# **Town of Carrboro**

301 W. Main St., Carrboro, NC 27510



# **Meeting Agenda - Final**

Tuesday, October 7, 2025 6:00 PM

**Council Chambers - Room 110** 

**Town Council** 

#### <u>6:00-6:15</u>

# A. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

## <u>6:15-6:25</u>

B. TOWN MANAGER'S UPDATE

#### 6:25-6:40

C. PUBLIC COMMENT

## <u>6:40-6:45</u>

#### D. CONSENT AGENDA

Items on the consent agenda are part of normal town business. There will be no discussion of these items unless a Council Member request to pull an item, after which the item will be removed from the Consent Agenda and considered individually. All other items not removed from the Consent Agenda will be adopted by a single motion.

- 1. <u>25-094</u> Approval of Minutes from Town Council meeting held on September 16, 2025
- **2.** <u>25-087</u> Request to Set a Public Hearing on Request for Voluntary Annexation of Property Contiguous to Town Limits

**PURPOSE:** The Town has received a petition for voluntary annexation for the 36.7-acre property located along Old NC 86 and known as the Jade Creek development. Prior to reaching a decision, the Town Council must receive public input. A resolution setting a public hearing is provided for the Council's use.

Attachments: A - Resolution for Annexation 10-07-2025

B - Map JadeCreek\_Fall2025

C - Jade Creek Annexation Application&Attachments 09-2025

**3.** <u>25-089</u> Approval of Recommended Funding from the Affordable Housing Special Revenue Fund

**PURPOSE:** To consider approving the Housing and Human Services Advisory Commission's (HHSAC) funding recommendation for one nonprofit application to the Affordable Housing Special Revenue Fund.

<u>Attachments:</u> A - Resolution

B - R&E Pocket Questions - Habitat AHSRF Grant

C - CA Pocket Questions - Habitat AHSRF Grant

<u>D - Recommendation</u>E - Habitat Application

**4.** <u>25-095</u> Fiscal Year 2025-26 Budget Amendment #1

**PURPOSE:** To approve budget, grant, and capital project ordinance amendments for Fiscal Year 2025-26.

Attachments: A - Background BUA #1

B - Grant Ordinance ABC Board Grant and NC Youth Sports

**5.** <u>25-096</u> Amendment to Independent Audit Contract for Fiscal Year Ending June 30, 2025

**PURPOSE:** The purpose of this agenda item is to request Town Council approval for a \$6,000 fee increase for the single audit state program.

Attachments: A - LGC-205-Amended-Audit-Contract-Form-2025

#### 6:45-7:30

#### E. GENERAL AGENDA

**ACTION ITEMS** 

**1.** <u>25-088</u> Continuation of Special Use Permit-A Extension Request for Lloyd Farm, Phase 1 at 700 and 706 Old Fayetteville Road

**PURPOSE:** Town Council is asked to consider approving a request for a permit extension for Phase 1 of the Lloyd Farm development. If the request is not approved, the existing Special Use Permit-A will expire on October 24, 2025. Town staff recommends approval of the request.

<u>Attachments:</u> A - SUP-A Extension Resolution

**B** - Staff Report

C - Letter from Applicant

D - Illustrative Site for Conditional Rezoning

E - Rezoning Ordinance No 4 2018-19

F - Special Use Permit-A Document

G - Lloyd Farm Permit Extension PQ - 10-07-2025-DD

**H - Presentation Materials** 

#### **INFORMATION ITEMS**

1. <u>25-086</u> Reimagining East Weaver Street - Update and Next Steps

**PURPOSE:** The purpose of this item is to provide an update on the next steps relating to the conversion of East Weaver Street to a bicycle and pedestrian only corridor. It continues the Town Council's initial discussion of the matter during the January 14, 2025, work session and subsequent review of a capacity study on June 17, 2025.

Attachments: A - Presentation

B - Race & Equity Pocket Questions
C - Climate Action Pocket Questions

#### 7:30-7:35

- F. BOARD APPOINTMENTS
- 1. <u>25-097</u> Appointment to Selected Boards/Commissions

**Board of Adjustment Andrew Whittemore** 



# **Town of Carrboro**

301 W. Main St., Carrboro, NC 27510

# **Agenda Item Abstract**

File Number: 25-094

File Type: Consent Agenda

Agenda Date: 10/7/2025

In Control: Town Council

Version: 1

Approval of Minutes from Town Council meeting held on September 16, 2025



# **Town of Carrboro**

301 W. Main St., Carrboro, NC 27510

# **Agenda Item Abstract**

File Number: 25-087

<b>Agenda Date:</b> 10/7/2025	File Type: Consent Agenda
In Control: Town Council	
Version: 1	

Request to Set a Public Hearing on Request for Voluntary Annexation of Property Contiguous to Town Limits

**PURPOSE:** The Town has received a petition for voluntary annexation for the 36.7-acre property located along Old NC 86 and known as the Jade Creek development. Prior to reaching a decision, the Town Council must receive public input. A resolution setting a public hearing is provided for the Council's use.

<b>DEPARTMENT:</b> Plan	nning			
COUNCIL DIRECTI	ON:			
Race/Equity	_Climate	Comprehensive Plan _	_X_	_Other
The process for annexa municipal board hold a		1 1 2 1	for	in N.G.G.S. 160A-31 and requires that the

**INFORMATION:** The Town has received a petition for voluntary annexation for the 36.7-acre property located along the east side of Old NC 86, known as the Jade Creek development. The property can be more specifically identified by the information below:

Property Address	Parcel Identification No.	Property Owner
8522 Old NC 86	PIN No. 9860-81-0089	K.B. Homes-Raleigh-Durham, Inc.

A map showing the property is attached, along with the petition, which Town Clerk Lamar Joyner has found to be complete (*Attachments B and C*). The property area to be annexed is contiguous to the Town's municipal boundary; the development is subject to a special use permit-A that was recently approved for a residential subdivision. If the Town Council is interested in proceeding to set a public hearing for consideration of the petition, staff will prepare public notice and hearing materials. The annexation is a necessary step before the final plat can be recorded, and individual homes constructed and sold.

**FISCAL IMPACT:** The petitioners have submitted materials for review and processing. Fiscal impacts involve the cost associated with published notice and staff time. Per state statute, the Town will be responsible for a fire tax reimbursement to the local volunteer fire department, following the completion of annexation process.

**RECOMMENDATION:** Staff recommends that the Town Council adopt the resolution to set a public hearing

Agenda Date: 10/7/2025 In Control: Town Council File Type: Consent Agenda

Version: 1

on the request for voluntary annexation (Attachment A).

