

Bridgit Adamou: (Zero)  
 Betty Curry: (Six) Foushee, Gist, Haven-O'Donnell, Lavelle, Seils  
 Luther Gates: (Zero)  
 Gabriel Vinas: (Six) Foushee, Gist, Haven-O'Donnell, Lavelle, Seils, Slade

The Deputy Town Clerk tallied the ballots and announced the results.

**A motion was made by Alderman Seils, seconded by Alderman Haven-O'Donnell, that the following resolution be approved:**

**A RESOLUTION MAKING APPOINTMENT(S) TO THE AFFORDABLE HOUSING  
ADVISORY COMMISSION**

Section 1. THE BOARD OF ALDERMEN HEREBY APPOINTS THE FOLLOWING APPLICANTS TO THE AFFORDABLE HOUSING ADVISORY COMMISSION:

Seat Designation	Appointee	Term Expiration
Member	Betty Curry	2/2022
Member	Gabriel Vinas	2/2022

Section 2: This resolution shall become effective upon adoption.

**This the 26th day of February 2019.**

**The motion carried by the following vote:**

**Aye:** Mayor Lydia Lavelle, Alderman Barbara Foushee, Alderman Jacquelyn Gist, Alderman Randee Haven-O'Donnell, Alderman Damon Seils, Alderman Sammy Slade

**Excused:** Alderman Bethany Chaney

\*\*\*\*\*

**REVIEW OF PRELIMINARY DRAFT ORDINANCE, MASTER PLAN, AND SCHEDULE FOR  
CONSIDERING A PETITION TO REZONE PROPERTY AT OLD NC 86 AND EUBANKS  
ROAD TO A SITE SPECIFIC, FLEXIBLE ZONING (FLX) DISTRICT**

The purpose of this item was to provide the Board with an opportunity to review the preliminary draft ordinance and graphic illustrations prepared as part of the application to rezone property to a FLX district and to consider a schedule for moving forward to a public hearing for formal consideration.

Tina Moon, Planning Administrator, presented the staff report.

Alderman Seils recommended adding formal consideration by Chapel Hill Transit on transit-related issues. He also expressed concern about the parking plan and the use of the term "overflow parking."

Tina Moon said the parking plan was intended to provide flexibility for future parking needs.

Mayor Lavelle suggested “satellite parking” might be better than “overflow parking” and referenced Morris Grove Elementary as an example.

Alderman Foushee requested more information on affordable housing in this plan.

Tina Moon highlighted the variety of residence sizes in this plan.

Alderman Foushee clarified that pricing was a key considering in affordability, not just size.

Alderman Gist used the Southern Village development in Chapel Hill as an example that size, density and affordability are not always related.

Alderman Slade asked about future expansion and whether the proportion or ratio of planned sub-districts would be maintained if additional parcels are added to the District.

Tina Moon agreed that this is an important question and needs further consideration.

Alderman Slade pointed to table 5 on Attachment D-6, he expressed we should learn lessons from our downtown constraints so that building setback minimums be sufficient to allow for separated bike lanes, on street parking, 10’ sidewalks, tree strips large enough to accommodate canopy street trees, etc.. He also expressed agreement with Alderman Seils parking concerns and stated that at a minimum we should not be prescribing an additional 20% parking beyond the amount of parking associated with the allowed use with the highest prescribed parking standard. He also flagged for staff to look at table 3 on Attachment D-5; minimum residential unit sizes for commercial areas are too large, they should be smaller than residential. He also stated that instead of having these as minimums they should be maximums. He also pointed to table 6 on attachment D-6 questioning why the height of commercial buildings is less than that of residential ones.

Mayor Lavelle wanted to ensure that an opportunity for additional Board review and feedback would be available prior to the May/June timeframe in the resolution. She also asked Tina Moon to ensure that all relevant advisory boards are notified of the Joint Advisory Board meeting on March 7.

Alderman Seils asked that the plan clarify the term “rural setting.”

**A motion was made by Alderman Gist, seconded by Alderman Seils, that the following resolution be approved:**

**A RESOLUTION APPROVING A SCHEDULE FOR CONSIDERING A PETITION FOR  
CHANGE OF ZONING TO A SITE SPECIFIC, FLEXIBLE ZONING DISTRICT**

WHEREAS, on June 21, 2016, the Board of Aldermen of the Town of Carrboro adopted amendments to the text of the Carrboro Land Use Ordinance, authorizing the Board to establish site specific flexible zoning districts, (FLX); and

WHEREAS, on February 7, 2017, the Board of Aldermen approved a request from Parker Louis, LLC to submit a petition for change of zoning for property at the north east corner of NC Old 86 and Eubanks Road to a FLX district; and

WHEREAS, a possible schedule for considering the petition is as follows:

1. Present formal application: preliminary ordinance/master plan February 26, 2019
2. Joint Advisory Board Review March 7, 2019
3. Public Input/drop in Session?
4. Revisions (mid-March to mid-April)
5. Submittal of TIA/Stormwater Analysis (early April)
6. Board of Aldermen Request to Set Public Hearing April 17, 2019
7. Public Input/drop-in Session?
8. Revisions (mid-April to mid-May)
9. Joint Advisory Board Review May 2, 2019
10. Board of Aldermen Consideration of Annexation Request May/June 2019
11. Board of Aldermen Public Hearing on FLX ordinance & rezoning May/June 2019

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro resolves that Parker Louis LLC may proceed with the schedule identified above the requested rezoning to a site specific, flexible zoning district subject to the process described in Article XX of the Carrboro Land Use Ordinance for map amendments and the specific requirements outlined in Section 15-141.5 for FLX districts, and the findings from the site specific planning study.

BE IT FURTHERMORE RESOLVED, that the Board of Aldermen offers the following additional comments:

Comments by the Board were provided in discussion items noted above.

**This the 26th day of February 2019.**

**The motion carried by the following vote:**

**Aye:** Mayor Lydia Lavelle, Alderman Barbara Foushee, Alderman Jacquelyn Gist, Alderman Randee Haven-O'Donnell, Alderman Damon Seils, Alderman Sammy Slade

**Excused:** Alderman Bethany Chaney

\*\*\*\*\*

### **MATTERS BY BOARD MEMBERS**

Alderman Foushee suggested removing specific references to environmental issues from the Board retreat topics and instead focus on problem-solving and discussion techniques in general.

Other board members expressed general agreement with this idea, but Alderman Slade wanted to ensure that this would not preclude the mentioning of specific environmental issues for illustrative example purposes.

**MOTION WAS MADE BY ALDERMAN FOUSHEE, SECONDED BY ALDERMAN HAVEN-O'DONNELL TO REMOVE THE "ENVIRONMENTAL" FOCUS FROM THE PROBLEM SOLVING WORK THAT THE BOARD PLANS TO DO DURING THEIR ANNUAL RETREAT. VOTE: AFFIRMATIVE SIX, EXCUSED ONE (CHANEY)**

\*\*\*\*\*

**ADJOURNMENT**

**MOTION WAS MADE BY MAYOR LAVELLE, SECONDED BY ALDERMAN HAVEN-O'DONNELL, TO ADJOURN THE MEETING. VOTE: AFFIRMATIVE SIX, EXCUSED ONE (CHANEY)**