preliminary road network and infrastructure.

The three alternatives included a project area of approximately 164 acres (104 acres in joint ownership and 60 acres in County ownership, as requested to be added to a comprehensive review) of land divided into sections based on the project area's environmental conditions, elements of the 2002 Joint Governments Resolution, Rogers Road Task Force report, Mapping Our Community's Future report, and previous land use discussions. The alternatives proposed various land uses and elements based on feedback from the community, previous planning efforts, staff, and local government leaders' objectives for the Greene Tract.

- **Environmental Features:** All three alternatives strive to protect areas of environmental concern including upland hardwood forests, wetlands, intermittent streams, and perennial streams located. These features are identified as areas of preserve which would not be developed in the future on all three alternatives. In *addition* to the acreage proposed for preserve, approximately 10 – 20% of the acreage proposed for development will be utilized for open space to provide areas of on-site preserve and connections to other areas of offsite preserve. Throughout the process, environmental staff from the Town of Chapel Hill, the Town of Carrboro, and Orange County provided feedback to develop alternatives which protected environmental areas and habitats located on the Greene Tract. Conceptual plans also included areas which may provide stormwater protections to the site.
- **Cultural Features:** Alternatives incorporated the location of cultural resources (i.e. footbridge, significant tree, historic homestead) in order to examine the protection and incorporation of these features in the future site design. For example, historical road beds and existing trails may be incorporated into the site design as a future greenway or trail system connecting the areas of preserve throughout the site.
- **Elementary School Site and Recreational Facility Site:** A school site is proposed on the southern portion of the Greene Tract. The original school site was originally proposed as part of the 18 acres designated for development in the Rogers Road Task Force Report. However, due to environmental constraints, the school site was relocated and is not included as part of the original acres identified for development. The proposed recreational facility site is also located on the southern portion of the Greene Tract in order to provide access to the future elementary school students. Chapel Hill—Carrboro City Schools staff was included in the process and provided support for the proposed school site and recreational facility site, which could also support community usage.
- **Development:** The proposed alternatives include areas for development in the short term. The location for future development was determined based on site elevations and proximity to existing public infrastructure. The proposed location focused on the northwest section of the site which was identified for housing (possible mixed-use) in the Rogers Road Task Force Report, but the program of density and affordability integration is a later stage.

- **Land Banking:** Alternatives include areas without critical environmental concerns or constraints for future land banking. These areas would remain undeveloped and preserved, but may be evaluated for development in the long term (10 – 20 years) depending on the needs of the community and planning partner approvals at that time.
- **Road:** The preliminary roadway design was based on existing environmental features and elevations contained on site. The proposed roadway network is similar to the 2017 concept plan, excluding the railroad crossing to Weaver Dairy Extension. Staff has explored the opportunity for an at-grade crossing to Weaver Dairy Extension Road with Norfolk Southern Rail. A new crossing at Weaver Dairy Extension would require the closing of possibly two to three at-grade crossings in other locations along the rail line. The proposed alternatives recognize a need for additional roadway connections similar to all previous planning efforts. Purefoy Drive would not be able to provide the only access to the site. Therein, future access to Eubank Road, Homestead Road, and second access to Rogers Road is noted.
- Further evaluation related to infrastructure (i.e. additional roadway connections), zoning standards, land use regulations, environmental features, cultural resources, and development decisions will impact and alter the proposed alternatives in the future.

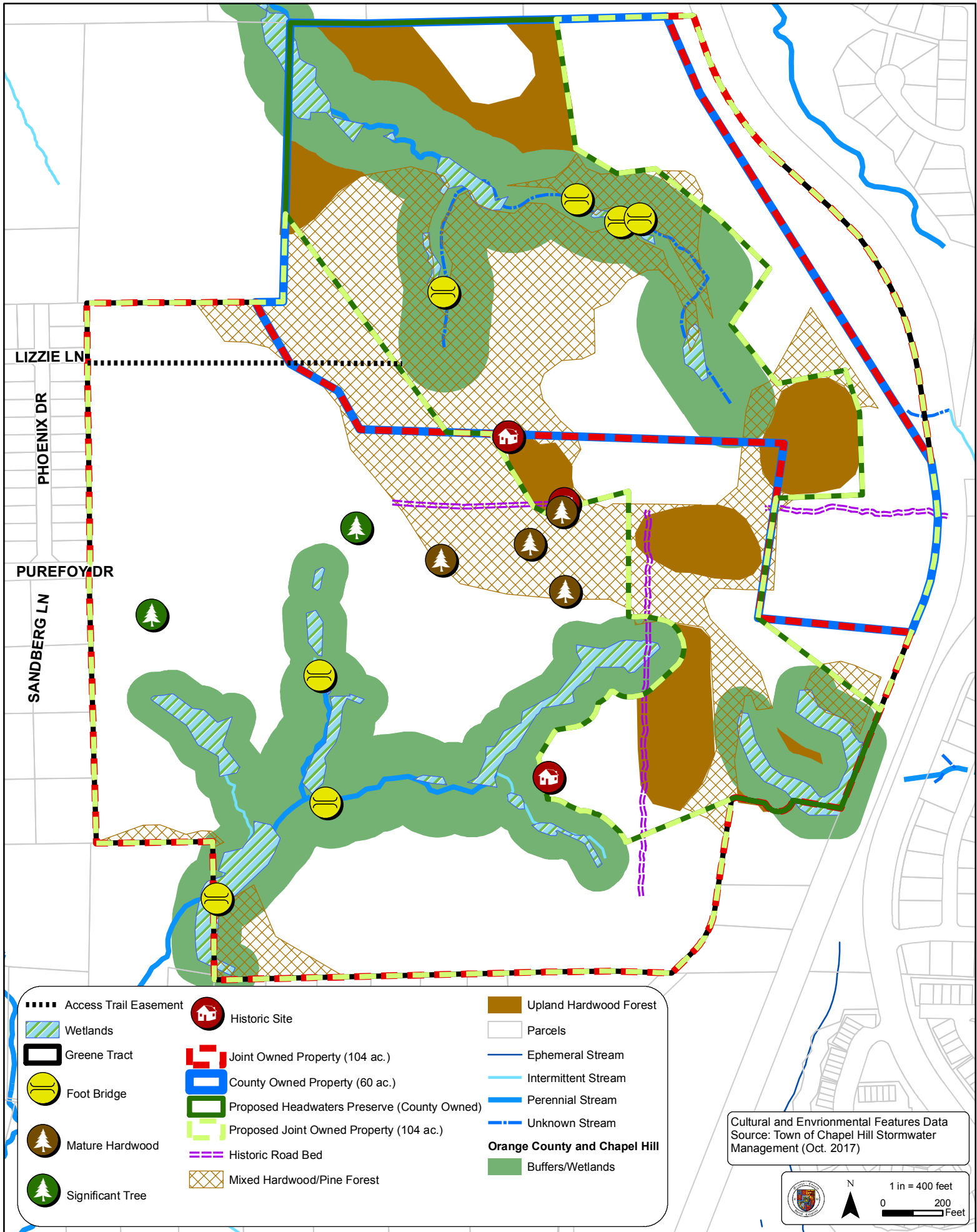
### **August 30 Managers, Mayors, and Chair (MMC) meeting**

During the August 30 MMC meeting, attendees provided comments and recommendations regarding the proposed alternatives. One recommendation was for staff to examine the reconfiguration of the joint owned and county owned tracts. The purpose of this request was to determine the feasibility in adopting a revised resolution supporting the reconfiguration of these tracts. The 60 acres which are county owned will be established as prime preservation areas and be connected to the future joint owned preserve areas of the 104 joint owned lands. As a result, staff has amended the proposed conceptual plan based on the proposed reconfigured joint owned and county owned tracts. The amended plans and reconfigured tracts were drafted with environmental staff from the Town of Chapel Hill, the Town of Carrboro, and Orange County in order to create new parcels which endeavored to protect environmental features and habitats located on site.