# A RESOLUTION CALLING A PUBLIC HEARING ON CONSIDERATION OF A PETITION FOR VOLUNTARY ANNEXATION OF PROPERTY

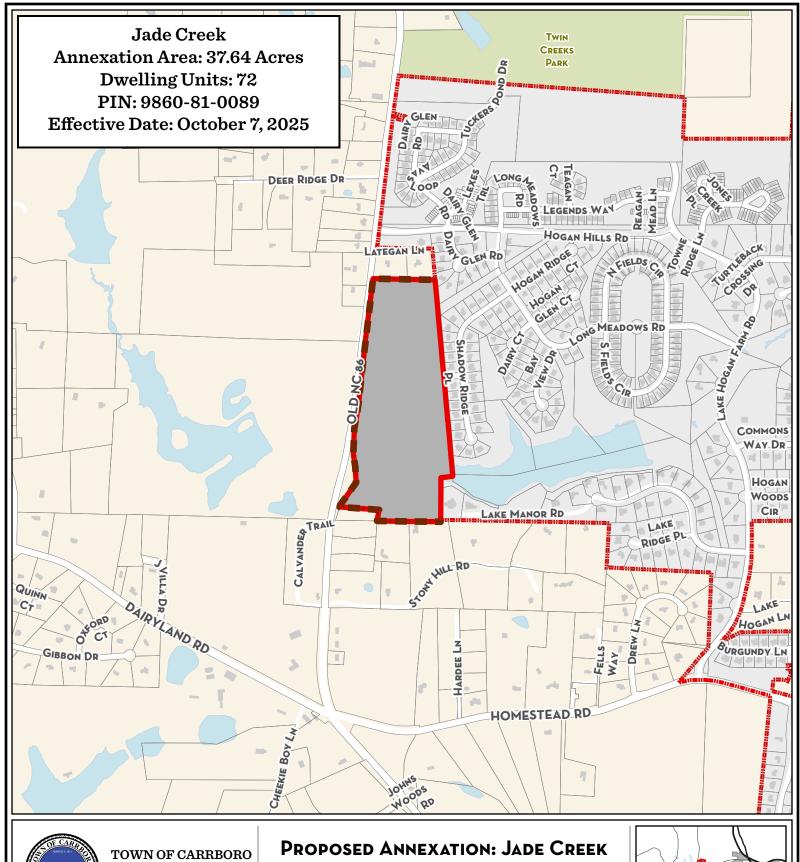
WHEREAS, a petition for the voluntary annexation of the property listed below has been submitted to the Town; and

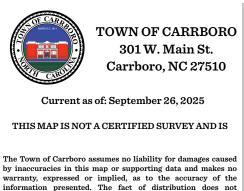
o 8522 Old NC 86 PIN 9860-81-0089

WHEREAS, the Town Council must hold a public hearing to consider this request.

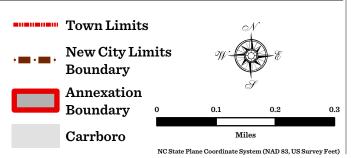
NOW, THEREFORE BE IT RESOLVED by the Carrboro Town Council that the Town Council calls a public hearing on Tuesday, November 18, 2025, to receive public comments and to consider the petition for voluntary annexation of this property.

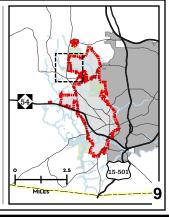
This the 7<sup>th</sup> day of October in the year 2025.





constitute such a warranty.





# TOWN OF CARRBORO

# PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY



"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro."

business. Please refer to the 'Checklist for Opening a Business in Carrboro."
TO THE TOWN COUNCIL OF THE TOWN OF CARRBORO:
1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.
2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 8620 OLD NC HIGHWAY 86 AND TAX MAP REFERENCED 9880 - 81 - 0089. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.
3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.
4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:  37.69 Acres 72 Dwelling Units
Respectfully submitted this $8^{\frac{rh}{L}}$ day of <u>September</u> , 20_25.
NAME:  JIMMY GASKINS, UP OF LAND ACO. (KB HOME RALIGH-OLRHAM INC.)  ADDRESS:
MORRISVILLE, NC 27560
OWNER/PRESIDENT: / LIMING J. J.
ATTEST: SECRETARY
I, Lamar Joyner, Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.
This the 20 <sup>TH</sup> day of SEPTEMBER, 20 25.
TOWN CLERK: Jamas Jamas

#### Jade Creek Subdivision - Annexation Area

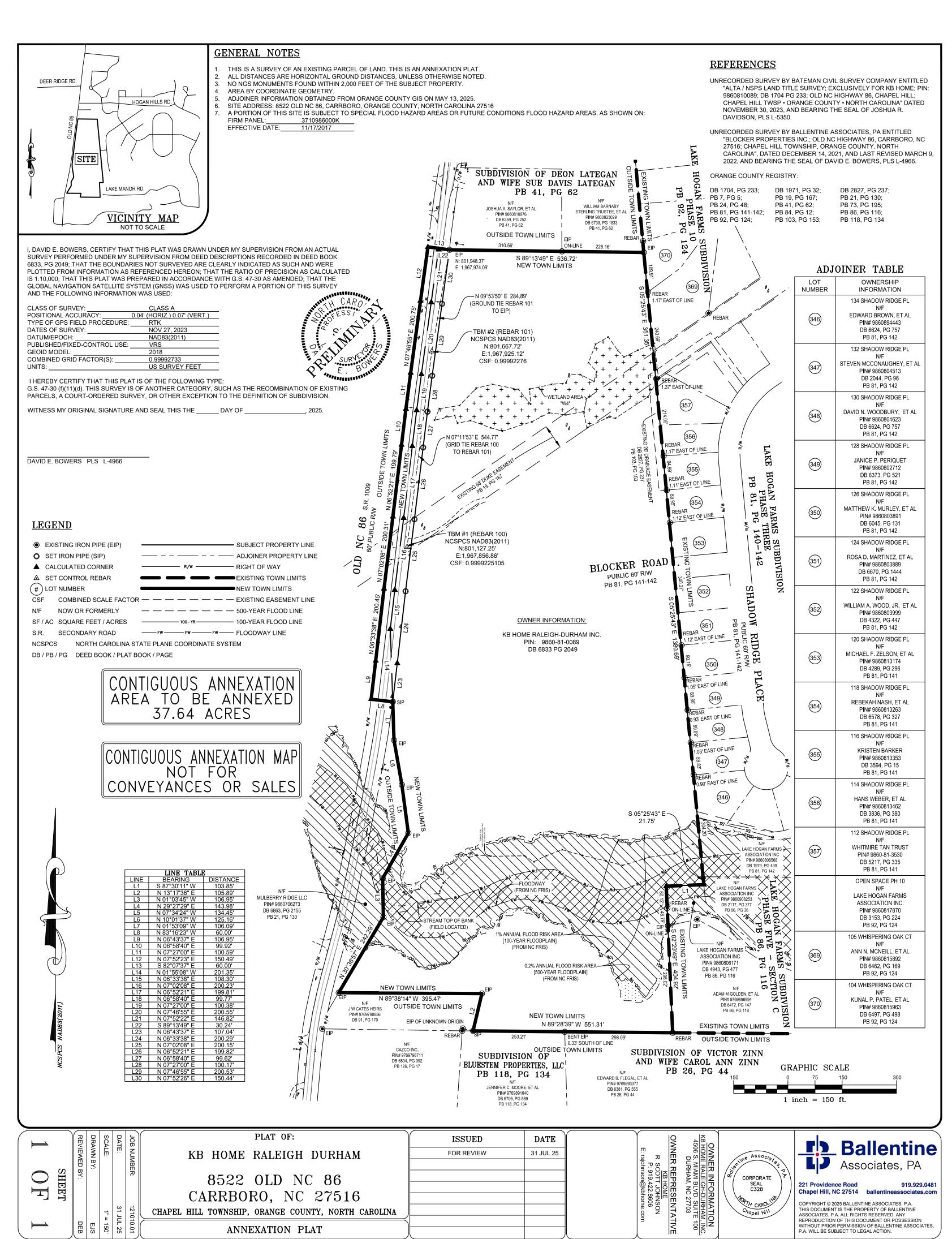
Chapel Hill Township, Orange County, North Carolina.

