

A RESOLUTION SPECIFYING THE INTEREST OF THE BOARD OF ALDERMEN IN
CREATING A SUSTAINABLE LEGACY FOR THE TOWN OF CARRBORO
Resolution 88/2008-09

Whereas, new discoveries of fossil fuels are not keeping pace with increasing global demand, resulting in reduced availability and quality of critical resources needed for transportation, food production and energy for manufacturing & household uses; and

Whereas, finite supplies and increasing demand for fossil fuels result in burdensome price increases for daily living necessities, jeopardize our capacity to have a resilient economy, and lead to production of oil and gas by energy-intensive and environmentally harmful means; and

Whereas, continued dependence on the burning of fossil fuels for transportation and energy increases the atmospheric level of carbon dioxide (CO₂) and other greenhouse gasses at a time when the current concentration is considered by scientists to be at a “tipping point” that will bring about accelerated global warming and associated cascading, catastrophic effects endangering future generations of humans and most other species; and

Whereas, the aggregate impacts of human activity, including our expanding technological capacities and sprawling “development footprint,” are endangering the quality of the air we breathe and the soil we depend on for food, and both the quality and quantity of our water supplies; and

Whereas, the United States, still the single greatest per-capita consumer of fossil fuels and producer of global CO₂ emissions, has yet to enact national policies to deal with our considerable contribution to a global crisis; and

Whereas we are becoming keenly aware of our local contribution to these global threats, of the costs they already impose, and of the threat to future generations; and

Whereas, the Town of Carrboro has historically demonstrated leadership in addressing the full spectrum of sustainability issues, and our community desires to align Carrboro more effectively with these emerging global challenges at the local level in order to maintain our quality of life while ensuring a viable environmental, social and economic legacy for those who will follow us.

NOW THEREFORE BE IT RESOLVED:

Section 1. That the Carrboro Board of Aldermen supports the community’s desire to reduce dependence on fossil fuels, achieve secure and renewable production, transmission and storage of energy, ensure healthy & affordable supplies of food, water and shelter, protect soil quality and conserve open space, reduce, reuse and recycle solid waste, in order to ensure a sustainable legacy for our descendents.

Section 2. That the Board of Aldermen in its continued dedication to sustainable practice commits to further inform the Carrboro community of the potential risks associated with rapid

depletion of energy resources, climate change and sprawling development footprint, and to address these challenges locally.

Section 3. In order to expand our pursuit of a sustainable legacy in Carrboro the Board of Aldermen will establish a Community Sustainability Task Force comprised of Advisory Board members and other community members to propose sustainability policy objectives and a spectrum of strategies for community sustainability including (and not limited to):

- a. Propose new Town ordinances and zoning to bring about changes, where needed, in our land use, urban & architectural design, transportation, environmental quality, economic development and water & resource conservation and reuse;
- b. Compile educational materials and create teaching opportunities to assist community members and businesses in achieving greater resource efficiency and reducing their “carbon footprints;”
- c. Work with Town Staff to actively and directly address the likelihood of sustained fuel inflation in all future planning in which fuel cost is a relevant issue, including the Budget, Capital Improvements Program, economic development planning, transportation planning and energy audits leading to implementation of conservation & efficiency measures.

Section 4. The Board of Aldermen will work for accelerated completion of the joint carbon emissions inventory and development of greenhouse gas reduction strategies associated with the Cities and County’s Climate Protection Agreement.



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**

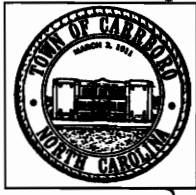
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26 **III. APPROVAL OF MINUTES** - April 17, 2008 moved by Clinton and seconded by Cook, abstained –
27 Fritz; not present. (Line 63 – LUO; line 90 correct spelling "separate")
28

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.
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- 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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TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 19, 2009

MEMBERS		GUESTS	STAFF
Matthew Barton	Debra Fritz	Lydia Lavelle	Trish McGuire
Rich Bell	Heidi Paulsen	Trip Overholt	Thelma Paylor
James Carnahan	Susan Poulton	Steve Bergy	
David Clinton	Damon Seils	Alena Callimanis	
Sharon Cook	Rose Warner	David Shoup	

Absent/Excused: all present

I. INTRODUCTIONS/AGENDA ADJUSTMENTS - No adjustments. David Shoup was introduced as a Lake Hogan Farms resident and applicant for the open seat on the PB.

II. APPROVAL OF MINUTES

February 5, 2008 - Several edits were noted. Paulsen moved to accept minutes as amended and seconded by Clinton. The minutes were unanimously approved. Barton suggested emailing clerical errors in to staff; discussing only substantive edits in meetings.