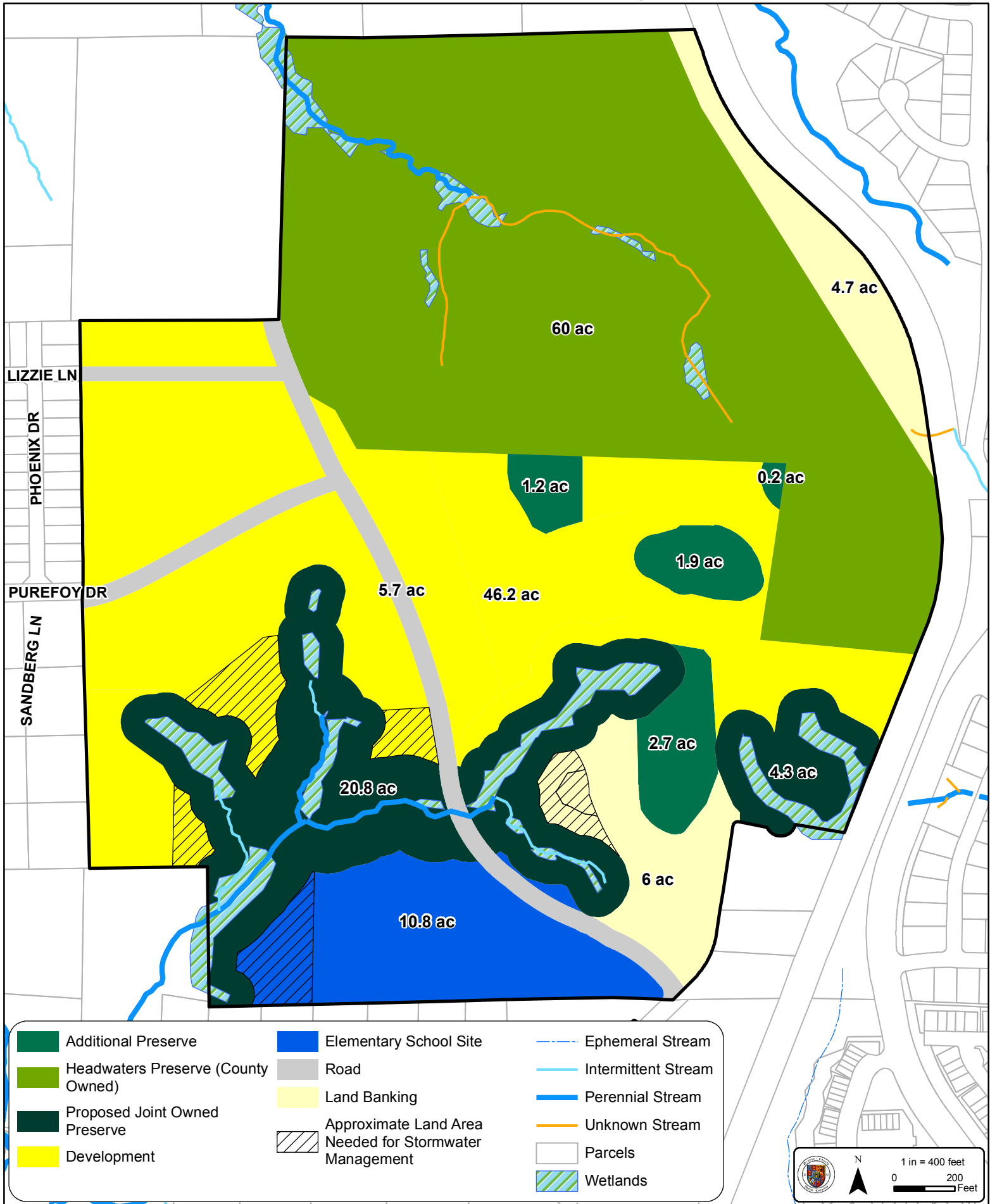
# Greene Tract - Environmental & Cultural Features

Attachment 5b

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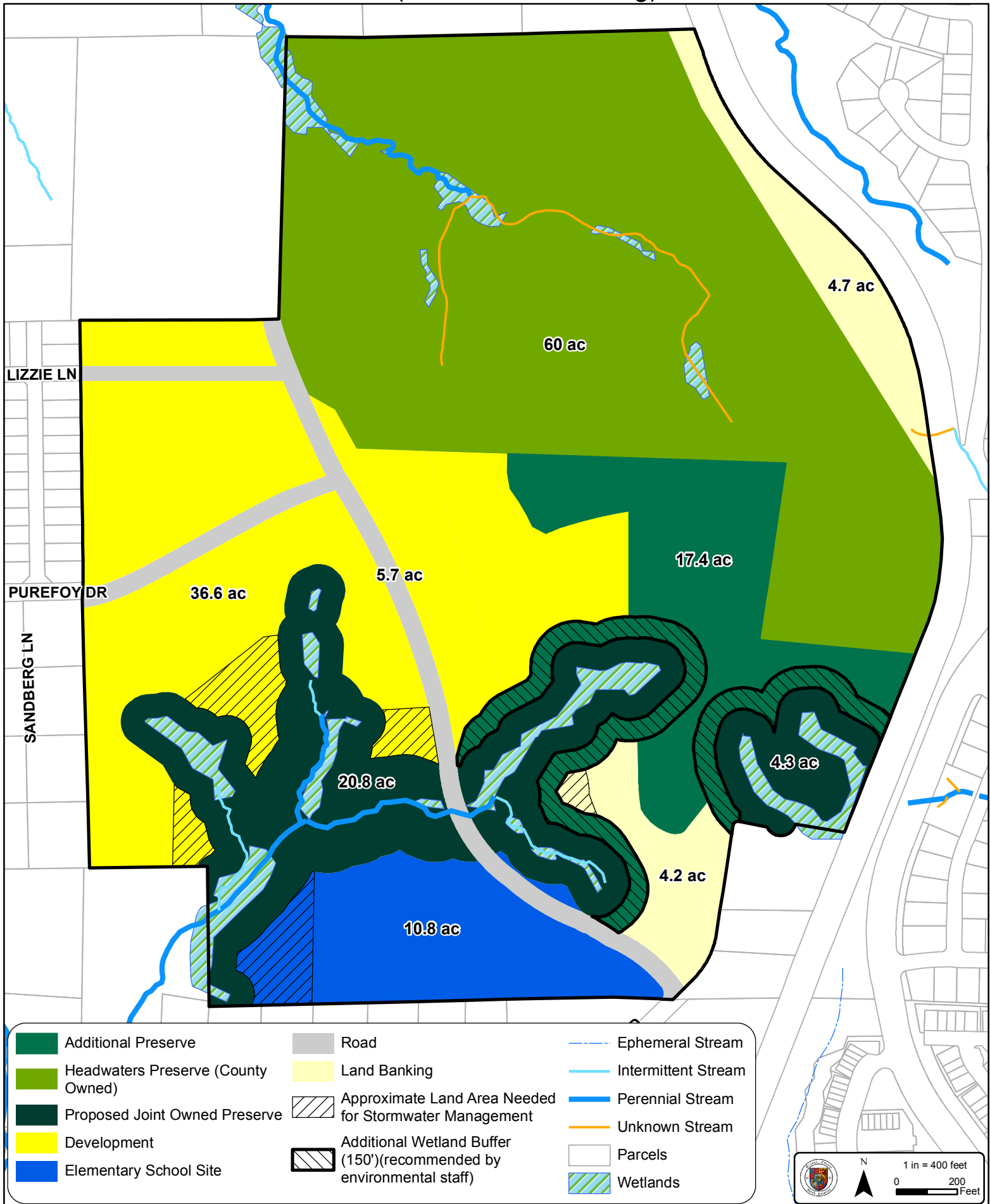