Being all of the property of KB Home Raleigh-Durham as described in Deed Book 6833, page 2049 (PIN# 9860810089), of the Orange County Registry, with the full 60 foot right of way of S.R. 1009 (aka Old NC 86) adjoining the described property;

and being more particularly described as follows:

BEGINNING at an existing iron pipe with coordinates of: Northing 801,948.37', Easting 1,967,974.09' on the eastern right of way of S.R. 1009 (aka Old NC 86, a 60' wide public right of way), said iron pipe being the southwestern corner of the Subdivision of Deon Lategan and wife Sue Davis Lategan as recorded in plat book 41, page 62, said iron pipe also being located North 09°53'50" East a distance of 284.89 feet from a set rebar with North Carolina State Plane Coordinate System Coordinates NAD83(2011): Northing 801,667.72', Easting 1,967,925.12'; said rebar being located North 07°11'53" East a grid distance of 544.77 feet from a set rebar with NCSPCS NAD83(2011): Northing 801,127.25', Easting 1,967,856.86';

thence from the point of BEGINNING, with the line of the Subdivision of Deon Lategan and wife Sue Davis Lategan South 89°13'49" East a distance of 536.72 feet to an existing iron pipe on the rear line of lot 370 of the Lake Hogan Farms Subdivision, Phase 10, as recorded in plat book 92, page 124; thence with the line of Lake Hogan Farms Subdivision, Phase 10 South 05°25'43" East a distance of 351.35 feet to an existing rebar, the northwestern corner of Lake Hogan Farms Subdivision, Phase Three, as recorded in plat book 81, pages 140-142; thence with the line of Lake Hogan Farms Subdivision, Phase Three South 05°25'43" East a distance of 1,380.69 feet to a point, the northwestern corner of Lake Hogan Farms Subdivision, Phase Five – Section C; thence with the line of Lake Hogan Farms Subdivision, Phase Five – Section C the following three (3) calls: South 05°25'43" East a distance of 21.75 feet to a point; thence South 87°30'11" West a distance of 103.85 feet to a point; thence South 02°29'49" East a distance of 404.92 feet to an existing rebar on the northern line of the Subdivision of Victor Zinn and wife Carol Ann Zinn, as recorded in plat book 26, page 44; thence with the line of the Subdivision of Victor Zinn and wife Carol Ann Zinn North 89°28'39" West a distance of 298.09 feet to a bent existing iron pipe, the northeastern corner of the Subdivision of Bluestem Properties, LLC, as recorded in plat book 118, page 134; thence with then line of the Subdivision of Bluestem Properties, LLC North 89°28'39" West a distance of 253.21 feet to a set iron pipe, the southeastern corner of J W Cates Heirs as recorded in deed book 91, page 170; thence with the line of J W Cates Heirs the following two (2) calls: North 13°17'36" East a distance of 105.89 feet to an existing iron pipe; thence North 89°38'14" West a distance of 395.47 feet to an existing iron pipe on the line of Mulberry Ridge, LLC, as described in deed book 6863, page 2155; thence with the line of Mulberry Ridge, LLC the following six (6) calls: North 30°36'57" East a distance of 242.29 feet to an existing iron pipe; thence North 01°03'45" West a distance of 106.95 feet to an existing iron pipe; thence North 29°27'29" East a distance of 143.98 feet to an existing iron pipe; thence North 07°34'24" West a distance of 134.45 feet to an existing iron pipe; thence North 10°01'37" West a distance of 125.16 feet to an existing iron pipe; thence North 01°53'09" West a distance of 106.09 feet to an existing iron pipe on the eastern right of way of S.R. 1009; thence crossing the right of way of S.R. 1009 North 83°16'23" West a distance of 60.00 feet to a point on the western right of way of S.R. 1009; thence with the western right of way of S.R. 1009 the following eight (8) calls: North 06°43'37" East a distance of 106.95 feet to a point; thence North 06°33'38" East a distance of 200.45 feet to a point; thence North 07°02'08" East a distance of 200.31 feet to a point; thence North 06°52'21" East a distance of 199.79 feet to a point; thence North 06°58'40" East a distance of 99.92 feet to a point; thence North 07°27'00" East a distance of 100.59 feet to a point; thence North 07°46'55" East a distance of 200.75 feet to a point; thence North 07°52'23" East a distance of 150.49 feet to a point; thence crossing the right of way of S.R. 1009 South 82°07'37" East a distance of 60.00 feet to the point of BEGINNING, containing a total area of 1,639,386 square feet, or 37.64 acres, more or less, including 75,520 square feet, or 0.73 acres, more or less, of public right of way.





