

**MINUTES
TOWN OF CARRBORO
ECONOMIC SUSTAINABILITY COMMISSION
TOWN HALL – ROOM 110
May 8, 2019
7:30 – 9:00 p.m.**



Members present: Chairperson Bob Saunders, David Darr, David Gange, Dan Mayer, Tanya Jisa, Mark Vandegrift, David Jessee, and Jim Porto, Board Liaisons Randee Haven-ODonnell and Sammy Slade, Staff Liaison Annette Stone. Also present were Tina Moon, Planning Administrator and Eric Chupp of Capkov Ventures

1. Election on new Chair and Vice-Chair

Bob Saunders opened the meeting stating this would be his last meeting and that he had been his pleasure to serve. He asked that the following four (4) recommendations that he felt the ESC should follow-up be included in the minutes;

- 1) Recommend that the Town Attorney review both loan programs to determine whether the following modifications could be made;
- 2) That the jobs loan program be expanded to permit making grants in addition to loans;
- 3) That the energy efficiency program be expanded to include home businesses;
- 4) Can funds from both loan programs be granted to a newly created economic development corporation controlled by the Town of Carrboro that could make loans, grants or equity investments?

Saunders then called for a motion to elect a new chairperson. There was a motion by Gange and seconded by Jisa to elect Darr Chair. Motion carried. Saunders then called for a motion to elect a vice-chairperson. There was a motion by Jisa and seconded by _____ to elect David Gange Vice-Chair. Motion carried.

With that, Bob Saunders excused himself from the meeting and the new Chairperson Darr lead the rest of the meeting.

2. Consider minutes of the April 10, 2019 meeting

There was a motion by Gange and seconded by Mayer to approve the April 10, 2019 meeting minutes. Motion carried.

3. Consider loan application from Heiki L. Sigler for Nailz (nail salon) 501 South Greensboro Street

Staff reported that the applicant had not been able to produce the collateral needed for the loan thus far, so there was no update on this agenda item.

4. Review of various text and zoning amendments

Tina Moon, Planning Administrator, was on hand to give the ESC an overview of the proposed text amendments.

a. Civic Assembly

The purpose of the proposed amendment was to consider changes relating to the design and development requirements for village mixed use development. Section 15-141.2 of the LUO indicates that one of the objectives of such a development is the “provision of buildings for civic assembly or for other common purposes that act as visual landmarks and symbols of the identity within the community.” Eric Chupp of Capkov Ventures stated he was requesting to expand the provision for buildings or structures, to allow outdoor facilities to qualify for this requirement. The ESC questions generally were, would these uses be allowed in residential areas, concerns about the purpose of a mixed use village, etc. They also asked the Planning staff to look into the definition differences between open space, common space and civic space.

There was a motion by Tanya Jisa and seconded by David Jessee that the ESC recommends that the Board of Aldermen approve the draft ordinance. Motion carried. (See Attachment A).

b. Stormwater Utility

The purpose of the proposed amendment was to consider update the LUO to reflect changes in state organization: the establishment of two agencies, DEQ and DEMLR, replacing the role of NCDENR, and the renaming of the BMP manual to the SCM manual. In addition, the draft ordinance would remove the obsolete Jordan Lake Accounting Tool (JLAT). The draft ordinance includes generic references to the state’s agencies and actions/tools to avoid having to do future amendments because of administrative reorganizations or changes to the name of software tools.

There was a motion by David Gange and seconded by David Jessee that the ESC recommends the Board of Aldermen approve the draft ordinance. Motion carried. (Attachment B)

c. Historic Rogers Road

The purpose of this proposed LUO amendment relating to Historic Rogers Road Neighborhood is to potentially define two new zoning districts and associated development requirements for the neighborhood. Randee Haven O’Donnell and Sammy Slade were on hand to provide additional background on this project and how it has progressed over time. Questions from the ESC included understanding the difference between a large and small Home Occupation.

There was a motion by Tanya Jisa and seconded by Jim Porto that the ESC recommends the Board of Aldermen approve the draft ordinance. (Attachment C)

5. Staff/Commission Updates – due to the late hour there were not staff/commission updates. The meeting was adjourned at 9:25 p.m.