# Greene Tract Land Use Conceptual Plan - Alternative 1 (High) (Headwaters Existing)



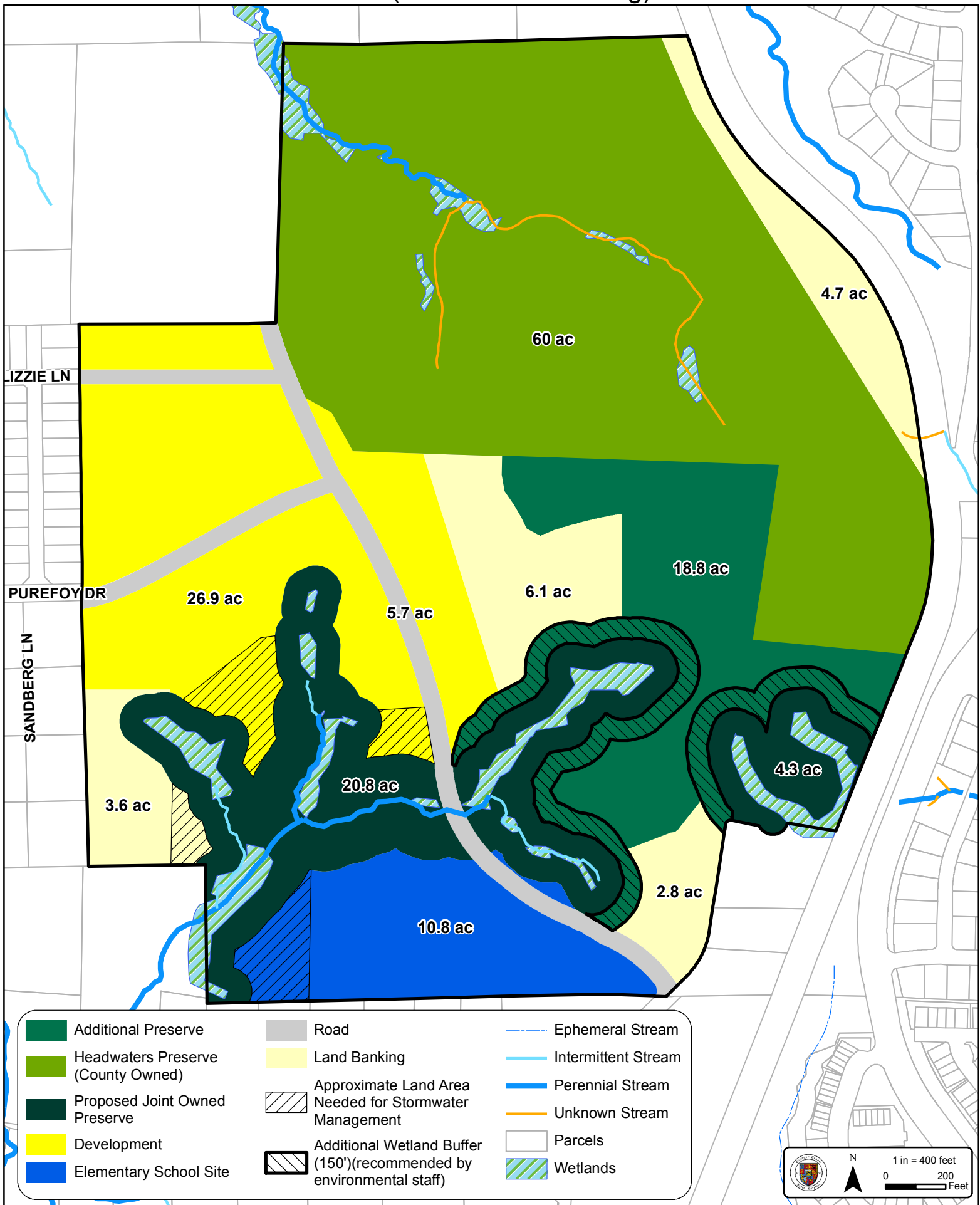


# Greene Tract Land Use Conceptual Plan - Alternative 2 (Medium) (Headwaters Existing)



# Greene Tract Land Use Conceptual Plan - Alternative 3 (Low) (Headwaters Existing)

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# Greene Tract Land Use Conceptual Plan

## (Possible Modifications to Headwaters Preserve Areas)

Three alternatives were drafted which included a project area of approximately 164 acres of land divided into proposed land uses based on the project area's environmental conditions, elements of the 2002 Chapel Hill Resolution, Rogers Road Task Force report, Mapping Our Community's Future report, and local government leaders' objectives for the Greene Tract. All three proposed alternatives are based on possible modifications to the Headwaters Preserve areas.

Alternatives must provide three levels of development and incorporate:

- School site
- Recreational facility site
- Park space
- Natural preservation areas
- Development
- Road network and infrastructure
- Environmental buffers
- Cultural areas of significance

Additional consideration will be required for several elements of the Greene Tract:

- Roadway design
- Site infrastructure (i.e. water, sewer, fiber)
- Open space, recreational facility, and tree canopy preservation
- Environmental (i.e. wetlands, streams, buffers, stormwater regulations)
- Low Impact Development
- Cultural and historical features
- Density, land use, and zoning regulations
- Transit

- Further evaluation will impact and alter the proposed alternatives in the future
- Site plan review process will address additional land use issues and help shape the plan for the Greene Tract

### Land Use Categories

**Proposed Joint Owned Preserve:** Includes areas of existing wetlands and streams located on the Greene Tract. Wetland and stream information is based on information collected from Town of Chapel Hill, Town of Carrboro, and Orange County staff. Buffer standards were determined based on a review of the Towns' and County's standards and utilizing the most restrictive. Additional analysis and delineation will be required moving forward. These areas would not be developed, but will remain as natural preserve areas in the future.

**Additional Preserve:** Includes areas for future preservation and upland hardwood forest which are not contained in the required preserve areas. In addition to the acreage proposed to be preserved, approximately 10 – 20% of the acreage proposed for development will be utilized for open space to provide areas of on-site preserve and connections to other areas of offsite preserve.

**Proposed Headwaters Preserve (County Owned):** Includes the original 60 acres designated for preservation by the Towns and County.

