



# **MINUTES**

## **Town of Carrboro**

### **Climate and Environmental Advisory Commission**

**Feb. 12, 2026 at 6:00 PM**

**1. Call to Order**

- a. The chair called the meeting to order at 6:08 PM.

**2. Roll Call**

- a. In attendance: Jane Danielewicz, Gretchen Gochenauer, Karen Stine, Jeff Gannon, Scott Muir
- b. Excused absence: Greg Randolph
- c. A quorum was present.

**3. Adjustments to the Agenda**

- a. There were no adjustments to the agenda.

**4. Approval of Minutes - [CEAC Minutes 1.8.26.docx](#) and [CEAC Minutes 1.22.26.docx](#)**

- a. A motion to adopt the 1.8.26 and 1.22.26 minutes was made by Karen Stine and seconded by Gretchen Gochenauer. The motion passed unanimously.

**5. Announcements (including any Conflicts of Interest)**

- a. There were no conflicts of interest
- b. Amy Armbruster made several announcements, including:
  - i. Feb. 18<sup>th</sup> - deadline for Green Neighborhood Grant submissions
  - ii. Mar. 5<sup>th</sup> - rescheduled Energy and Water Saving Workshop
  - iii. April 19<sup>th</sup> - Carrboro Day, Earth Day and Open Streets
  - iv. Climate and Resilience Program Manager position has been posted.
  - v. Amy gave a brief overview of Carbon Plan Integrated Resource Plan (CPIRP) proposed by Duke Energy and efforts to have local governments sign a joint letter to the NC Utilities Commission recommending a CPIRP that will provide affordable, reliable energy without compromising our clean energy and resilience goals.

**6. New Business**

- a. **Development in Carrboro**

### **i. Development Challenges in Carrboro**

The commission invited developers Mark Moshier (Legacy Real Property Group) and Roger Perry (East West Partners Management, Inc.) to discuss challenges and incentives related to development in Carrboro, particularly regarding environmental considerations and affordability.

- **Details**

- **Mark Moshier:** Described Carrboro's development process as lengthy and unpredictable, taking 3-4 years compared to 1 year in other jurisdictions
- **Mark Moshier:** Noted that Carrboro's stormwater requirements exceed state standards, costing nearly \$2 million for underground filtration at Shelton Station
- **Roger Perry:** Suggested that Chapel Hill and Carrboro have too many advisory boards and requirements. Environmental and affordability requirements add significant costs that affect project viability
- **Roger Perry:** Suggested that the best way to preserve the environment and add more affordable housing units is to go vertical
- **Mark Mosher:** Explained that financing becomes difficult when adding affordable units or environmental features because they reduce income and property value
- **Both:** Stressed that Developers need predictability in the approval process. The current system with multiple advisory boards creates delays and uncertainty

### **ii. Development incentives and strategies**

Discussion focused on potential incentives and strategies to encourage environmentally friendly development while maintaining affordability.

- **Details**

- **Roger Perry:** Recommended allowing taller buildings to preserve more land, suggesting East 54's 4-story development should have been 6 stories
- **Mark Mosher:** Described how they received a density bonus for including 20% affordable units at Shelton Station
- **Roger Perry:** Explained how they achieved 30% affordable housing at East 54 by making affordable units smaller (800 sq ft for one-bedroom, 1000 sq ft for two-bedroom)
- **Roger Perry:** Suggested property tax credits as incentives for developments meeting environmental

criteria

- o **Jane:** Asked about making all units smaller rather than just affordable ones
- o **Roger Perry:** Explained that larger units sell for more per square foot, helping to subsidize smaller affordable units

### iii. Conclusion

- o Density bonuses, height allowances and expedited approval processes can make affordable housing more viable
- o Tax incentives could encourage environmental features
- o A matrix or scoring system could allow developers to choose from different environmental and affordability options

## b. UDO update process

John Fussa, Director of Planning, provided an update on the Unified Development Ordinance (UDO) revision process.

### i. Details

- o Introduced himself as the new Director of Planning, Zoning, and Inspections who started December 1st
- o Explained they are reviewing the draft code diagnosis, which will be publicly posted
- o Outlined the UDO development process: code diagnosis → annotated outline → draft UDO
- o Mentioned that boards and commissions will have opportunities to provide input at each stage
- o **Jane:** Asked about examples of environmentally-focused UDOs from other municipalities
- o **John Fussa:** Suggested Fort Collins, Colorado as a good example of a UDO with strong environmental components

### ii. Conclusion

- o The UDO update is in progress with multiple opportunities for commission input
- o Staff will arrange joint meetings with related commissions for UDO updates
- o The commission should wait until seeing the UDO before developing their own environmental criteria

## c. Appointment of New Members

- ii. Jeff Gannon made a motion to recommend Alyssa Paull to the youth seat. It was seconded by Karen Stine and was adopted unanimously.
- iii. Jeff Gannon made a motion to recommend Lydia Vaughn and

Darryl Carpenter to the two open seats. It was seconded by Karen Stine and was adopted unanimously.

**7. Continuing Business**

**d. Discussion of UDO Priorities**

- i. This discussion was tabled until the next meeting.

**e. Speakers at Next Meeting**

- i. Next meeting will be devoted to selecting Green Neighborhood Grant awards, CPIRP joint letter, and UDO Priorities.

**f. Historian Report**

- i. Gretchen Gochenauer reported on a concept plan review for an H2S fitness facility on a 1.81-acre lot at 603 W NC 54.
- ii. She noted the developer was receptive to environmental suggestions including green building standards, EV charging, and solar readiness

**8. Adjournment**

- a. The Commission adjourned at 8:26PM

**CEAC Membership**

<b>Commission member</b>	<b>Term Begins</b>	<b>Term Ends</b>
Scott Muir	4/2025	4/2028
Jeff Gannon	9/2025	9/2027
Karen Stine	4/2025	4/2028
Greg Randolph	4/2023	4/2026
Jane Danielewicz	4/2023	4/2026
Gretchen Gochenauer	5/2025	5/2027
OPEN		
OPEN		
Youth Seat - OPEN		

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