



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

MAY 6, 2021 -- REMOTE (ZOOM) MEETING

MEMBERS	GUESTS	STAFF
Catherine Fray, Chair		Trish McGuire
Rachel Gaylord-Miles, Vice Chair		Tina Moon
Braxton Foushee, Vice Chair		Zach Hallock
James Baker		Marsha Pate
David Clinton		
Elmira Mangum		
Eliazar Posada		
Susan Poulton		
Bruce Sinclair		
Rasaam Tooloee		

Absent/Excused: (1) Khadijah Amina

Town Council Liaisons: Susan Romaine, Barbara Foushee, Sammy Slade

I. WELCOME & INTRODUCTIONS

Catherine Fray opened the meeting at 7:30PM .Fray confirmed that both the Transportation Advisory Board and the Environmental Advisory Board had quorums. Fray reviewed the agenda and confirmed there were no changes.

II. JOINT REVIEW

(A) Draft LUO Text Amendment for EV Charging Stations

Moon introduced the LUO Text Amendment explaining the purpose of the amendment. It is to consider a change that will add new requirements for the EV charging stations and EV ready infrastructure to existing parking standards and new developments. Changes include the addition of definitions: “electric vehicle ready,” “electric vehicle charging station (EV Charging Station)”, and “green vehicle” to Article XVIII, Section 15-290. Text changes for Section 15-291 are in regard to new development adoption requirements and determination of the ratio of spaces to EV charging spaces. Residential and subdivisions also included in Section 15-291 with respect to Home Owner’s Association and their responsibility for maintenance. A public hearing is set for May 18th and a review from advisory boards with recommendations is requested.

Fray opened the discussion to attendees and committee members. The following comments were presented to the group:

1 Overall, the requirements are determined by the number of spaces in the applicable
2 developments. Projections of these required numbers should have data that includes both
3 potential usage and feasibility as to where they are located. The changing EV mechanics help
4 dictate the recommendations for this amendment. There were concerns that a handicap space
5 would be replaced by the EV which could be problematic. Compared to the Carrboro LUO text
6 amendment being considered, the State of NC has one similar with a potential change in the law.
7 The “charger-ready” may be most useful as the automobile industry is in flux and the EV stations
8 are evolving.
9

10 Prior to the end of the joint session, Trish McGuire, Director of the Planning Department
11 requested input from Advisory Boards for the May 13th meeting regarding Carrboro
12 Comprehensive plan. She referenced the packet including draft projects which fall under:
13 Affordable Housing; Economic Sustainability, Climate Action and Environment; Recreation,
14 Parks, and Cultural Resources; and Transportation, and Green Infrastructure, Energy and Water.
15 The projects, goals and strategies (with race equity sprinkled within each) combined with a plan
16 for tracking the impact is nearing completion. McGuire reiterated the need for input for the
17 CarrboroConnects Task force addressing specifically 1) the greatest impact of the projects, 2)
18 feasibility of the projects, and 3) the Cross Cutting of the current project components.
19

20 ***The Joint Review Portion of the Meeting ended at 8:24PM***

21
22 **III. APPROVAL OF THE MINUTES**

23 Posada moved to approve the April 4, 2021 minutes; Clinton seconded the motion.
24

25 **VOTE: AYES** (9) Fray, Foushee, Gaylord-Miles, Clinton, Mangum, Posada, Poulton, Sinclair,
26 **NOES** (0);

27 **ABSENT/EXCUSED** (1); Amina

28 The April 4, 2021 and February 11, 2021 Planning Board minutes were approved.
29

30 **IV. OTHER MATTERS**

31 **(A) Draft LUO Text Amendment for EV Charging Stations**

32 The Planning Board proceeded with a discussion of the current trends/usage with EV use, the
33 change and growth in the EV industry, the NC government upcoming bills, fueling impediments,
34 and the best strategies for Carrboro implementation. The discussion resulted in the following
35 recommendations:

- 36 • The percentage of EV ready spaces should be higher than 20%, since a higher
37 proportion than that of the US fleet is projected to be electric within 5 years; and
- 38 • The language regarding ADA spaces with charging stations needs to be clarified
39 so that the number of non-EV ADA spaces is not reduced.
40

41 Clinton motioned that the Planning Board recommends that the Town Council approve the
42 amendment; Gaylord-Miles seconded.
43
44
45

1 **VOTE:**

2 **AYES:** (10) Clinton, Fray, Poulton, Foushee, Gaylord-Miles, Tooloe, Sinclair, Mangum,
3 Posada, Baker

4 **NOES:** (0)

5 **ABSTENTIONS:** (0)

6 **ABSENT/EXCUSED:** (1) Khadijah Amina

7

8 **Associated Findings**

9

10 By a unanimous show of hands, the Planning Board membership indicated that no members have
11 any financial interests that would pose a conflict of interest to the adoption of this amendment.

12

13 Motion was made by Foushee and seconded by Posada that the Planning Board of the Town of
14 Carrboro finds the proposed amendment is consistent with Carrboro's climate action policies to
15 reduce greenhouse gas emissions, encourage renewable energy and energy conservation as
16 expressed in the energy provisions in Carrboro Vision2020, 5.50; the Community Climate
17 Action Plan; and the municipal focused Energy and Climate Protection Action Plan.

18

19 Furthermore, the Planning Board of the Town of Carrboro finds that proposed text amendment is
20 reasonable and in the public interest by providing increased access to electric vehicle charging
21 infrastructure.

22

23 **VOTE: AYES:** (10) Clinton, Fray, Poulton, Foushee, Gaylord-Miles, Tooloe, Sinclair,
24 Mangum, Posada, Baker

25 **NOES:** (0)

26 **ABSTENTIONS:** (0)

27 **ABSENT/EXCUSED:** (1) Khadijah Amina

28

29 **(B) Review of Carrboro Connects Goals and Strategies Documents**

30 Fray offered a started the discussion regarding the requested recommendations for the
31 Comprehensive Plan. Specifically, how affordable housing drives the vision, goals and
32 strategies. The discussion included seeking excellent models for affordable housing that
33 incorporate funding mechanisms, revenue streams, limitations to "in lieu" options, the need for
34 the town to acquire more land, and how LUOs can drive change.

35 The PB agreed to add to the May 20, 2021 agenda further discuss the Comprehensive Plan and
36 developed responses to McGuire's request.

37

38 **V. ADJOURNMENT**

39 Motion was made by Foushee to adjourn the meeting, and seconded by Clinton.

40 The May 6, 2021 Planning Board meeting was adjourned by unanimous vote at 10:10 PM.

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