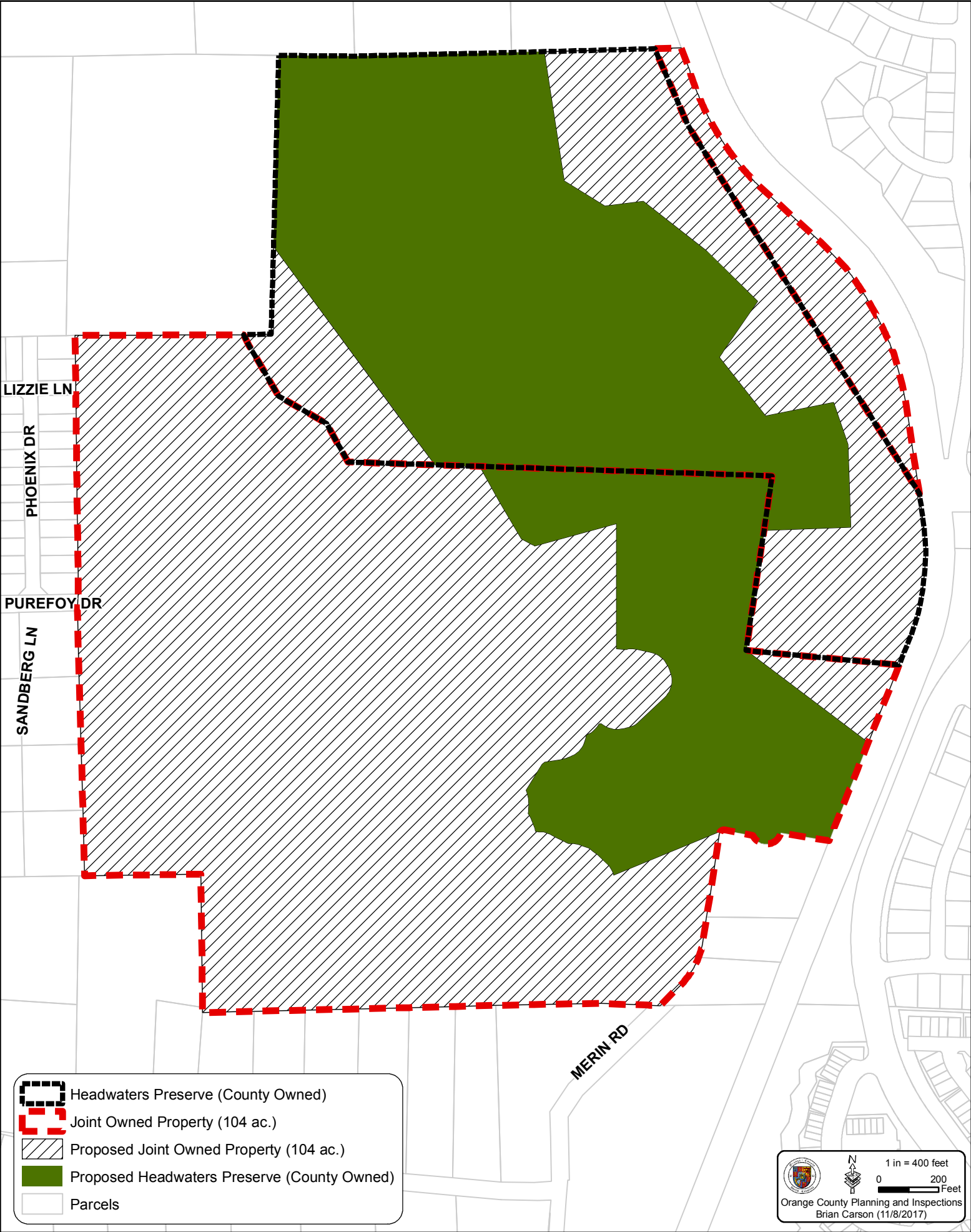
**Elementary School Site:** Includes acreages allocated for a future elementary school site. The proposed school site has been relocated to the southern portion of the site due to environmental constraints and is not included as part of the original 18 acres designated for development in the Rogers Road Task Force Report. Chapel Hill—Carrboro City Schools staff has reviewed the proposed alternatives and provides support for the proposed location.

**Development:** Includes areas proposed for development in the short term. The location for this category was determined based on site elevations and proximity to existing infrastructure. In addition, the proposed location for development includes the original 18 acres identified for affordable housing in the Rogers Road Task Force Report. Includes possible locations for on-site stormwater facilities.

**Road:** The preliminary roadway design was based on existing environmental concerns and elevations contained on site. The proposed alternatives recognize a need for additional roadway connections in the future.

**Land Banking:** Includes areas without environmental concerns and access to infrastructure which may provide an opportunity for future development. These areas will remain undeveloped in the short term, but may be evaluated for development (i.e. residential, commercial, health services, and/or park/recreational facility) in the long term (10-20 years) depending on the needs of the community and planning partners at that time.

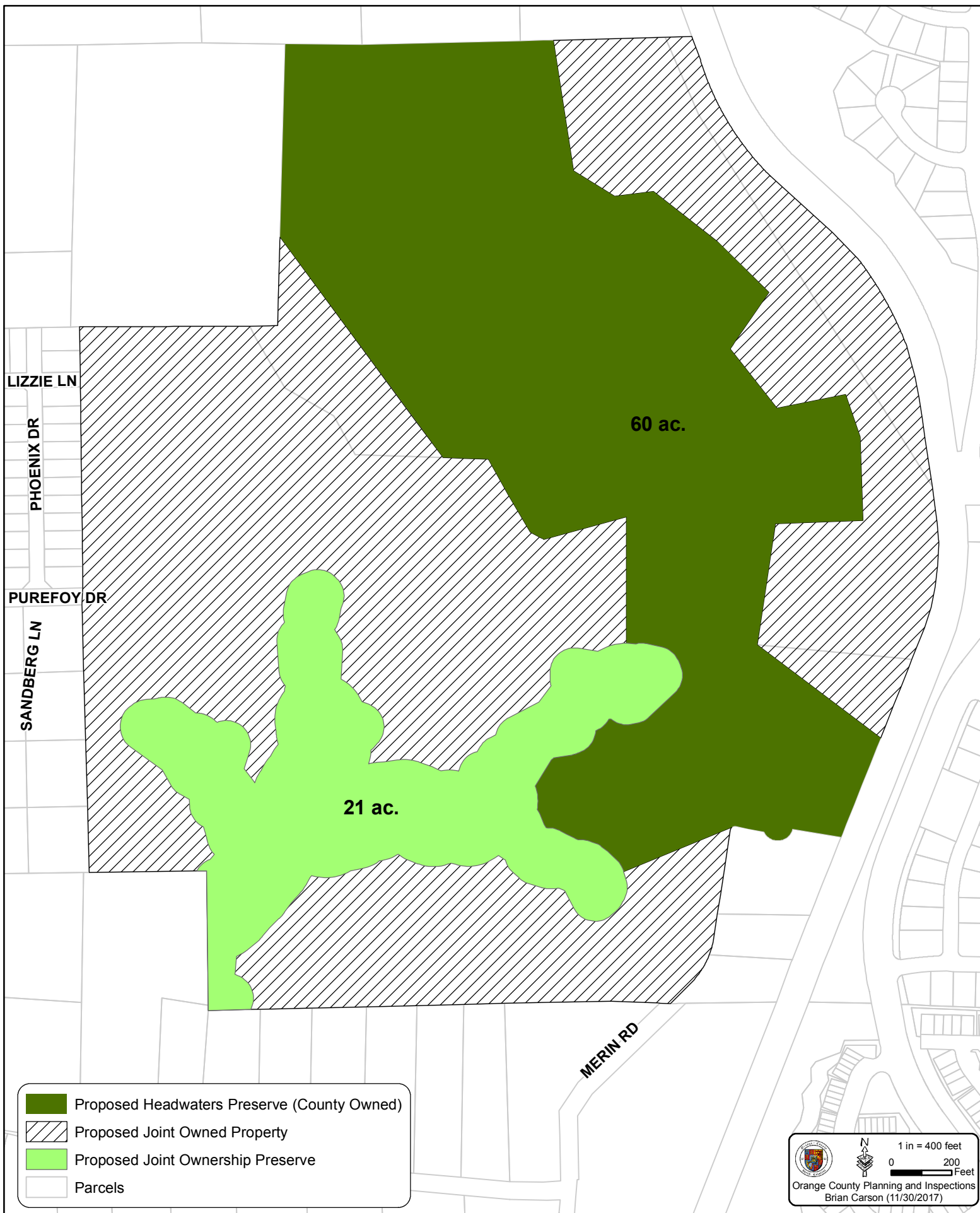
# Possible Modifications to Headwaters Preserve Area<sup>80</sup>