III. OLD BUSINESS

A) Sustainable Neighborhoods Proposal – Trip Overholt presented the broad view of what he believes it would take to have sustainable neighborhoods in this town and what it would take to do it. To fast track sustainability neighborhoods, he suggested funding a new position to expedite review of proposed neighborhoods meeting specific sustainability standards. These new standards would include: neighborhood and all new houses designed and built to LEED standards; harvest of all rainwater from every roof and associated reduction in water used by about 50 percent; solar hot water heating; inclusion of central open space in all neighborhoods; inclusion of neighborhood garden and other amenities like children's play area and a clubhouse in all neighborhoods; houses restricted in size to 1400 sq. ft.. Overholt noted that in the neighborhood that he is planning right now, he plans to spend about 1.5 million dollars more because of all the green things that are to be included; town should increase the density of the tract, in consideration of the amount of impervious surface that would result. Overholt stated that the average home in Carrboro built in 2008 was 3200 sq. ft and cost about \$740,000. If the area of the home is reduced to 1400 sq. ft, you could get twice as many homes on the same impervious foot print of the average home. The communities would have to be within biking distance of the town center.

B) Discussion of Overholt Proposal

Q&A: How many sq. ft. of photo electric cells are needed on a roof? (Not known. PB estimate -, about 3,000 sq. feet; why focus on the town center? Isn't there a big point system in LEED, allowing you to select a variety of standards? PB member stated that there are a number of different categories, but some from all are needed to meet the LEED standards; do you know of any communities doing this? The density that is "grandfathered "in the trailer park is allowing the inclusion of so many green features as it is redeveloped. This proposal is envisioned as one that would make that same type of project possible elsewhere (i.e. green features = additional density); why hasn't Habitat for Humanity built any projects in Carrboro? (Several Habitat homes built in the 1980s, some discussion since then, though it is not known why HHOC has not pursued any Carrboro projects. Staff could invite Susan Levy, HHOC director to future meeting, if there is additional interest). Other comments were offered: loss of affordable housing, particularly to income levels traditionally served by trailer park; desire for green space outside homes, so that parents could watch children at play while fixing dinner, et cetera, inside the home; possibility of needing a subcommittee to work on follow-up to this proposal; possibility of turning over to Town Attorney, Mike Brough, for preparation.

Overholt replied that he had offered to sell trailers to residents, but that none were interested or able to afford the \$50,000 selling price (monthly mortgage payment of \$425.00).

C) Draft Sustainability Resolution – Discussion

Carnahan noted that he met with a member of the Board who was really in support of the resolution, but had suggested a few edits; including incorporating the concept of triple bottom line, and rephrasing so did not seem so dire. There was some discussion of the comments.

Rich Bell moved and Poulton seconded that the PB forward the revised language onto the other boards/commissions (EAB, TAB, ESC) and encourage them to share their comments for consideration by the Board of Aldermen on March 17th.

AYES: (10) Barton, Bell, Carnahan, Clinton, Cook, Fritz, Paulsen, Poulton, Seils and Warner;
NOES: (0); Abstentions: (0); Absent/Excused (0).

Carnahan asked that a member of the board present the resolution to the Board of Aldermen. Paulsen volunteered to do this. A brief discussion of revisiting initial work of green building subcommittee ensued, with the suggestion that the Planning Board look at these matters again.

Clinton also reported an upcoming teleconference of 1.5 hrs. scheduled for 1:00 PM EST on March 9, 2009 at resourcegovernment.net "Current Trends in Transit-Oriented Development". The cost is \$219.00. McGuire replied that the Planning Board had a small budget that could be used for such purposes (\$350 left of annual \$700 allocation). Several other suggestions: PB evaluating and deciding upon its most urgent need(s), per the short list on the front of each agenda; looking to graduate libraries at UNC for resources. Barton suggested that everyone look on the net and see what they think about the webinar.

D) Goddard School Concept Plan – PB members discussed the comments from the February 5, 2009 meeting and asked the following questions: why wouldn't we just recommend the same set of criteria that Clinton submitted to us before? PB members agreed with this concept. Steve Bergy, owner of property abutting the proposed site, expressed some

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concerns about turning the building in such a way that increased impacts to Camden residents. The need for a traffic impact study was noted.

Barton shared a list of possible concept plan comments, offered, and accepted edits and additions.

