
TOWN OF CARRBORO
ENVIRONMENTAL ADVISORY BOARD – SUMMARY



Meeting on February 11, 2021, 7:00 pm, Virtual Zoom Meeting

Board Members	Town Council Liaison	Staff
Tim Turner (Chair)	Sammy Slade	Laura Janway
Alfonso Blanco		
Namdi Brandon		
Kathy Kaufman		

Note: Absent/Excused: Chrissie Schalkoff; María Julia Echart

Call to Order, Announcements

The meeting was called to order at 7:12 pm by Chair Tim Turner.

Approve 2/4/21 minutes

Brandon motioned to approve the minutes for the 2/4/21 EAB Meeting, seconded by Blanco. All voted in favor. **AYES: (4) Turner, Blanco, Kaufman, Brandon; NAYES: (0).**

Prepare Review Comments for LUO Text Amendments Relating to Dimensional Requirements in the B-1(c) and B-1(g) Districts, Permit Requirements for Town-Owned and Operated Facilities, and Tree Canopy Coverage Standards

EAB members prepared review comments for the LUO Text Amendments. Motion was made by Kaufman and seconded by Blanco that the EAB recommends that the Town Council adopts the draft ordinance, with the following revisions:

- Section 1. Subsection 15-185(a): From an environmental perspective, the height limitation does not serve any environmental purpose, therefore, we are in favor of as loose a standard as required or needed.
- We recommend rewriting Section 3. Subsection 15-319(b) to say, “Enables a Net Zero GHG Emissions building per the Town’s adopted Net Zero Buildings definition”
- The Town should develop a program which would define how payments in lieu are allocated and dedicated.

All voted in favor. **AYES: (4) Turner, Blanco, Kaufman, Brandon; NAYES: (0).**

Prepare Review Comments for Final CUP Review for ArtsCenter at 315 Jones Ferry Road

EAB members prepared review comments for the ArtsCenter Final CUP Review and noted that they would like to see this project move forward at this site, however, if the applicant cannot meet the Town’s stormwater requirements, would not recommend the project’s approval.

EAB members also recommended that the Town not change the stormwater requirements in the LUO solely to accommodate this project. EAB members made additional recommendations on the following topics:

- Stormwater requirements and environmental justice
- Solar grants, solar leasing and making the building solar ready
- Providing infrastructure for electric vehicle charging for 20% of the proposed parking spaces
- Bicycle parking
- Impacts of pedestrian foot traffic to natural areas
- Parking lot configuration
- Bicyclists on Jones Ferry Road.
- Dedicating an additional 5 feet to the right-of-way on the portion with 5 foot sidewalks
- Protecting the 42” oak tree
- Using electric instead of natural gas
- Gentrification

Motion was made by Kaufman and seconded by Brandon to finalize the recommendations. All voted in favor. **AYES: (4) Turner, Blanco, Kaufman, Brandon; NAYES: (0).**

Prepare Review Comments for LUO Text Amendment Relating to Stormwater Management Requirements
EAB members prepared review comments for the LUO Text Amendment.

Motion was made by Brandon and seconded by Kaufman that the EAB recommends that the Town Council not approve the draft ordinance.

EAB members stated the following:

- We do not recommend changing the stormwater requirements in Land Use Ordinance solely to accommodate a single project.
- Failure to meet the Town's stormwater requirements is an environmental justice issue as it could lead to negative impacts for residents downstream.
- A proposed text amendment that allows an applicant to not meet the Town's stormwater requirements is not in the best interests of the Town.

All voted in favor. **AYES: (4) Turner, Blanco, Kaufman, Brandon; NAYES: (0).**

By a unanimous show of hands, the EAB membership indicated that no members had any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by Kaufman and seconded by Blanco that the EAB finds the proposed text amendment is not consistent with Vision2020 policy 5.23, but is consistent with Vision2020 policies 1.25 and 3.22.

Furthermore, the EAB finds the proposed text amendment is not reasonable and in the public interest by furthering the Town's efforts toward providing access to the Arts for all of its citizens.

All voted in favor. **AYES: (4) Turner, Blanco, Kaufman, Brandon; NAYES: (0).**

Prepare Review Comments for Final CUP Review for 721 Jones Ferry Road

EAB members prepared review comments for the final CUP review for 721 Jones Ferry Road. Comments included:

- Reaffirming comments from the project's September 3, 2020 Concept Plan Review
- Suggesting that the applicant consider a net zero building design.
- Suggesting that the applicant and the Town consider the sensitivity of the site due to its proximity to University Lake when following best management practices for stormwater.

Motion was made by Brandon and seconded by Blanco to finalize the recommendations. All voted in favor. **AYES: (4) Turner, Blanco, Kaufman, Brandon; NAYES: (0).**

Adjourn

The motion to adjourn was made by Kaufman and seconded by Brandon, with all members voting in favor. **AYES: (4) Turner, Blanco, Brandon, Kaufman; NAYES: (0).** The meeting was adjourned at 9:36 pm.