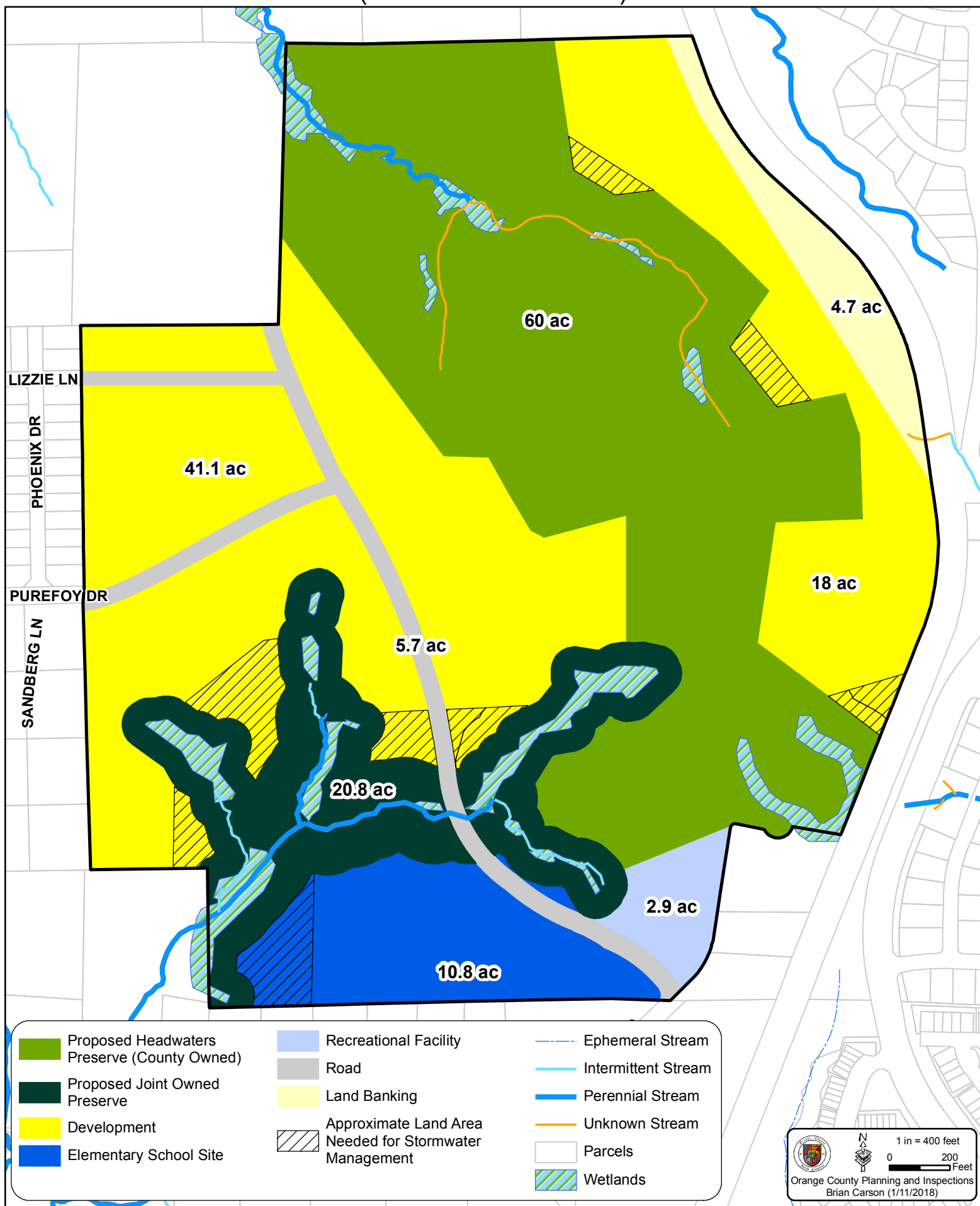
# Possible Modifications to Headwaters Preserve Area