Poulton moved and Clinton seconded that the PB offers the following comments on the concept plan for the Goddard School at Winmore:

1. **Provide a covered area for at least one (1) bicycle rack and a shower and changing area in the building for bicyclists; consider additional bicycle racks as well.**
2. **Orient the building to maximize and control daylighting and include the Planning Board's Sustainable and Green building Features.**
3. **Select a more appropriate architectural design. Consider large windows, less roof volume and appropriate roof overhangs, sitting the building so that the long axis runs east – to-west on the site, with the parking located on the south side and the playgrounds to the north. Consider also integrating playground shading areas into the building's architecture.**
4. **Provide scholarship assistance to ensure diverse representation of socio-economic status.**
5. **Keep neighbors informed of all plans, permits, and construction timetables, and provide staff copies of all comments received from the neighbors/public.**
6. **Provide a traffic impact analysis that includes information on trip generation especially during the peak travel times for Chapel Hill High School.**

AYES: (10) Barton, Bell, Carnahan, Clinton, Cook, Fritz, Paulsen, Poulton, Seils and Warner;
NOES: (0); Abstentions: (0); Absent/Excused (0).

E) Comprehensive Bicycle Master Plan – Recommendation. There was a brief discussion of the plan and earlier comments offered by the PB.

Rich Bell moved and Heidi Paulsen seconded that the Planning Board expresses appreciation for those who developed the Comprehensive Bicycle Master Plan and its full support for the plan. The Planning Board makes the following additional recommendations:

1. Creation of a sharrow north of Estes Drive Ext. heading north on Greensboro.
2. Creation of appropriate pavement markings to guide cyclists to a safe position as they cross Estes Drive/Ext. at Greensboro.
3. Addition of clarifying language about the location and type of bicycle facilities on Smith Level Road.
4. Adoption of a sense of urgency about the need for coordination among Carrboro, Chapel Hill, Orange County, and DOT in planning for Homestead and Eubanks.
5. Efforts by the town to seek additional sources of funds for bicycle facilities.

AYES: (10) Barton, Bell, Carnahan, Clinton, Cook, Fritz, Paulsen, Poulton, Seils and Warner;
NOES: (0); Abstentions: (0); Absent/Excused (0).

F) Homestead Task Force Proposal – Discussion. Cook described an interest in this topic and offered the following for the PB's consideration:

- 1) It seems that it may be necessary to introduce a Land Use Ordinance that requires pedestrian/bike connectivity stub-outs in new communities much like the current road

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connectivity ordinances. If Carrboro is to reach our stated goal of pedestrian and bicycle connectivity throughout the community, we need to make it clear to developers at the conceptual plan stage that such stub-outs are expected. I was especially concerned that there had been no thought to how residents of Claremont would walk and bike to the schools and the Carrboro soccer fields and tennis courts that are shared with Smith Middle School.