# **Town of Carrboro**

301 W. Main St., Carrboro, NC 27510

# **Agenda Item Abstract**

File Number: 25-089

<b>Agenda Date:</b> 10/7/2025	File Type: Consent Agenda
In Control: Town Council	
Version: 1	

Approval of Recommended Funding from the Affordable Housing Special Revenue Fund

**PURPOSE:** To consider approving the Housing and Human Services Advisory Commission's (HHSAC) funding recommendation for one nonprofit application to the Affordable Housing Special Revenue Fund.

**DEPARTMENT:** Housing and Community Services

COUNCIL DIDECTION.

COUNCIL DIKEC	HON	١.			
X Race/Equity	$\mathbf{X}$	Climate	X	Comprehensive Plan	Other

The funding recommendation reflects a project that addresses Race and Equity, Climate Action, and Comprehensive Plan priorities and strategies.

<u>Racial Equity</u>: Page 11 of the comprehensive plan states, "The Town's commitment to advancing race and equity can be seen throughout the plan. Examples include Affordable Housing: Promote the availability of affordable housing for both homeowners and renters; provide assistance toward the preservation of affordable housing units; and work with Orange County to provide services and housing for homeless/unsheltered individuals and families."

<u>Climate:</u> Strategy 4.2 of the comprehensive plan states, "expand access to weatherization, energy efficiency, and continue water conservation measures for all, especially lower-income residents and small business owners, in new construction and retrofits to existing buildings."

Comprehensive Plan: Chapter 3. Affordable Housing.

Goal 4: Maintain and improve the quality of Naturally Occurring Affordable Housing (NOAH) and "missing middle" opportunities.

**INFORMATION:** During the September 2025 application cycle, one request(s) was received and forwarded to the Housing and Human Services Advisory Commission (HHSAC) for review. Habitat for Humanity of Orange County NC, which seeks \$150,000 in funding for critical repairs for eight low- to- moderate income Carrboro homeowners following Tropical Storm Chantal.

The project stems from Habitat's Disaster Recovery Repair Program, launched in response to Chantal, providing immediate support and preventing long-term displacement and the permanent loss of affordable housing stock. Repairs will focus on flood-related damage such as flooring and insulation replacement, electrical, and HVAC system repairs.

Pocket questions for Race and Equity and Climate Action can be found in Attachment B and C respectively. The HHSAC recommendation can be found in Attachment D, and the full request in Attachment E.

Agenda Date: 10/7/2025 File Type: Consent Agenda

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FISCAL IMPACT: There is no additional budgetary impact associated with this item.

**RECOMMENDATION:** Staff recommend that the Town Council approve the funding request. A resolution for approval is provided in Attachment A.

# A RESOLUTION APPROVING GRANT FUNDING FROM THE AFFORDABLE HOUSING SPECIAL REVENUE FUND

WHEREAS, the Town Council on, June 27, 2007, by the adoption of resolution no. 244/2006-07 created the Affordable Housing Special Revenue Fund; and

WHEREAS, the creation of the fund is another way in which the Council can advance its goal of increasing and maintaining the stock of affordable housing within the Town and its planning jurisdiction; and

WHEREAS, the Housing and Human Services Advisory Commission (HHSAC) reviewed one funding application for the Affordable Housing Special Revenue Fund on September 25, 2025; and

WHEREAS, the HHSAC determined that the requests met the criteria set forth in the Affordable Housing Special Revenue Fund; and

WHEREAS, the HHSAC made the following funding recommendation:

### **Habitat for Humanity**

\$150,000

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CARRBORO:

Section 1. Approves the recommended grant funding activity from the Affordable Housing Special Revenue Fund in FY2025-2026.

Section 2. Authorizes the Town Manager to develop and execute agreements as necessary to carry out the Council's action.

Section 3. This resolution shall become effective upon adoption.

#### **Race Equity Pocket Questions**

Title: Approval of AHSRF September 2025 Grant for \$150,000

Purpose: To approve the recommended September 2025 Affordable Housing Special Revenue Fund (AHSRF) grant funding for Habitat for Humanity of Orange County, NC to conduct critical repairs for eight low- to- moderate income Carrboro households affected by Tropical Storm Chantal.

Department: Housing and Community Services (HCS)

- 1. What are the root causes of inequity in Carrboro and/or overall as it pertains to this subject area?
  - a. A mix of **government sponsored and de-facto racism, sexism, and classism**, as well as the **expansion of UNC-Chapel Hill** and **gentrification** throughout Orange County (<u>Carrboro Connects Plan (Pg. 21)</u>), have led to rates of housing burden much higher for those already living at the margins: **BIPOC**, **LGBTQ+**, **low-income**, **and disabled people**. (<u>NCHFA Housing Cost Burden</u>)
    - i. By the 1930's housing racial segregation was visible in Chapel Hill and Carrboro, with most Black residents from Chapel Hill being pushed to neighborhoods that straddled the edge of Chapel Hill and Carrboro, and Black Carrboro residents being pushed further to the perimeter of the town, concentrated around current day E. Main St. and Jones Ferry Rd. (Carrboro Connects Plan (Pg. 21))
    - ii. In 2025, over 18% of Orange County homeowners were cost burdened. That number rises to 38% for Black households in North Carolina, and between 54% and 87% for low- to- moderate income households. (NCHFA Housing Cost Burden) The disproportionate burden of high housing costs is, unfortunately, unsurprising when we look at income data. The median owner income in Orange County is over \$119,000 (NCHFA NC Median Incomes), and the median income for a Black household in North Carolina is around \$43,000, indicating a clear racial discrepancy in ownership rates as well as affordability. (NC Commerce Racial Wealth Gap)
      - 1. This encourages a cycle where low- to- moderate income and/or BIPOC households may deprioritize repairs and maintenance, leaving room for dangerous health hazards, decreased energy efficiency, and, in some cases, even condemnation of the unit; a truth we that has been reinforced time and time again by the needs expressed in our affordable housing funding applications.
  - b. BIPOC households are also more likely to be the victims of environmental injustice leading to higher rates of natural disaster, with a 2021 study confirming that BIPOC communities encounter regulated air pollutants at a rate 15% higher than their white counterparts. (EPA Polluted Air Exposure by Race)