## Total Preserve Area

81

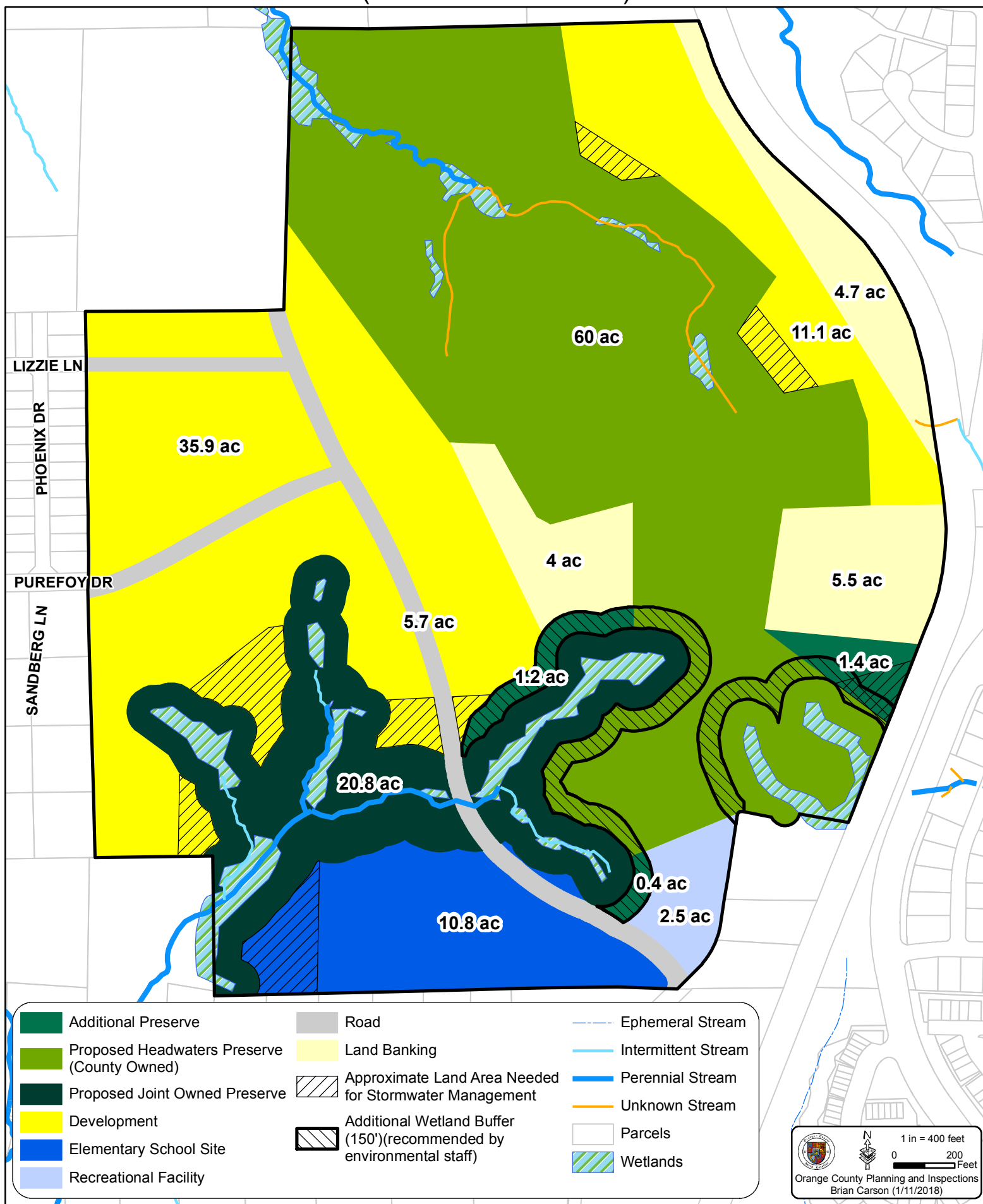


# Greene Tract Land Use Conceptual Plan - Alternative 1 (High) (Headwaters Modified)

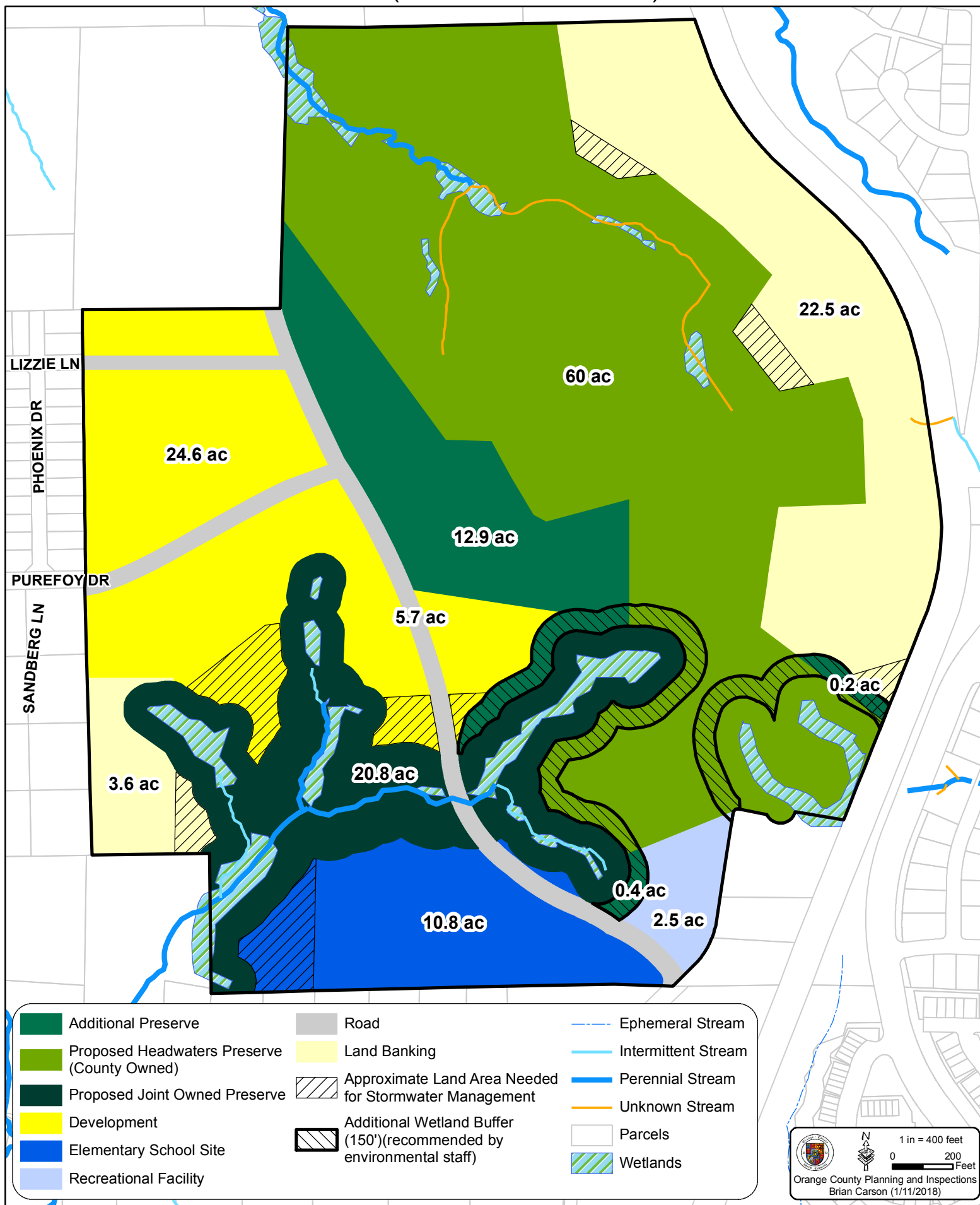




# Greene Tract Land Use Conceptual Plan - Alternative 2 (Medium) (Headwaters Modified)



# Greene Tract Land Use Conceptual Plan - Alternative 3 (Low) (Headwaters Modified)





**Alternative 1**

Illustrates a high development option with the greatest amount of acreage designated for development compared to the other alternatives.

Preserve		Development		Land Banking	
20.8 ac.	20%	78.5 ac.	75.5%	4.7 ac.	4.5%
Based on 59.1 acres	Low Density (4-6 units/acre)	Medium Density (6-10 units/acre)		High Density (10-20 units/acre)	
	236 - 354	354 - 591		591 - 1182	

**Pros**

- More acreage designated for development in the short term
- Provides greatest opportunity for highest number of affordable housing and market rate housing to help meet housing demand in the urban area
- More acreage available for development to offset infrastructure costs
- Allows for double road frontage to offset road and infrastructure costs
- More development and residential units to support transit

**Cons**

- Additional stormwater treatment will be needed due to greater amount of potential development and increased impervious surfaces
- Protects the least amount of mixed hardwood/pine forest from short term development
- Only allows for the required 80 foot wetland buffer
- Depending on density, may have greater traffic impacts to Purefoy Drive and Merin Road

**Alternative 2**

Illustrates a moderate development option by shifting acreage away from the development land use with the transfer of acreage to additional preserve and land banking. Also allows for a 150 buffer along a portion of the existing wetlands located onsite.

Preserve		Development		Land Banking	
23.8 ac.	22.9%	66 ac.	63.4%	14.2 ac.	13.7%
Based on 47 acres	Low Density (4-6 units/acre)	Medium Density (6-10 units/acre)		High Density (10-20 units/acre)	
	188 - 282	282 - 470		470 - 940	

**Pros**

- Proposes 150 foot wetland buffer adjacent to wildlife corridor
- Allows for additional areas of preserve
- Provides opportunity for a mid-range of affordable housing and market rate housing to meet the general housing demand
- More acreage available for development to offset infrastructure costs
- Allows for double road frontage to offset road and infrastructure costs

**Cons****Alternative 3**

Illustrates a low development option by shifting additional acreage away from the development land use category to the additional preserve and land banking.

Preserve		Development		Land Banking	
34.3 ac.	33%	43.6 ac.	41.9%	26.1 ac.	25.1%
Based on 24.6 acres	Low Density (4-6 units/acre)	Medium Density (6-10 units/acre)		High Density (10-20 units/acre)	
	98 - 147	147 - 246		246 - 492	

**Pros**

- Proposes 150 foot wetland buffer adjacent to wildlife corridor
- Allows for additional areas of preserve
- Strives to protect the existing wildlife corridor and provide for landscape connectivity
- Protects the greatest amount of Mixed Hardwood/Pine Forest from short term development
- Depending on density, may have less traffic impacts to Purefoy Drive and Merin Road

**Cons**

- Less acreage is available for development in the short term
- Provides lowest opportunity for affordable housing and market rate housing to help meet housing demand in the urban area
- Less acreage available for development to offset infrastructure costs
- Does not allow for double road frontage to offset road and infrastructure costs
- Less development and residential units to support transit

## Affordable Housing Potential

Alternative 1 (High) – Potential Number of Residential Units			
Based on 59.1 Acres	Low Density 4 - 6 units/acre	Medium Density 6 - 10 units/acre	High Density 10 - 20 units/acre
	236 - 354 units	354 - 591 units	591 - 1182 units
Potential Number of Affordable Housing Units			
15%	35 – 53 units	53 – 88 units	88 – 177 units
20%	47 – 70 units	70 – 118 units	118 – 236 units
35%	82 – 123 units	123 – 206 units	206 – 413 units

Alternative 2 (Medium) – Potential Number of Residential Units			
Based on 47 Acres	Low Density 4 - 6 units/acre	Medium Density 6 - 10 units/acre	High Density 10 - 20 units/acre
	188 - 282 units	282 - 470 units	470 - 940 units
Potential Number of Affordable Housing Units			
15%	28 – 42 units	42 – 70 units	70 – 141 units
20%	37 – 56 units	56 – 94 units	94 – 188 units
35%	65 – 98 units	98 – 164 units	164 – 329 units

Alternative 3 (Low) – Potential Number of Residential Units			
Based on 24.6 Acres	Low Density 4 - 6 units/acre	Medium Density 6 - 10 units/acre	High Density 10 - 20 units/acre
	98 - 147 units	147 - 246 units	246 - 492 units
Potential Number of Affordable Housing Units			
15%	14 – 22 units	22 – 36 units	36 – 73 units
20%	19 – 29 units	29 – 49 units	49 – 98 units
35%	34 – 51 units	51 – 86 units	86 – 172 units



