

Racial Equity Pocket Questions
Joint Planning Land Use Plan Amendment/Mount Carmel Church Road

What are the racial impacts?

The Joint Planning Land Use Plan allows for Orange County, Chapel Hill and Carrboro to jointly plan in areas in southeastern Orange County. This provides more clarity and uniformity about current and existing rural and urban boundaries and expected land uses and development. The amendment seeks to make uniform zoning and land use regulations on a piece of property on Mount Carmel Church Road. The property straddles two large census tracts. In the northern tract, in Orange County, the population is roughly 12 percent Black, 5 percent Asian, and 82 percent white. In the southern tract, in Chatham County, the population is roughly 12 percent multiracial, 3 percent Black, 2 percent Asian, 80 percent white, and 3 percent other. Of note, the parcel makes up less than one percent of the area of either census tract, and there are not census geographies small enough that capture demographics at a scale proportional to the property. The property does not include residences.

Who is or will experience burden?

Burdens have not been identified in relation to this amendment.

Who is or will experience benefit?

The beneficiaries of the proposed amendment are the property owners, nearby property owners, and the community in greater clarity and uniformity of the use of the parcel at 2106 Mount Carmel Church Road.

What are the root causes of inequity?

Root causes of inequity related to governmental actions like land use planning include overlooking the interests of historically Black communities/communities of color that may have been located on land considered to be of lower value/development potential or desirability and/or land where less desirable land uses – e.g. large industrial, large commercial or transportation with associated negative environmental impacts – have been allowed to develop. Conditions related to inequity include barriers to participation in planning processes, such as access to meeting scheduling and content, transportation limitations to meeting locations, lack of BIPOC representation amongst decision makers.

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

Unintended consequences may be that the change results in a larger or smaller project/development on the property and opportunities and community impacts may be significantly fewer or greater than they would have been otherwise.