



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

## **Town of Carrboro**

### **Meeting Minutes**

#### **Town Council**

**May 18, 2021**

**7:00 PM**

**Remote Meeting**

**This meeting was held via Zoom teleconference and broadcasted live on cable television and the internet.**

**Present:** Mayor Lydia Lavelle, Council Member Barbara Foushee, Council Member Jacquelyn Gist, Council Member Randee Haven-O'Donnell, Council Member Susan Romaine, Council Member Sammy Slade

**Excused:** Council Member Damon Seils

**Also Present:** David Andrews, Town Manager; Mary Bryant, Deputy Town Clerk; Nick Herman, Town Attorney

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#### **POETRY READING**

Fred Joiner, the Town's Poet Laureate, read a poem by Fady Joudah called "Mimesis."

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#### **PROCLAMATION – PUBLIC WORKS WEEK**

Mayor Lavelle proclaimed the week of May 16-22, 2021 as "Public Works Week" in the Town of Carrboro. The proclamation was presented to Joe Guckavan, Public Works Director for the Town of Carrboro.

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#### **PROCLAMATION – CARRBORO JAGUARS MEN'S TENNIS DAY**

Mayor Lavelle proclaimed Wednesday, May 19, 2021 as "Carrboro Jaguars Men's Tennis Day" in the Town of Carrboro.

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#### **PUBLIC COMMENTS**

There were no comments provided from the public.

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#### **APPROVAL OF PREVIOUS MEETING MINUTES**

The minutes from the May 4, 2021 meeting were tabled for approval at the next meeting.

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### **FIRE DEPARTMENT MONTHLY REPORT**

The purpose of this item was to provide the Town Council a brief overview of the monthly calls for service.

**MOTION WAS MADE BY COUNCIL MEMBER SLADE, SECONDED BY COUNCIL MEMBER ROMAINE, TO ACCEPT THE REPORT. VOTE: AFFIRMATIVE SIX, EXCUSED ONE (SEILS)**

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### **POLICE DEPARTMENT MONTHLY REPORT**

The purpose of this agenda item was to provide the Town Council a brief overview of the monthly calls for service.

**MOTION WAS MADE BY COUNCIL MEMBER SLADE, SECONDED BY COUNCIL MEMBER ROMAINE, TO ACCEPT THE REPORT. VOTE: AFFIRMATIVE SIX, EXCUSED ONE (SEILS)**

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### **STORMWATER UTILITY MONTHLY REPORT**

The purpose of this item was to provide the monthly update regarding Stormwater Utility projects and initiatives.

**MOTION WAS MADE BY COUNCIL MEMBER SLADE, SECONDED BY COUNCIL MEMBER ROMAINE, TO ACCEPT THE REPORT. VOTE: AFFIRMATIVE SIX, EXCUSED ONE (SEILS)**

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### **ECONOMIC DEVELOPMENT MONTHLY REPORT**

The purpose of this item was to provide the regular monthly activities and status report for the Economic Development Department.

**MOTION WAS MADE BY COUNCIL MEMBER FOUSHEE, SECONDED BY COUNCIL MEMBER ROMAINE, TO ACCEPT THE REPORT. VOTE: AFFIRMATIVE SIX, EXCUSED ONE (SEILS)**

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### **REQUEST FOR A MINOR MODIFICATION TO THE CUP FOR THE HILTON GARDEN INN HOTEL PROPOSED FOR 390 E. MAIN STREET**

The purpose of this item was to review and consider approving a request for a Minor Modification to the CUP for the Hilton Garden Inn CUP.

Marty Roupe provided the staff presentation.

Jim Spencer, with Jim Spencer Architects, provided the consultant's presentation.

**A motion was made by Council Member Gist, seconded by Council Member Foushee, to approve the following resolution:**

**A RESOLUTION APPROVING A MINOR MODIFICATION TO THE CONDITIONAL USE PERMIT FOR HILTON GARDEN INN AT 390 EAST MAIN STREET**

WHEREAS, the Town of Carrboro approved a Conditional Use Permit for construction of a Hilton Garden Inn Hotel at 390 East Main Street on March 8, 2016; and

WHEREAS, the expiration date for this permit has been extended to March 8, 2022; and

WHEREAS, Town Council finds, per Section 15-64 of the LUO, that the proposed plans meet the Land Use Ordinance requirements for a Minor Modification request.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Town Council, that the Minor Modification to the CUP request is hereby approved.

This the 18th day of May 2021.

**Ayes:** Mayor Lydia Lavelle, Council Member Barbara Foushee, Council Member Jacquelyn Gist, Council Member Randee Haven-O’Donnell, Council Member Susan Romaine

**Noes:** Council Member Sammy Slade

**Excused:** Council Member Damon Seils

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**PUBLIC HEARING ON TEXT AMENDMENTS TO THE LAND USE ORDINANCE TO ESTABLISH REQUIREMENTS FOR EV CHARGING STATIONS**

The purpose of this agenda item was for the Town Council to consider proposed amendments to the Land Use Ordinance that would add new requirements for EV charging stations and EV ready infrastructure to the existing parking standards in Article XVIII.

Mayor Lavelle opened the public hearing.

Tina Moon provided the staff report.

Several friendly amendments were suggested by Council.

The decision on this item was delayed to a future meeting.

Mayor Lavelle closed the public hearing.

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**CONSIDERATION OF PROPOSED TEXT AMENDMENTS RELATING TO DIMENSIONAL REQUIREMENTS IN THE B-1(C) AND B-1(G) DISTRICTS AND PERMIT REQUIREMENTS FOR TOWN-OWNED AND OPERATED FACILITIES**

The purpose of this item was for the Town Council to continue its deliberation on a draft ordinance to amend the Land Use Ordinance relating to the dimensional requirements in the B-1(C) and B-1(G) zoning districts, and permitting requirements for town-owned and operated facilities.