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## Agenda Item Abstract

**File Number:**17-535

**Agenda Date:** 6/12/2018

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Discussion of a Public Process Regarding Phases 3 and 4 of the Bolin Creek Greenway

**PURPOSE:** The purpose of this item is to provide the Board of Aldermen with an opportunity to discuss how a public process will proceed for consideration of phases 3 and 4 of the Bolin Creek Greenway.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Trish McGuire, [pmcguire@townofcarrboro.org](mailto:pmcguire@townofcarrboro.org)  
<<mailto:pmcguire@townofcarrboro.org>>, 919-918-7327

**INFORMATION:** On several occasions in recent years, the Board of Alderman has discussed the status of the development of a public process for Phases 3 and 4 of the Bolin Creek Greenway. The Mayor and Board of Aldermen reviewed a draft proposal prepared by staff and Mayor Lavelle and Aldermen Haven-O'Donnell and Seils participated in meetings with citizens affiliated with varying interests (e.g. Friends of Bolin Creek, trail running, bicycling). As a process has not yet been identified, a worksession has been scheduled for the Mayor and Board of Aldermen to discuss the topic. Possible framing questions for this worksession are:

- What shared set of facts are relevant to the situation?
- What are the points of agreement and disagreement regarding a public process?
- What is the ideal public engagement process?

The Neighborhood Forum provisions of the Town Code provide some guidance on past thinking related to community building and involvement. See Attachment A and/or pages 18-21 at

<http://www.townofcarrboro.org/DocumentCenter/View/99/Chapter-3---Administration-PDF>.

**Background and Related.** The Board of Aldermen adopted the Conceptual Master Plan for the Bolin Creek Greenway on December 8, 2009, with the following actions, excerpted from the meeting minutes, also available at pages 10-11 of

[http://www01.townofcarrboro.org/BoA/Minutes/2009/12\\_08\\_2009.pdf](http://www01.townofcarrboro.org/BoA/Minutes/2009/12_08_2009.pdf).

- 1) Receive this update and support the continued pursuit of greenway development.
- 2) Adopt the recommendation for Phase 1A and 1B (1B would not extend any further south than Jolly Branch), and Phase 2.

- 3) That all three options for Phases 3 and 4 be included in the concept plan.
- 4) That staff be directed to establish a process for public input on Phases 3 and 4.
- 5) Direct staff to pursue a municipal agreement with NCDOT to release an RFP and contract with (a) firm(s) to develop construction documents and initiate environmental permitting for Phases 1 and 2 of the greenway trail; and

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 8th day of December 2009:

Ayes: Dan Coleman, Sammy Slade, Lydia Lavelle, Mark Chilton, Joal Hall Broun, Jacquelyn Gist, Randee Haven-O'Donnell

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY RANDEE HAVEN-O'DONNELL TO ADOPT THE CONCEPT PLAN WITH THE SPECIFIED CHANGES. VOTE: AFFIRMATIVE SIX, ABSENT ONE (COLEMAN)

Planning and construction has proceeded on Phases 1A (Wilson Park Greenway) and 1B (Homestead Road-Chapel Hill High School Multi-Use Path), and the Jones Creek Greenway. Following community concerns related to construction of Phase 1B and the Community Climate Action Plan, in early 2016, Andy Sachs of the Dispute Settlement Center, interviewed the Mayor and Board members to assist with an assessment of whether and if so, how, to proceed with a process of engaging the community on Phases 3 and 4.

On June 14, 2016, the Board of Aldermen discussed the topic and directed staff to prepare information on a type of forum, list of stakeholders, and process that could be used to open the conversation on Phases 3 and 4. (Agenda materials may be found at

<https://carrboro.legistar.com/MeetingDetail.aspx?ID=456729&GUID=31B4D383-0429-4BB3-B617-760705DD1BB3&Options=&Search=>>.) Staff worked on this matter in the summer and fall of 2016, provided updates to a subcommittee of Board members, and met with citizens representing various interested parties. The Board of Aldermen representatives met with these citizens on several occasions in 2017 and early 2018 to develop a recommended public process.

The Town has been holding multiple public hearings on Town projects since it received community input on Phase 1B in early 2016. Where they have been completed, conceptual plans typically represent between 15 and 30 percent of the detail on a project. At this stage in the greenway design process, alignment has been determined as has anticipated surface, tree removal, and basic stormwater. Since there are stages in the design process (i.e. up to 30 percent completion of the construction plans) where it is easier and less costly to incorporate changes, staff is noting for the Board's consideration an emphasis on opportunities for input earlier in the process, with later presentations and meetings serving primarily reporting and scheduling functions. For these reasons, Board feedback on the framing of these sessions (e.g. input, hearings, and information meetings) is requested.

**FISCAL & STAFF IMPACT:** No extraordinary fiscal or staff impacts have been identified in relation to this worksession.

**RECOMMENDATION:** It is recommended that the Board of Aldermen discuss this matter and convey

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to staff its comments and interests.

(d) The commission shall designate one of its members to serve as chairperson and one to serve as vice-chairperson. These officers shall be selected annually at the commission's first meeting in April and shall serve for terms of one year unless their terms of appointment to the commission sooner expire. A member may be selected to serve as chairperson for not more than two consecutive full one-year terms. The chairperson and vice-chairperson may take part in all deliberations and vote on all issues. (Amend. 12/8/08)

Section 3-24.5. Powers and Duties of Commission (Amend.3/26/85)

(a) The commission may: (Amend. 6/7/05)

- (1) Evaluate commercial growth, development, and redevelopment to ensure projects correspond with the town's sustainability goals and the triple bottom-line sustainability principles:
  - Do no harm to the environment and protect natural resources.
  - Adhere to the principles of social justice and equity in economic and community development efforts.
  - Return strong stakeholders value.
- (2) Promote the development and expansion of diverse job opportunities, providing for economic opportunity and mobility.
- (3) Administer the Revolving Loan Fund.
- (4) Work closely with the Town Manager or his designee for dealing with sustainability issues.
- (5) Make studies and recommend to the Board plans, goals, and objectives relating to the growth, development, and redevelopment of the town.
- (6) Recommend to the Board site-specific plans for the commercial development of various lots within the town, showing recommended types of development for these specific lots.
- (7) Recommend to the Board plans for the improvement of access to and circulation within the town by motorists (including parking), public transportation users, bicyclists, and pedestrians.
- (8) Upon request of the board of adjustment or board of aldermen, make recommendations to the respective board on requests for special or conditional use permits or land use ordinance text or zoning map changes.
- (9) Perform any other duties assigned by the Board.

(b) The commission may adopt rules and regulations governing its procedures and operations not inconsistent with the provisions of this chapter.

Section 3-24.6. Neighborhood Forum(Amend. 12/13/94)

(a) Preamble. As Carrboro grows in population and its boundaries expand, its citizens seek opportunities to enlarge their circle of acquaintances as well as to feel a part of the entire community. Expanding acquaintances and feeling a part of the Carrboro community engenders

cooperation, respect, and a sense of tradition and history that is needed amidst the diverse, mobile and rapidly changing world challenging the citizens of Carrboro.

Neighborhoods are the home to which citizens return each day. They also serve as the natural arena where individuals begin to engage in public discourse, identify common needs and capacities and work for change. Neighborhoods and their health are essential to the health of Carrboro. All of Carrboro's neighborhoods are bound together in a mutual call to make them safe to return home to.

Civic renewal and neighborhood vitality are mutually dependent. By working together with town government, citizens can enlarge their sense of identity beyond their individual neighborhoods, learn about and contribute to the overall well being of the community, increase the effectiveness of programs that need citizen cooperation, and nurture relationships between citizens and their civic institutions so that citizens can begin to believe that Carrboro's government is listening to its citizens. People working together for the common good and being actively involved in local democracy can have a direct and tangible effect on the community.