- 2. Who is experiencing community burden now? Who will experience community burden if this action is passed? Will others experience community burden if this action is NOT passed?
  - a. Current Burden: Eight low- to- moderate income (80% AMI and below) households who are unable to remain in their homes due to damage from Tropical Storm Chantal and cannot afford the extensive repairs necessary to make their homes livable again.
  - **b.** Burden IF PASSED: **Little burden is expected** if the action is passed, other than some minimal construction noise and traffic. There is the possibility that some debris could be left behind, creating some minor environmental damage in the surrounding area.
  - c. Burden IF <u>NOT</u> PASSED: The eight low- to- moderate income households, as they would have to come up with the extreme costs associated with repairing their homes. The surrounding neighborhood and the whole Carrboro community could experience community burden if the households are unable to conduct repairs, as the homes will most likely further dilapidate and become uninhabitable.
- 3. Who is experiencing community benefit now? Who will experience community benefit if this action is passed? Will others experience community benefit if this action is NOT passed?
  - **a.** Benefit: Those who have already received repairs through Habitat's storm recovery/repair program.
  - **b.** Benefit IF PASSED: The eight households would experience, as well as the surrounding neighborhood who would benefit from the community contributions of their neighbors, as well as the beautification of damaged homes in their immediate area.
  - c. Benefit IF <u>NOT</u> PASSED: There is little benefit to be gained from not funding the repairs. These are critical, as the homes are currently uninhabitable due to flooding from Chantal. The homeowners do not have the resources necessary to conduct the repairs, and the homes would most likely fall into complete disrepair if Habitat does not address them. Mainly, however, the households could be permanently displaced. These events would not create benefit for the community but decidedly create harm.
- 4. What might be the unintended consequences of this action or strategy?
  - **a.** Possible **noise pollution**, as well **as pollution caused by construction** and possible debris left behind.
  - **b.** Households, which are not Habitat homeowners, will become connected with the organization and possibly receive future assistance. They may also want to give back when they are able, and volunteer for future Habitat construction or repair opportunities, increasing the capacity for such work in the community.
- 5. What steps has your department taken to mitigate any burdens, inequities, and unintended consequences? What strategies might your department take to address these in the future? NOTE: This does not reflect a formal commitment by the Town of Carrboro.
  - a. Working closely with Habitat to ensure that the projects are carried out quickly and with little effect on the surrounding community.

- b. IF NOT PASSED: Working with households, as well as Habitat, to **identify additional funding sources** to complete repairs.
- c. Engaging with jurisdictional peers and community partners to advance equitable affordable housing development **and preservation** in the community

# **Climate Action Pocket Questions**

Title: Approval of AHSRF September 2025 Grant for \$150,000

Purpose: To approve the recommended September 2025 Affordable Housing Special Revenue Fund (AHSRF) grant funding for Habitat for Humanity of Orange County, NC to conduct critical repairs for eight low- to- moderate income Carrboro households affected by Tropical Storm Chantal.

Department: Housing and Community Services (HCS)

- 1. How will this action impact the Town's or the community's greenhouse gas emissions?
  - a. Will REDUCE greenhouse gas emissions
  - b. Will not reduce or increase greenhouse gas emissions
  - c. Will INCREASE greenhouse gas emissions
  - d. Not applicable

### 2. Please explain.

- a. The immediate effect of repair construction may create a temporary increase in greenhouse gas emissions. However, Habitat will incorporate green design features and provide additional weatherization in the form of thicker insulation, new HVAC units and more.
  - i. These upgrades will offset and eventually reduce total greenhouse emissions.

## 3. Does this action impact:

- a. Water quality
- b. Erosion and Surface run-off
- c. Flooding
- d. Air quality
- e. Heat islands or extreme heat
- f. Biodiversity
- g. Solid waste
- h. Hazardous waste
- i. Other
- j. This action does not impact the environment

#### 4. Please explain.

- **a.** Erosion and surface run-off could occur as repairs take place, and if there is debris left behind, run-off could negatively impact groundwater quality.
- **b.** The homes will have foundational repairs making them **more resilient to future flooding events**.
- **c.** Repair construction could lead to a **reduction in air quality** for a small period of time.
- **d.** Construction and demolition involved in the repairs will produce solid waste.
- 5. How is your department planning to mitigate any climate or environmental impacts?

NOTE: This does not reflect a formal commitment by the Town of Carrboro.

- **a.** We plan to work closely with Habitat to ensure repairs are carried out in a timely fashion with little impact to the surrounding environment.
- b. Contract guidelines ensuring the sustainability upgrades Habitat has outlined.
- **c.** Ensuring Habitat for Humanity has a plan to **minimize construction pollution and leftover debris.**



# Housing and Human Services Advisory Commission RECOMMENDATION

**September 17, 2025** 

# Affordable Housing Special Revenue Fund Funding Recommendation

Motion was made by Lindsey Griffin and seconded by Josie Hartman, that the Housing and Human Services Advisory Commission (HHSAC) recommends that the Town Council consider the following funding recommendations.

HHSAC received one (1) application to review in the Fall 2025 funding cycle. With \$267,340 available in the Affordable Housing Special Revenue Fund budget for the current fiscal year FY (2025-2026), the HHSAC recommends:

Fully funding the request from Habitat for Humanity of Orange County for \$150,000.

Comments:

#### VOTE:

YES: (5) Betty Curry, Chair; Muhsin Omar, Lindsay Griffin, Josie Hartman, Heather Nash

ABSENT/EXCUSED: (1) Ronni Zuckerman

NOES: (0)

ABSTENTIONS: (0)

By a unanimous show of hands, the <u>HHSAC</u> membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Betty Curry 09/17/2025 (Chair) (Date)

# Affordable Housing Special Revenue Fund

**Application** 

Fiscal Year 2025-2026



#### **OVERVIEW**

The Town of Carrboro established an <u>Affordable Housing Special Revenue Fund</u> in 2007. The goal of the Affordable Housing Special Revenue Fund is to advance the Town's goal of increasing and improving the stock of affordable housing within Carrboro and its planning jurisdiction.

#### **ELIGIBILITY**

Nonprofit organizations may request funds to be used to support projects that meet the Town's affordable housing goals and are in alignment with the Town's 2022-2042 Comprehensive Plan. In order to qualify, the following requirements must also be met by the beneficiaries (individuals) and substantiated by the applicant (nonprofit organization).

- **a.** Beneficiaries must be a resident of, or purchasing a home in, Carrboro or the Carrboro planning jurisdiction.
- b. Beneficiaries must have a gross household income of 115% the Area Median Income or less, with priority given to households at 80% of AMI and below for homeowners, and 60% of AMI and below for renter. Projects benefitting households earning less than 30% AMI, seniors, or those who are disabled are further prioritized. (Please see Attachment A for current income limits.).
- **c.** Beneficiaries must be unable to obtain a loan, either subsidized or unsubsidized, on comparable terms and conditions.
- **d.** Beneficiaries or applicants must be the owner of the property in fee simple or leasehold estate and have paid or have appropriate arrangements with the county tax assessor to pay the tax bill, if the property is to be rehabilitated, or have clear title if the property is to be purchased or constructed.
- **e.** Beneficiaries must be residing in the property to be rehabilitated, or if purchased or constructed, occupy the property when the acquisition is completed. The building or affordable unit that is subject to program funding must have an anticipated life of at least 20 years after rehabilitation, or 30 years, if constructed or acquired. Beneficiaries must also have an intact homeowner's insurance policy, if applicable.

