



Town of Carrboro

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

Meeting Minutes Board of Aldermen

Tuesday, May 24, 2016

7:30 PM

Board Chambers - Room 110

Present: Mayor Lydia Lavelle, Alderman Sammy Slade, Alderman Bethany Chaney, Alderman Jacquelyn Gist and Alderman Randee Haven-O'Donnell

Absent: Alderman Damon Seils, Alderman Michelle Johnson

Also Present: David Andrews, Town Manager, Catherine Dorando, Town Clerk, Bob Hornik, Town Attorney

RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

PROCLAMATION: ACTION AGAINST GUN VIOLENCE

Mayor Lavelle proclaimed June 2, 2016 as Gun Violence Awareness Day in Carrboro and presented the proclamation to Emily Brewer with Mom's Demand Action Against Gun Violence. It was noted that Orange flags will be flown at Town Hall on June 2nd to recognize the day.

PROCLAMATION: IMMIGRANT HERITAGE MONTH

Mayor Lavelle proclaimed June 2016 as "Immigrant Heritage Month" in the Town of Carrboro and presented a copy of the proclamation to Judith Montenegro from El Centro's Board of Directors.

ANNOUNCEMENT OF UPCOMING MEETINGS

David Andrews, the Town Manager, announced public meetings for the upcoming two weeks.

APPROVAL OF PREVIOUS MEETING MINUTES OF MAY 10, 2016

This item was tabled until the next meeting.

REQUEST-TO-SET PUBLIC HEARINGS ON CONDITIONAL REZONING AND ASSOCIATED LUO TEXT AMENDMENTS FOR INARA COURT AT 102 AND 104 FIDELITY STREET

The Town received an application to rezone 102 and 104 Fidelity Street to R-2-Conditional (R-2-CZ) for the construction of six single-family residential units. An application for a text amendment to the Land Use Ordinance relating to the project has also been submitted. The Board of Aldermen must receive public input before reaching a decision on requests. A hearing date of June 26, 2016 has been identified. Resolutions setting two public hearings are provided for the Board's use.

Tina Moon, the Town's Planning Administrator, provided the Board with an amended text amendment as requested by the applicant. She stated that this would double the density from what is currently allowed.

Alderman Gist asked if this will change the minimum lot size for infill development. Tina Moon stated that yes, this could change the minimum lot size for architecturally integrated subdivisions but would require an application and would only be allowed in the R-2 -CZ zones.

Alderman Haven-O'Donnell asked if a homeowner wanted to redevelop their property, knockdown a single family dwelling and do this. Bob Hornik stated that yes if they meet the AIS requirements.

Trish McGuire, the Town's Planning Director, stated that there is an area zoned R-2 at the end of Hargraves Street but was not certain of the lot sizes there. McGuire stated that currently in the R-2 zone a lot needs to be 40,000 square feet in size to use the AIS provision and reduce lot size to 2,000 square feet. The draft amendment if adopted would reduce the minimum requirement for a tract considered for an AIS to 20,000 square feet and would allow the lot size to be reduced to 1,500 square feet.

A motion was made by Alderman Chaney, seconded by Alderman Haven-O'Donnell, that this resolution be approved.

A RESOLUTION CALLING A PUBLIC HEARING ON THE PROPOSED CONDITIONAL DISTRICT REZONING FOR 102 and 104 FIDELITY STREET

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on proposed projects; and

WHEREAS, an application has been received for a Conditional District Rezoning for two lots located at 102 and 104 Fidelity Street; and

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a public hearing on June 26, 2016 to discuss the proposed project at 102 and 104 Fidelity Street, also known as Inara Court.

BE IT FURTHER RESOLVED that the rezoning petition is referred to the following Town of Carrboro advisory boards and commissions for consideration and recommendation prior to the specified public hearing date: Appearance Commission, Transportation Advisory Board and Environmental Advisory Board.