Tina Moon provided the staff report.

**A motion was made by Council Member Haven-O’Donnell, seconded by Council**

**Member Foushee, to approve the following resolution:**

**A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE TOWN  
COUNCIL'S  
REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE  
CARRBORO  
LAND USE ORDINANCE (N.C. Gen. Stat. 160A-383)**

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: A LAND USE ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO DIMENSIONAL REQUIREMENTS IN THE B-1(C) AND B-1(G) DISTRICTS AND PERMIT REQUIREMENTS FOR TOWN-OWNED AND OPERATED FACILITIES.

NOW, THEREFORE, the Town Council of the Town of Carrboro Resolves:

**Section 1. The Council has reviewed the draft amendment to the text of the Land Use Ordinance and concludes that the proposed amendment is:**

*Consistent* with adopted plans such as *Carrboro Vision2020*, particularly the support of a centrally located and conveniently accessible library as described in provision 1.22, the development and placement of architecturally significant civic buildings in the downtown to support downtown vitality as expressed in provision 2.22, and the improvement of downtown infrastructure as noted in provision 3.21.

**Section 2. The Town Council's action is reasonable and in the public interest for the following reason(s):**

The proposed text amendment is reasonable and consistent with the public health, safety and welfare by furthering the Town's efforts toward providing improved access to new public facilities.

**Section 3. Therefore, the Carrboro Town Council has: approved the proposed amendment to the text of the Carrboro Land Use Ordinance.**

**Section 4. This resolution becomes effective upon adoption.**

Adopted by the Carrboro Town Council this 18th day of May 2021.

**Ayes:** Mayor Lydia Lavelle, Council Member Barbara Foushee, Council Member Jacquelyn Gist, Council Member Randee Haven-O'Donnell, Council Member Susan Romaine, Council Member Sammy Slade

**Excused:** Council Member Damon Seils

**A motion was made by Council Member Haven-O'Donnell, seconded by Council Member Foushee, to approve the following ordinance:**

**AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE  
RELATING TO DIMENSIONAL REQUIREMENTS IN THE B-1(C) AND B-1(G)  
DISTRICTS AND PERMIT REQUIREMENTS FOR TOWN-OWNED AND OPERATED  
FACILITIES**

Ordinance No. 19-A/20-21

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

**Section 1.** Subsection 15-185(a), Building Height Limitations, is amended by adding a new provision (5) to read as follows:

(5) With respect to structured parking decks where the underlying zoning is B-1(c) or B-

1(g), so long as the parking deck is substantially serving the use on the lot on which it is located, the maximum height for the parking deck and associated appendages such as stair towers, elevator shafts excluding mechanical equipment and solar collectors, shall not exceed 60 feet along any elevation. The DNP district requirements in subsection 15-185.1 shall not apply.

**Section 2.** Subsection 15-185.1(h), Downtown Neighborhood Protection Overlay District Requirements, is amended with an additional sentence to read as follows:

(h) Notwithstanding the permit requirements established in Sections 15-146 and 15-147, if a developer proposes to construct within those areas of the DNP district where the underlying zoning is B-1(c) a building that exceed two stories in height, or where the underlying zoning is B-1(g) a building that exceeds three stories, a conditional use permit must be obtained. Use classification 15.800, Town-owned and/or Operated Facilities and Services are not subject to this requirement.

**Section 3.** All provisions of any town ordinance in conflict with this ordinance are repealed.

**Section 4.** This ordinance shall become effective upon adoption.

Adopted by the Carrboro Town Council this 18th day of May 2021.

**Ayes:** Mayor Lydia Lavelle, Council Member Barbara Foushee, Council Member Jacquelyn Gist, Council Member Randee Haven-O'Donnell, Council Member Susan Romaine, Council Member Sammy Slade

**Excused:** Council Member Damon Seils

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**INCLUSIVE CARRBORO COMMUNICATIONS AND COMMUNITY ENGAGEMENT PLAN UPDATE**

The purpose of this item was to update the Town Council on Carrboro Communications and Community Engagement Plan Implementation Efforts.

Cat Lazorko provided the staff report.

Council took no action.

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**MATTERS BY COUNCIL MEMBERS**

Council Member Haven-O'Donnell asked Council to consider the idea of an economic development retreat before the end of summer and arrival of a new Town Manager. Mayor Lavelle suggested an economic workshop with the new Town Manager in the fall.

Council Member Gist asked Council to approach the idea of creating an entrepreneurial village in Carrboro.

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**CLOSED SESSION**

**MOTION WAS MADE BY COUNCIL MEMBER FOUSHEE, SECONDED BY COUNCIL MEMBER HAVEN-O'DONNELL, TO ENTER INTO CLOSED SESSION PURSUANT TO N.C.G.S. 143-318.11(A)(4). VOTE: AFFIRMATIVE ALL.**

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**OPEN SESSION**

**MOTION WAS MADE BY COUNCIL MEMBER SLADE, SECONDED BY COUNCIL MEMBER FOUSHEE, TO ENTER INTO OPEN SESSION. VOTE: AFFIRMATIVE ALL.**

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**ADJOURNMENT**

**MOTION WAS MADE BY COUNCIL MEMBER SLADE, SECONDED BY COUNCIL MEMBER FOUSHEE, TO ADJOURN THE MEETING. VOTE: AFFIRMATIVE ALL**

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**Town Clerk**

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**Mayor**