#### PERMITTED USES OF FUNDING

#### Development & Acquisition

<u>Land Banking</u>: To assist in the purchase of land for conveyance to nonprofit affordable housing agencies.

<u>Construction</u>: To pay some or all expenses associated with the construction of affordable housing.

Acquisition: To acquire developed properties suitable for resale to individuals or families.

<u>Pre-development Costs</u>: To pay some or all the pre-development costs (such as feasibility studies, appraisals, land options and preparation of an application) for projects to be developed for the purpose of providing rental or owner-occupied affordable housing.

<u>Land Trust</u>: To provide grants to organizations for land trust projects that guarantee long- term affordability of a property through a 99-year renewable ground leases or for maintenance of land trust housing stock.

<u>Subsidy</u>: To provide permanent subsidies to reduce the sale price of new or existing housing units to make them more affordable.

## Repair, Rehabilitation, Weatherization & Preservation

- **a.** To provide emergency home repairs and/or weatherization of properties in the affordable housing stock, including Naturally Occurring Affordable Housing (NOAH).
- **b.** To provide for the maintenance of properties in the affordable housing stock that are falling into disrepair, including NOAH.
- **c.** To provide grants or loans to nonprofits to avoid losing homes in the permanent affordable housing stock as a result of foreclosure.

#### **APPROVAL**

Funding applications are reviewed and recommended to the Town Council by <u>the Affordable Housing Advisory Commission (AHAC)</u>.

Funding applications for no more than \$5,000 can be approved or denied by the Town Manager. These applications are accepted year-round.

#### PROJECT REPORTING AND MONITORING

Recipients of funds for development are required to submit a progress report to the Town by the end of the fiscal year (June 30) to monitor progress and performance, financial and administrative management, and compliance with the terms of the performance agreements. Please submit annual reports via email by June 30 to <a href="mailto:both: amvanaman@carrboronc.gov">both: amvanaman@carrboronc.gov</a>. and <a href="mailto:thaugle@carrboronc.gov">thaugle@carrboronc.gov</a>. A report form will be provided with the performance agreement.

#### **GENERAL APPLICATION INFORMATION AND PROCEDURES**

Funding applications are accepted three times a year: October 5th, January 5th, and April 5th. Funding is based on the availability of funds. Only as many funding cycles will be completed as necessary to use the available funds. All application documents should be submitted electronically to <a href="mailto:both">both</a>
<a href="mailto:amvanaman@carrboronc.gov">amvanaman@carrboronc.gov</a> and <a href="mailto:theugle@carrboronc.gov">theugle@carrboronc.gov</a>.

#### **CHECKLIST OF REQUIRED DOCUMENTATION**

#### Application:

- X Section 1: Applicant and Project Overview
- X Section 2: Disclosure of Potential Conflicts of Interest
- X Section 3: Project Description

#### X REQUIRED ATTACHMENTS:

Site map showing lot boundaries, locations of structure(s), and other site features

☐ General location map (at least ½ mile radius)

□ <b>Detailed</b> timetable showing when each work task will be completed (e.g., planning; obtaining
financial commitments; design; environmental review; bidding; loan closing; key milestones in
construction; marketing; final inspection; occupancy; etc.)
☐ Floor plan(s)
<del>□</del> — <i>Elevation(s)</i>
☐—List of Energy Efficiency Measures included in the project (if applicable)
☐ List of Universal Design principles included in the project (if applicable
<ul><li>X Section 4: Performance Measurements</li><li>X Section 5: Project Budget</li></ul>
REQUIRED ATTACHMENTS:
🖯 - <b>Detailed</b> project budget in Excel format showing all sources and uses of funds. Indicate which
funds are committed or pending and include the % of committed funds toward this project
□ 20-year pro-forma ( <b>for rental units only</b> )
X. Section 6: Agency Description

#### OTHER REQUIRED ATTACHMENTS:

Please provide **one copy** of each of the following documents (if applying more than once annually, these documents are required only for the first application):

Attached are Habitat's Bylaws. As noted in correspondence, Habitat's Articles of Incorporation, Tax determination letter and Financial audit are already on file.

<del></del>	Current list of Board of Directors, including addresses, phone numbers, terms, and relevant
	<del>affiliations;</del>
-⊞	-Current Bylaws and Articles of Incorporation;

☐—IRS tax determination letter [501(c)(3)] (if applicable) Most recent independent audit (if applicable).

Applications may not be considered for the following reasons:

- 1. Project does not align with the eligibility criteria for these funding sources;
- 2. Applicant has demonstrated poor past performance in carrying out projects or complying with funding quidelines;
- 3. Applicant fails to provide required information;
- 4. Incomplete or late applications.

PLEASE CALL OR EMAIL ANNE-MARIE VANAMAN OR TYLER HAUGLE WITH FUNDING QUESTIONS:

919-918-7321 OR amvanaman@carrboronc.qov

919-918-7438 OR thaugle@carrboronc.gov

4

# **FUNDING APPLICATION**

# Section 1: APPLICANT AND PROJECT OVERVIEW

A. Application Information
Applicant/Organization's Legal Name: Habitat for Humanity of Orange County, NC, Inc.
Primary Contact Person and Title: <u>Jack Spencer, Grants &amp; Advocacy Coordinator</u>
Applicant/Organization's Physical Address: 88 Vilcom Center Drive, Suite #L110, Chapel Hill, NC 27514
Applicant/Organization's Mailing Address: <u>88 Vilcom Center Drive, Suite #L110, Chapel Hill, NC 27514</u>
Telephone Number: <u>910-359-6213</u>
Email Address: jspencer@orangehabitat.org
B. Project Information
Project Name: <u>Disaster Recovery Repair Program</u>
Total Project Cost: <u>\$576,109</u>
Total Amount of Funds Requested: <u>\$150,000</u>
Select which permitted use of funding is being requested:
☐ Acquisition
☐ Predevelopment Costs
☐ Rental Subsidy
☐ Ownership Subsidy
☐ New Construction for Homeownership
☐ New Construction for Rental
X Rehabilitation for Owner-Occupied or Rental (including urgent repairs)
☐ Land Banking
☐ Grant to Land Trust
☐ Foreclosure Assistance
☐ Other (specify):

1. Explain how the proposed project aligns with the Town of Carrboro's 2022-2042 Comprehensive Plan.

The proposed project strongly aligns with the Town Comprehensive Plan's Affordable Housing Goal #4: Maintain and improve the quality of Naturally Occurring Affordable Housing. This project advances the goals of Strategy 4.1 by preserving Carrboro's existing housing supply through home repairs for income-eligible and aging-in-place households. The proposed work also supports the Town's complementary climate action strategies through weatherization and energy efficiency measures.