(b) Principles. The Neighborhood Forum will allow Carrboro citizens to work together for the common good and community self determination. It will be guided in its coming together, deliberations and consensus-building by the following ten ingredients for building community and community problem solving, as described by John Gardner in his essay, "Building Community."

- (1) Wholeness Incorporating Diversity. Diversity in Carrboro represents a breadth of tolerance and sympathy which allows for adaptation and renewal in a changing world. Wholeness of community means pluralism that achieves coherence among diverse groups which are given the right to pursue their proposes within the law, retain their identity and share in the setting of larger goals while working and caring for the common good of all citizens.
- (2) A Reasonable Base of Shared Values. A community teaches core values about what affects the common good and the future. The lessons that the community can impart through its traditions, history and collective memory can form a reasonable framework of shared values that heal and strengthen its members.
- (3) Caring, Trust and Teamwork. A climate of caring, trust and teamwork, where citizens deal with each other humanely and with respect for differences and the value of the individual, fosters cooperation, connectedness and community. Ways for resolving disputes and conflict should be developed not to abolish conflict but to achieve constructive outcomes when conflicts arise.
- (4) Effective Internal Communications. Fostering communication between all citizens from different neighborhoods in a tradition of civility and common language can reduce misunderstanding and increase effective communications within the community.
- (5) Participation. Participation allows all citizens from leaders and volunteers, children and adults to have a role to play in the civic health of Carrboro.
- (6) Affirmation. A healthy community reaffirms itself and its shared purpose by nourishing its own morale, facing up to its flaws and criticism, and having confidence in itself.

- (7) Links Beyond Community. Each community nests within a bigger one. Neighborhoods nest within larger communities which nest within the town. Each one needs to recognize its responsibility to the larger whole.
- (8) Development of Young People. A community should prepare its young people for leadership, instill shared values and foster commitment to shared purposes and a common heritage.
- (9) A Forward View. A community needs to examine where it should go and what it may become.
- (10) Institutional Arrangement for Community Maintenance. Government and members of the community who share leadership tasks must provide community maintenance and think of the fate of the community as a whole.

(c) Charge. In addition to using John Gardner's ten ingredients for community building and problem solving as the framework and context for its deliberations, the Neighborhood Forum shall:

- (1) Work together with their town government to improve the quality of life in all neighborhoods by removing barriers between neighborhoods and between neighborhoods and town government.
- (2) Serve as a means of gathering opinions through open discussion by its membership concerning issues that affect the quality of life in neighborhoods and to communicate those various points of view to the Mayor and Board of Aldermen. These discussions should also develop a deeper understanding of these issues among the neighborhoods.
- (3) Assist the Mayor and Board of Aldermen in their deliberations as they may request (e.g. providing information, opinions, and feedback on service quality, efficiency and effectiveness of town government).
- (4) Foster the need to preserve and renew the citizens' common heritage and community stemming from residency in Carrboro.
- (5) Foster the cooperation, connectedness and collaboration that sustains community.
- (6) Identify morale building activities, such as block parties, dances and celebrations, and other positive ways to which the citizens of Carrboro can celebrate their life and community together.
- (7) Let citizens get to know each other better.
- (8) Foster a web of personal acquaintances that transcend neighborhoods, churches, non-profit organizations and other subgroups in the town.

(d) Membership. Each neighborhood shall be asked to send a representative and to have an alternate to serve when the representative is unavailable. The geographical boundaries of each "neighborhood" shall be determined by the Board of Aldermen. Generally, when a neighborhood or homeowners' association exists, the neighborhood designated by the Board shall be co-extensive with the membership in that association, and the representative from that neighborhood should be selected



by the association. If such an association does not exist, the Board of Aldermen shall solicit nominations and select a representative and alternate.

- (1) To the extent possible, neighborhoods may be grouped so as to provide equity in representation.
- (2) New neighborhoods will be assigned to an existing neighborhood until such time as their size indicates a need for individual representation.
- (3) Members will serve for one year with the right to be re-appointed for a second term and the right to be re-appointed thereafter after an absence from the Forum for a minimum of one year.

(e) Meeting Process; Principles. In general, meetings of the Neighborhood Forum will be conducted in accordance with the following principles:

- (1) Allowance will be made for ambivalence, for questions, for ideas to be tested, and for connections to be made.
- (2) Members are encouraged to draw on their own life experience and imagination and to use their own sense of what seems right.
- (3) Emotion is a vital part of public discussion.
- (4) Every member plays a meaningful role.
- (5) No neighborhood carries more weight than any other.
- (6) A safe environment will be created for members to express beliefs, opinions and feelings, to change their minds, and to share responsibilities and control.

(f) Meeting process; ground rules. A chairperson will direct the meetings and discussions. The chairperson will receive meeting facilitation training in accordance with the following ground rules:

- (1) Test assumptions and inferences
- (2) Share all relevant information
- (3) Focus on interests not positions
- (4) Be specific - give examples
- (5) Agree on what important words mean
- (6) Explain the reasons behind one's statements, questions and actions
- (7) Disagree openly when in disagreement
- (8) Make statements, then invite questions and comments
- (9) Jointly design ways to test disagreements and solutions

- (10) Avoid taking cheap shots or otherwise distracting the council members
- (11) Make decisions by consensus where possible. With respect to deliberations conducted under paragraphs 2 and 3 of the "Charge" as set forth above, the principal objectives of such discussions are stated therein; therefore, where consensus does not exist, it is not intended that the forum shall attempt to state a "collective position" on such issues, by a majority vote or otherwise.

(g) Meeting Schedule. A chairperson and a vice-chairperson will be elected on an annual basis for purposes of running the meetings. The Neighborhood Forum will meet quarterly or as otherwise directed or needed.

Section 3-24.7. Greenways Commission Created (Created 6/05/07, Amend. 6/26/07, 10/2/07, 3/16/10, 6/28/11, 3/20/12, 4/17/12, 9/18/12, 1/14/14, 11/21/17)

(a) There shall be a Greenways Commission composed of one or two members of the Board of Aldermen appointed by the Board as non-voting liaison members, plus six other members appointed by the Board of Aldermen. All persons appointed or reappointed to the Commission after the effective date of this subsection shall be residents of the Town, and residency within the Town shall be a continuing requirement for membership on the Commission. However, any member of the Commission who does not reside within the Town on the effective date of the amendment to this subsection shall be allowed to remain as a member of the Commission until that member's term expires and a successor has been appointed and qualifies (Amend. 9/18/12, 11/21/17).

(b) Staff representation shall be requested from the following groups to maximize coordination of greenway planning and construction in and around the Town:

OWASA (1 representative)  
 Town of Chapel Hill (1 representative)  
 University of North Carolina – Chapel Hill (1 representative)  
 Orange County (1 representative)

These members will be non-voting and recommended appointees will be submitted by their respective agency to the Board of Aldermen for acceptance.

(c) Members of the commission, other than the Board liaison members, shall serve three-year staggered terms, but members may continue to serve until their successors are appointed and qualified. The terms of the members shall continue as they exist on the effective date of this amendment.

(d) The Board liaison member(s) shall serve at the pleasure of the Board. Other members may be removed as follows:

- (1) The chairman shall file or cause to be filed with the town clerk an attendance report from time-to-time identifying those members who were present or absent.
- (2) Unless the chairman waives the requirement, members shall be removed if they are absent from three consecutive meetings or if they miss more than thirty percent of the meetings during a twelve month period. The Town Clerk shall notify the chairman in writing as soon as a member becomes subject to removal under this section. The chairman will have ten days after receipt of such notice to waive the removal. If the chairman fails to notify the Town Clerk in writing within ten days after receipt of such notice that the automatic removal requirement should be waived, the Town Clerk will send a removal notice to the member. This removal shall be effective on the date of such notice.