



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

12/16/2021

Adoption of Carrboro Connects as the Town of Carrboro's Comprehensive Plan

Motion was made by Clinton and seconded by Foushee that the Planning Board of the Town of Carrboro recommends that the Town Council adopt *Carrboro Connects*, as the comprehensive plan for the Town of Carrboro and we provide recommendations as a separate attachment "Planning Board Comprehensive Plan General Comments".

VOTE:

AYES: (6) Clinton, Foushee, Gaylord-Miles, Poulton, Sinclair, Mangum

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (5) Amina, Tooloee, Baker, Posada, Fray

Associated Findings

By a unanimous show of hands, the Planning Board membership indicated that no members have any financial interests that would pose a conflict of interest to the adoption of *Carrboro Connects*.

Furthermore, the Planning Board of the Town of Carrboro finds the adoption of the proposed document, *Carrboro Connects* is reasonable and in the public interest because of the Town's deliberate commitment to developing plans and policies through extensive engagement and public input.

VOTE:

AYES: (6) Clinton, Foushee, Gaylord-Miles, Poulton, Sinclair, Mangum

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (5) Amina, Tooloee, Baker, Posada, Fray

Rachel Gaylord-Miles
(Chair)

12/16/21
(Date)

Planning Board Comprehensive Plan General Comments

The Planning Board recommends the following changes and provides the following comments:

- General Comments
 - On PDF Page 11 - suggests making the “**Preserve the architecturally significant and historic properties and districts in the Town**” text red to note there were differences in opinion.
 - However, the Planning Board supports the preservation of historic districts in the Town that have been home to BIPOC communities.
 - Toms Creek Greenway (future connectivity) is not shown on Page 77 map.
 - Recommend index as to what the intersection improvements on page 77 are (are they funded, what do the improvements entail, etc.).
 - Identify future Bolin Creek Greenway improvements on page 77.
 - Page 146 - can the map differentiate between the two shades of purple (maybe cross hatching to show overlap or use a different color). It is a struggle to read the street names.
- Within the Land Use Chapter, the Planning Board provides the following recommendations:
 - Incorporate the red text changes to be within the final document. For other points noted in red we would ask for clarity on how the red text will be resolved before adoption of the plan (such as the red text on Page 167). Will this factor into the prioritization of the goals or can this red text/note be added to the final plan to show that there were different perspectives.
 - Provide a greater emphasis of the need for increased light industrial uses, such as fabrication and assembly, perhaps under Strategy 5.1.
 - Replace the verb “consider” throughout the document with stronger verbs (ex. Strategy 2.3 uses “consider” a lot.)
 - Replace the letter “i” throughout the Land Use section and the entire document. It appears lowercase throughout, even where it should be capitalized.
 - Confirm that the Planning Board’s previous comments on #5 of the Estes and N Greensboro - Opportunity Map were incorporated into this version. If there are differing opinions a text box noting those might be helpful within the map.
- Within the Implementation Plan, the Planning Board provides the following recommendations:
 - Provide more details on best practices or how to go about implementing the strategies, example:
 - *Develop a process to update the Land Use Ordinance including the following topics: Accessory Dwelling Units (ADUs), parking standards, short-term rental, bulk standards for residential development, and consideration of new overlay districts (Page 215).*
 - Could suggested changes to the LUO be called out or could the implementation plan point to priority changes in the LUO?
 - Focus on parts of these priority projects that are “force multipliers”. This might include the Town making changes to the LUO that then can be implemented by others, such as private entities.

- Move the infrastructure needs to earlier on in implementation for the priority projects (i.e. it is shown closer to 2025 for Strategy 5.1, but this could be moved up because it could be the longest item to program, fund, and construct).
- Prioritize the LUO and infrastructure needs. This could be a way to help to focus staff time. Prioritizing LUO changes can be applied to the other sections as well.
- Add some additional text about manufacturing on Pg. 211.
- Use a darker colored text. The white text on yellow (page 203) is difficult to read.
- On Page 204, Under Strategy 6.2 the word “bone” should be “bond”.
- Move “Discuss with landlords...” to an early timeframe due to the high number of rentals within the Town of Carrboro (4.1 on Page 205).
- Explore opportunities to partner with additional organizations like AIA, such as how North Carolina Cities initiative is noted on Page 205.
- Focus on 4.2 and perhaps completing the financial analysis earlier (Page 207).
- Move up the identification and programming of funds for advisory board members (1.1 Page 208). In addition, the Planning Board suggests other techniques that may encourage more diversity on boards, such as different meeting times and locations.
- Preserve “Recreation, Parks, and Culture” resources, while also looking to construct new ones. Suggest adding text to the Strategy that notes preservation of these resources.
- Suggest changing “investigate” to “identify” and also including light industrial as another use under Strategy 5.1 (Page 215).