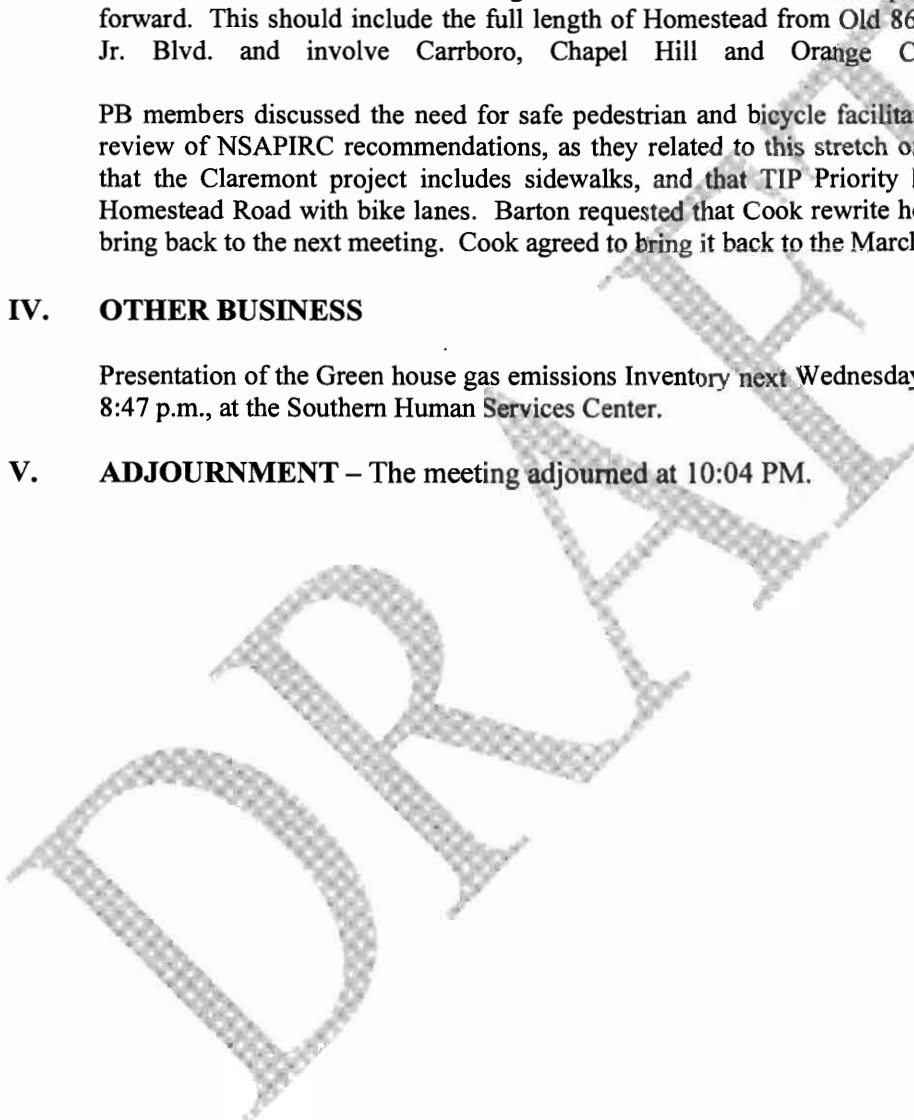
2) It also seems that we are in need of a dedicated "Homestead Road Task Force" to study and make recommendations about our goals for the corridor as developments continue to come forward. This should include the full length of Homestead from Old 86 to Martin Luther King, Jr. Blvd. and involve Carrboro, Chapel Hill and Orange County representatives.

PB members discussed the need for safe pedestrian and bicycle facilities and the status of the review of NSAPIRC recommendations, as they related to this stretch of roadway. Staff noted that the Claremont project includes sidewalks, and that TIP Priority List includes improving Homestead Road with bike lanes. Barton requested that Cook rewrite her recommendations and bring back to the next meeting. Cook agreed to bring it back to the March 5, 2009 meeting.

IV. OTHER BUSINESS

Presentation of the Green house gas emissions Inventory next Wednesday evening, February 25th, 8:47 p.m., at the Southern Human Services Center.

V. ADJOURNMENT – The meeting adjourned at 10:04 PM.



**Town of Carrboro
Environmental Advisory Board**



RECOMMENDATION

March 5, 2009



MEMORANDUM

Date: March 5, 2009
To: Board of Aldermen
James Carnahan, Planning Board
From: Environmental Advisory Board (EAB)
Through: Randy Dodd, Environmental Planner
Copy: Patricia McGuire, Planning Administrator
Subject: Sustainability Resolution

The EAB enthusiastically endorses the Sustainability Resolution presented by the Planning Board on March 5, 2009

VOTE: AYES (4); Jennifer Winston; Andreas Hay; Lynn Weller, Matthew Arnsberger NOES (0);
ABSENT (3) Dana Stidham, Diana Tetens, Tom Mullen

 3/5/09
Lynn Weller, Chair





TOWN OF CARRBORO

NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

**TRANSPORTATION ADVISORY BOARD
RECOMMENDATION**

November 20, 2008

SUBJECT: Adoption of Sustainability Resolution by the Board of Aldermen

The Transportation Advisory Board recommends that the Board of Aldermen adopt the sustainability resolution prepared by the Planning Board, dated October 18, 2008.

Moved: Daniel Amoni

Second: Dave Deming

VOTE

Ayes: (5 – Daniel Amoni, Katie Schwing, Austin Brown, Charlie Hileman, Dave Deming)

Noes: (1 - Heidi Perry)

Abstained/Excused: (0)

Absent: (0)

TAB Chair

Date

Memo

To: James Carnahan, Chair, Planning Board
From: Peter Lee, Chair, Economic Sustainability Commission
CC: Thelma Paylor, Sarah Williamson
Date: 11/10 /2008
RE: Sustainability Resolution

The Economic Sustainability Commission is in full support of a Sustainability Commission.

We suggest a review of existing Town resolutions, guidelines and standards to minimize any duplication. We also want to keep the development permit approval process as streamlined as possible, i.e., not develop another committee in which a developer must visit before obtaining a permit.

The ESC would like to comment on the revised resolution after the Board receives comments from other advisory boards.