This the 24th day of May, 2016

The motion carried by the following vote:

Aye: Alderman Gist, Alderman Haven-O'Donnell, Alderman Slade, Alderman Chaney and Mayor

Lavelle

Absent: Alderman Seils and Alderman Johnson

A motion was made by Alderman Chaney, seconded by Alderman Haven-O'Donnell, that this resolution be approved.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO REDUCE THE
MINIMUM LOT SIZE REQUIREMENT FOR THE R-2 DISTRICT IN ARCHITECTURALLY
INTEGRATED SUBDIVISIONS

WHEREAS, the Board of Aldermen seeks to provide ample opportunities for the public to comment on proposed amendments to the Land Use Ordinance;

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen sets a public hearing on June 28, 2016, to consider adopting "An Ordinance Amending the Carrboro Land Use Ordinance to Reduce the Minimum Lot Size Requirement for R-2 District in Architecturally Integrated Subdivisions."

BE IT FURTHER RESOLVED that the draft ordinance is referred to Orange County, the Town of Carrboro Planning Board and the following Town of Carrboro advisory boards and commissions for consideration and recommendation prior to the specified public hearing date: Appearance Commission, Transportation Advisory Board, Economic Sustainability Commission

This the 24th day of May, 2016

The motion carried by the following vote:

Aye: Alderman Gist, Alderman Haven-O'Donnell, Alderman Slade, Alderman Chaney and Mayor Lavelle

Absent: Alderman Seils and Alderman Johnson

FOLLOW-UP REPORT OF ADVISORY BOARDS' TECHNICAL REVIEW OF CARRBORO VISION2020

The purpose of this item was to provide the Board of Aldermen with an update on the Advisory Boards' second review of the Carrboro Vision2020 document.

Alderman Slade asked for the Board to look into a way to explore some of the comments of the report. He suggested maybe pulling one per work session to allow the Board adequate time to review.

Alderman Gist stated that some of this is heavy and at the policy level. She stated that Vision2020 is not the equivalent of the land use ordinance is not the law. She stated that the comments should be reviewed by subject areas and the Board should discuss them further.

Mayor Lavelle suggested using the work sessions in the manner in which they are designed and to start the review in September. It was suggested that the Board work with the suggestions in the order in which they appear in the technical review.

Alderman Slade asked for staff to highlight the areas where advisory boards are already working.

Alderman Chaney asked that they be true work sessions and that it be made clear that public comment is not allowed during work sessions but will be allowed at a future date. She stated that this will allow the Board to work through and discuss the issues.

Alderman Slade stated that allowing public comment at times when it has not be advertised is not fair to the democratic process.

Alderman Haven-O'Donnell stated that she does not want to keep people from speaking if they show up. She stated that the Board can retreat and that is when they can talk.

Mayor Lavelle stated that they can schedule some Tuesdays as mini-retreats and treat them as such because the seven members of the Board need to be able to discuss the document amongst themselves.

Alderman Gist stated that she prefers to hear all voices and that democracy is sloppy sometimes but that all need to be heard.

Mayor Lavelle stated that this needs to be a broader conversation of how to communicate with each other and the community. She also stated that two members of the Board of Aldermen are absent and that she is sure they would like to weigh in on this topic.

Alderman Haven-O'Donnell suggested that communication techniques is a continuation of the retreat and that it should be continued further.

Mayor Lavelle stated that the Board can be more efficient and that the Board can have someone facilitate the process, if possible.

Alderman Chaney stated that setting the right expectations for public input upfront is imperative.

MOTION WAS MADE BY ALDERMAN GIST, SECONDED BY ALDERMAN CHANEY FOR STAFF TO SCHEDULE FUTURE MINI-RETREATS ON WORK SESSION TUESDAY NIGHTS REGARDING THE ADVISORY BOARD COMMENTS. VOTE: AFFIRMATIVE FIVE, ABSENT TWO (JOHNSON, SEILS)

UPDATE FROM THE COMMUNITY HOME TRUST AND RENEWAL OF INTERLOCAL AGREEMENT

The purpose of this item was for the Board to receive an update on the activities of the Community Home Trust and to consider renewing the Interlocal Agreement.

Nate Broman-Fulks, an assistant to the Town Manager, introduced Robert Dowling, the Executive Director of the Community Home Trust.

Robert Dowling provided an update on the work of the Community Home Trust. He asked the Board to look at the Land Use Ordinance and examine how they can encourage affordable housing. He asked the Board to look at incentive programs. He stated that the opportunity for affordable housing is reaching an end under current operating methods.