2. Provide names of staff, contractors, and/or volunteers that will be involved with the project. Describe their responsibilities with the project and track record in successful completion of similar projects in the past:

Habitat's experienced and dedicated team have helped to serve Orange County residents by building and repairing more than 600 homes in Orange County:

**Jennifer Player, President and CEO** – Player holds chief oversight responsibilities for the organization. She has served Habitat in leadership for nearly ten years and became CEO in 2019.

**Richard Turlington, Vice President of Construction** – Turlington directs New Home Construction and Repair Programs. He has more than thirteen years of Habitat experience, twenty years in the construction industry, and has served as VP for five years.

**Taylor Phillips, Repairs Manager** – Phillips manages Habitat's repairs team, which has completed 38 repairs on 19 homes in this fiscal year. He brings a decade of carpentry experience with a specialization in renovations.

Alice Jacoby, Vice President of Policy and Advocacy – Jacoby directs government relations, oversees Habitat's government funding portfolio, and serves as liaison with municipal staff. She has thirteen years of experience with Habitat.

**Jack Spencer, Grants & Advocacy Coordinator** – Spencer manages Habitat's government funding portfolio and oversees development and foundation grants.

**Grace Johnston, Vice President of Finance and Administration** – Johnston leads Habitat's finance and administration operations, including long-term monitoring and reporting. She brings 14 years of experience in Orange Habitat's development and finance operations.

**Shanell Smaw, Vice President of Development** – Smaw directs communications and fundraising, including securing annual funds from individual donors, organizations, corporations, churches, and foundations. She joined Orange Habitat in 2023.

**Laine Hindley, Vice President of Homeowner Services** – Hindley leads recruitment and screening of homebuyers and repair clients, mortgage origination, homebuyer education, and community-building. She brings six years of experience with Habitat in Durham and Orange counties.

To the best of my knowledge all information and data in this application are true and current. The document has been duly authorized by the governing board of the applicant.

Jennifer Player Signature:	9/8/25
Executive Director or other Authorized Signatory	Date

## Section 2: DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

- 1. Are any of the Board Members or employees of the agency which will be carrying out this project, or members of their immediate families, or their business associates:
  - a. Employees of or closely related to employees of the Town of Carrboro?

\_\_\_ YES <u>X</u> NO

b. Members of or closely related to members of the governing bodies of Carrboro?

\_\_\_ YES X NO

c. Current beneficiaries of the project/program for which funds are requested?

\_\_\_ YES <u>X</u> NO

d. Paid providers of goods or services to the program or having other financial interest in the program?

\_\_\_ YES <u>X</u> NO

If you have answered YES to any question, **please explain below**. The existence of a potential conflict of interest does not necessarily make the project ineligible for funding, but the existence of an **undisclosed** conflict may result in the termination of any grant awarded.

## Section 3. Project Description

Please provide a thorough description of the project. **Do not assume the reader knows anything about the project**.

#### REQUIRED ATTACHMENTS FOR THIS SECTION:

The majority of these attachments are not applicable given the variable nature of multiple repair projects. Attached are a detailed timeline, and a map detailing the general location of all 8 projects

_N/A	_ Site map showing lot boundaries, locations of structure(s), and other site features
_ <u>X</u>	General location map (at least ½ mile radius)
_ <u>X</u>	Detailed timetable showing when each work task will be completed (e.g., planning,
obtainin	ng financial commitments; design; environmental review; bidding; loan closing; key
milestor	nes in construction; marketing; final inspection; occupancy; etc.)
N/A_	_ Floor plan(s)
N/A_	Elevation(s)
N/A_	List of Energy Efficiency Measures included in the project (if applicable)
N/A_	List of Universal Design principles included in the project (if applicable)
N/A	Appraisal of property

#### A. Project Beneficiaries

1. Who will be served and how will their needs be addressed through this project? If this is a repair or rehabilitation project, please affirm the beneficiary meets eligibility requirements. The Town of Carrboro may request substantiation such as a deed, homeowner insurance policy statement, income verification, etc.

The proposed program will serve low-income Carrboro homeowners earning between 0% and 80% of Area Median Income (AMI). In the most recent program year, the average household served through Habitat's repair programs earned 33% AMI, with an average income of \$25,579. Many participants are elderly and live alone, with an average age of 75. Habitat's repair programs serve residents of all backgrounds, with the majority of homeowners served identifying as Black.

We are seeking support for low-income residents who have been directly impacted by Tropical Storm Chantal. The storm caused devastating structural damage to homes, including water intrusion leading to electrical damage, HVAC failures, and insulation loss. In many cases, these conditions compounded years of deferred maintenance, which can quickly render a home uninhabitable if not addressed quickly and thoroughly. By repairing storm damage, reinforcing building systems, and preventing further deterioration, the program aims to enable long-term homeowners to remain safely in place and avoid the risk of displacement due to damage or deferred maintenance.

Repairs will address urgent health, safety, and accessibility needs while ensuring homes are stabilized against future risk. A typical Habitat repair project may include roof replacement, structural stabilization, HVAC repair or replacement, and accessibility modifications such as ramps or bathroom safety improvements. Disaster recovery repairs will focus on flood-related damage such as flooring and

insulation replacement, electrical and system repairs, and other measures to restore homes to a safe and livable condition.

All participants must demonstrate proof of homeownership and Carrboro occupancy. Clients must also demonstrate income eligibility (below 80% AMI) through documentation such as tax returns, pay stubs, and/or benefits statements. Habitat's intake process ensures that every beneficiary meets program and funder requirements before work begins.

**2.** Please indicate the income of the beneficiaries (households) to be served through the proposed project. Please see **Attachment A** for the current income limits for the Durham-Chapel Hill MSA.

