



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, MAY 1, 2008

| MEMBERS | GUESTS | | STAFF |
|-----------------|----------------|------------------|-----------------|
| Seth Chadbourne | Lydia Lavelle | Peter Lee | Trish McGuire |
| David Clinton | EAB | Alena Callimanis | Thelma Paylor |
| Sharon Cook | TAB | | Adena Messinger |
| Debra Fritz | Gerald Cecil | | Randy Dodd |
| Heidi Paulsen | Mike Lanier | | |
| Damon Seils | Abraham Palmer | | |
| Susan Poulton | Daniel Morris | | |

Absent: Matthew Barton, Rich Bell, James Carnahan, and Rose Warner. No ESC members were present.

I. JOINT REVIEW ITEMS – (PB, TAB, EAB) 1st Vice Chair, Heidi Paulsen, called the meeting to order at 7:30 PM. She asked anyone wishing to speak to sign in on the roster.

A) Request for Peak Oil Resolution - Abraham Palmer introduced Gerald Cecil, Professor, UNC-CH, Mike Lanier, NC Extension Service, and Daniel Morris. Palmer noted the following as to why peak oil will soon arrive and gasoline prices will rise: worldwide, same oil produced now as three years ago; almost half of recoverable oil already produced; oil costs more to extract leaving less energy for use; oil exporting nations use more oil decreasing that available for export; and decline of production in existing fields. He also noted that US peak oil production occurred in 1970: US had been world’s largest producer; peak came as a surprise to most; had been predicted by Hubbert in 1956. Very simple logic was stated as: oil is finite and must peak; shape of peak will be bell curve; center of curve when half reserves used. The following charts were shown and discussed: US crude oil production ; which reflects the US oil production history fits the logistic (Bell Curve) distribution well thus far; world crude oil usage is far in excess of new discoveries – reserves about half gone; rough estimates of future world oil production – if peak is now; and enough investment can extend the period to peak – graph by CERA (Cambridge Energy Research Associates has been quoted as stating most increased investment dollars were used to maintain prior investment level). Another issue is energy return on energy investment (EROI), one barrel out for one barrel in, you have not earned anything. As energy return on energy investment goes up, you get less energy available for use.

With depletion of existing fields at approximately 4.5% per year requires constant replacement with new production. Every ten years, the world needs 40 million barrels a day of new production – a new Saudi Arabia every 2.5 years. In closing, he noted how peak oil will affect Carrboro: Increased diesel costs for bus fleet (up \$1.27/gal this year), mass transit and school buses; choice of non-bus vehicle fleet – fuel type or electric; road building choices, density and greenspace issues; planning for the peak oil events – fuel shortages; and indirect effects: inflation, economic downturn and dislocation from bedroom communities.

Questions and discussions followed, including: What can Carrboro do? (education about the implications of peak oil; consider implications of peak oil in decisionmaking/planning; creation of a task force for focused public attention; challenge and empower citizens and people who visit and work in the town to

1 create and implement solutions; understand that energy use is roughly 1/3 in transportation, 1/3 in where
2 we live/work, and 1/3 in our consumption). Is a “Manhattan-type” project needed? (It appears on this issue
3 that the population will get moving first and the leaders will follow); due to carbon implications of many
4 alternative fuels, wouldn’t the emphasis better be on alternative transportation, not alternative energy
5 sources to fuel transportation? (Need for decreasing consumption of fuel/energy for transportation was
6 supported); has the cost of shipping solid waste out of the county been considered? (there is no study on
7 this in relation to peak oil, though a staff – edited version of the draft resolution suggested preparation of a
8 report as the next step); how many apartment buildings have composting sites and how many residents are
9 composting? (not known); future costs of peak oil response/recovery estimated to be quite high; there
10 appears to be a need to build highest density housing closest to work center. The structure of possible next
11 steps were discussed, including a stand-alone committee, working with the GHG/ICLEI inventory and
12 reduction plan, and seeking assistance for data collection, modeling, analysis, community outreach, and
13 appropriate decision making in siting new public facilities (i.e. schools). The desire for the next step to
14 result in very specific action items was welcomed by Planning Board members.

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16 Paulsen noted there would be no resolution on Peak Oil tonight as we need to talk more and work out the
17 resolution and Chadbourne mentioned some details that we need to work through. Palmer spoke about
18 food supply and we have all become more aware of that in the last few weeks. Increasing pressures for
19 producing food; he requested a concept about how to go about creating a resolution, Planning Board will
20 make recommendations and the Board of Aldermen will consider recommendations, pick and choose what
21 they like and come up with a resolution. Palmer offered a set of materials that could be made available for
22 check out; McGuire received these.

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24 **II. INTRODUCTIONS AND ADJUSTMENTS TO THE AGENDA - None**

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26 **III. APPROVAL OF MINUTES** - April 17, 2008 moved by Clinton and seconded by Cook, abstained –
27 Fritz; not present. (Line 63 – LUO; line 90 correct spelling “separate”)
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29 **IV. OTHER BUSINESS**

- 30 1. LUO Text Amendment – Establishment of Conditional Zoning – McGuire described the amendment.
31 During the public hearing on 102 Center Street, property owners expressed their desire to provide for
32 commercial uses, but to constrain any uses so as to minimize impacts on residences. Conditional zoning, a
33 mechanism not yet available in the Town’s regulations, was suggested as a good fit. A draft ordinance was
34 prepared at the Board’s request. A public hearing on the draft ordinance is scheduled for May 27, 2008.
35 Staff is recommending in favor of the amendment because conditional rezonings provide additional
36 flexibility. Lavelle noted that during the public hearing on 102 Center Street, there did not seem to be a
37 mechanism to satisfy all the interested parties; conditional zoning seemed to offer a way to accomplish that
38 and many at the hearing had been excited at the news. Seils noted correction on page 2, line 32: He
39 asked for clarification about the difference in the process between the B-2-CZ and the B-2-CU
40 zone and McGuire summarized what those differences were and the radiant of complexity in terms
41 of the process.

- 42
43 A) Summer Meeting Schedule/Summer Break – Chadbourne out: May 15th: last two weeks in July;
44 Paulsen out mid June; Fritz out: 1st week in July; and Clinton out: 1st week in August. Paulsen
45 collected information from other board members, will get information from absent members, staff will
46 bring it back to the Planning Board and a decision will be made regarding summer schedule.

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48 **V. ADJOURNMENT** – A motion for adjournment was moved at 9:10 PM and unanimously approved.
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