Alderman Chaney stated that the Board should continue to move parts of the strategy forward. Including looking at density issues carefully; smaller homes; how they can meet affordability goals for targeted groups.

Mayor Lavelle stated that with affordable housing being included on the County bond this fall, and with the County's renewed effort to create an affordable housing plan, there is more interest from the county than she has seen before on this issue. She also suggested that the Board follow up on a discussion about taking a trip to look at tiny homes.

Alderman Haven-O'Donnell stated that there is housing stock in Carrboro where homes are getting knocked down and mega-mansions built. She asked if there is a type of program that could be restructured to encourage realtors to subdivide the lot to create two affordable homes rather than one large home. She stated that it is making neighborhoods unaffordable.

Robert Dowling stated that he is unaware of any methods to encourage this. He stated that is going on across the United States and that it is part of the capitalist system. He suggested creating a bank to purchase homes that could be maintained as affordable because homes keep getting more expensive.

Alderman Slade suggested looking into ways to be better prepared to move homes and to have the Town ready for future opportunities.

Alderman Haven-O'Donnell asked for Nate Broman-Fulks to look into affordable housing dollars to subsidize land banking that could be used to preserve affordable neighborhoods.

A motion was made by Alderman Chaney, seconded by Alderman Haven-O'Donnell, that this resolution be approved.

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO RENEW AN INTERLOCAL AGREEMENT WITH THE TOWNS OF CHAPEL HILL AND HILLSBOROUGH AND ORANGE COUNTY REGARDING THE COMMUNITY HOME TRUST

WHEREAS, in 1990, the Town, along with Chapel Hill, Hillsborough, and Orange County, created the Orange Community Housing Corporation (OCHC) to create affordable housing opportunities in Orange County; and

WHEREAS, the Towns and the County have annually provided operating support to the organization since its inception; and

WHEREAS, the purpose of an interlocal agreement is to clarify the responsibilities of the Towns, the County and the Community Home Trust; and

WHEREAS, an interlocal agreement establishes a formula for providing operating funds for the organization; and

WHEREAS, the Board of Aldermen approved the same agreement for fiscal year 2015-16.

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen authorizes the Town Manager to renew the Interlocal Agreement with the Towns of Chapel Hill and Hillsborough and with Orange County regarding the Community Home Trust.

BE IT FURTHER RESOLVED that the agreement will be effective in fiscal year 2016-17.

BE IT FURTHER RESOLVED that the Board of Aldermen will annually review the Interlocal Agreement, including the funding formula.

This the 24th day of May, 2016

The motion carried by the following vote:

Aye: Alderman Gist, Alderman Haven-O'Donnell, Alderman Slade, Alderman Chaney and Mayor Lavelle

Absent: Alderman Seils and Alderman Johnson

UPDATE ON LEGISLATIVE CHANGES RELATING TO PLANNING AND DEVELOPMENT

The purpose of this item was to report to the Board of Aldermen on legislative changes in 2015, noting Town action in response.

Trish McGuire, the Town's Planning Director, provided the staff report.

Alderman Haven-O'Donnell asked for the attorney to clarify if Carolina North is affected by H638.

Alderman Gist stated that Carrboro is not a sanctuary city. Bob Hornik stated that the Board adopted a resolution that clarifies that the Town will abide by state law.

OTHER MATTERS

Alderman Slade stated that Michael Reinke with IFC requested a temperature check from the Board on their ability to have a faster turnaround if a new location was determined to be feasible.

Alderman Gist stated that she is speaking for 100 members and asked if there could be a facilitated community meeting to iron out differences in a civil way so that concerns are all heard and not demonized. She stated that the Board owes it to the community and that it would cause the least amount of division.

Alderman Chaney stated that the question is if the Board could work to rezone a different site to include M-1 to include the permit process.

Mayor Lavelle stated that if the other site becomes a site that comes forward, she believes the Board would be open to having a community conversation.

ADJOURNMENT

MOTION WAS MADE BY ALDERMAN GIST, SECONDED BY ALDERMAN CHANEY TO ADJOURN THE MEETING. VOTE: AFFIRMATIVE FIVE, ABSENT TWO (JOHNSON, SEILS)