Income Group (Area Median Income)	Number of Beneficiaries	% of Total Beneficiaries
<30% of AMI	3	37.5%
31%-60% of AMI	2	25%
61-80% of AMI	3	37.5%
81-100% of AMI		
101-115% of AMI		
TOTAL	8	100%

Income Group	Seniors age62+	Children	Disability Present	Asian	Black	Hisp./ Latinx	Mixed Race	Other	White
<30% of AMI				1					2
31%-60% of AMI	1		1			1			1
61-80% of AMI	2		1					1	2
81-100% of AMI									
101-115% of AMI									
TOTAL									

#### **B. Project Description**

1. Please provide a general overview of your project, including what you are planning to produce, how the requested funds will be used and how you are planning to carry out the project. Include how your project meets the criteria of eligible uses.

Habitat for Humanity of Orange County requests \$150,000 from the Town of Carrboro to support disaster recovery repairs for eight low-income owner-occupied households. Many Carrboro residents,

including older adults, people with disabilities, and families living on fixed incomes, suffered significant damage from Tropical Storm Chantal. Without intervention, these homes are at risk of becoming uninhabitable, which would displace residents and potentially reduce the town's supply of naturally occurring affordable housing.

The total program cost for eight projects is \$576,109. Requested funds will be applied directly to the Carrboro homes, covering construction materials, specialized subcontractor services, and Habitat's repair services and project management. Projected work will include flooring and insulation replacement due to flooding, electrical and HVAC system repair/replacement, roof and structural stabilization, and accessibility improvements. These investments will both repair existing storm damage and strengthen homes against future severe weather events. These funds will allow Habitat to build on the Town of Carrboro's generous support, which provided \$60,000 immediately after the storm to address the urgent needs of impacted residents.

In addition to repairing storm damage, many of the work scopes incorporate weatherization and energy efficiency improvements such as higher R-value insulation replacement and HVAC repair or replacement. These upgrades will make the insulation 25% more effective, helping the home stay more comfortable and energy efficient. These weatherization measures can reduce household utility costs by an estimated 8 to 14 percent, saving each household approximately \$200 to \$400 annually. A fully weatherized home results in lower greenhouse gas emissions by about one metric ton per home per year as a result of lowered energy requirements. To leverage the Town of Carrboro's investment, Habitat is also seeking funding from the Orange County Climate Action Fund to expand weatherization efforts, ensuring that Carrboro homeowners benefit from both disaster recovery and long-term efficiency gains.

Habitat's experienced repairs staff will lead each project, working alongside licensed local tradespeople and suppliers to ensure resources stay in the community. Each homeowner has completed an eligibility process verifying ownership, occupancy, residency, and income below 80% AMI. Following intake, Habitat staff conduct assessments and develop a scope of work tailored to each household. This project meets Carrboro's eligible use criteria by rehabilitating and preserving affordable housing for low-income residents. By addressing storm-related damage and preventing displacement, it directly protects Carrboro's existing affordable housing stock while improving safety, stability, and resilience for vulnerable homeowners.

#### 2. Project Location:

This project will serve eight homes located within the Town of Carrboro. All homes are owner-occupied and meet income eligibility requirements. Each of these homes is included in the attached "Carrboro Project Map," which visually depicts their locations within the town.

#### The addresses are:

- 116 Weatherhill Pointe
- 119 Weatherhill Pointe
- 105 Weatherhill Pointe
- 128 Weatherhill Pointe
- 126 Chaucer Court
- 122 Chaucer Court
- 124 Chaucer Court
- 104 Chaucer Court

3. Proj	ect Size (if applicable) Please provide the size of development site:acres
	his request supports repairs on eight existing owner-occupied homes. The size of the site varies by ty and is not a relevant measure for this project.
	perty Details questions below are not applicable or the requested information is not currently available, please N/A.
<b>1.</b> Prop	erty Acquisition
a	. Has your agency acquired real property in order to carry out the project, or is property acquisition planned? <u>N/A</u>
b	. Is the property currently occupied? If so, attach a description of your plan to relocate. N/A
2. Cons	truction/Rehabilitation Detail
а	. How many units will be newly constructed?
	. How many units will be rehabilitated?8
C	. What is the square footage of each unit?
	The square footage varies by project, but the flood affected areas vary from 800 sq feet to 1500 square feet.
	. What is the number of bedrooms in each unit? Varies by unit
	. What is the number of bathrooms in each unit? Varies by unit
f.	,
q	. Is the proposed project located in Carrboro Town limits, ETJ, or transitional area?Yes

#### D. Design, Affordability, Marketing, and Supportive Services

1. Describe any methods to ensure long-term affordability of housing units, including subsidy recapture, equity sharing, deed restrictions, etc.:

Habitat's repair program uses a tiered approach to address long-term affordability. For projects with a limited scope, homeowners may be asked to make a small contribution toward the cost of the work, depending on their income. For projects that are comprehensive in nature, Habitat applies affordability protections to safeguard community investment in the homes. Homeowners sign a promissory note for a deferred forgivable loan equal to the cost of repairs, with the loan forgiven over a set affordability term. If a homeowner sells before the term has ended, a prorated amount is recaptured from the sale proceeds.

This approach balances protecting public and community resources with ensuring that low-income homeowners are not burdened with additional debt. Most participants are elderly or living on fixed incomes, and the repairs allow them to age in place safely and affordably. In neighborhoods with strong generational

ties, these protections help ensure that repaired homes remain within families and continue to contribute to the affordable housing supply.

Because these disaster recovery repair projects are urgent and limited in scope, there will not be formal long-term affordability measures applied. In addition, due to the emergency nature of these repairs, the financial contribution requirement is also being waived. Even in the absence of formal restrictions, we have found that the risk of a low-income homeowner selling their home in the years following a repair project is low.

- 2. What are the proposed rents (including utility costs) or sales prices for completed units? N/A
- **3.** Explain your agency's process for marketing to ensure an adequate pool of income-eligible renters to buyers:

Habitat collaborates with other community organizations to market the program among local leaders and residents in target areas. Habitat makes presentations at neighborhood meetings. Faith congregations and other neighborhood hubs also help to publicize the program. Articles, photos, and application information are included in community publications and on Habitat's website. Word-of-mouth and door-to-door canvassing have also been effective in recruiting applicants. Following Storm Chantal, Habitat has worked closely with local governments and community partners to ensure that residents are aware of this new program and know how to access assistance if needed.

4. What supportive services, if any, will be provided through this project?

In addition to construction work, Habitat provides a range of supportive services to ensure the success of each project. Every homeowner receives assistance throughout the application and intake process, including help gathering documentation to verify eligibility. Habitat staff conduct home assessments in partnership with the homeowner and explain the scope of work so that residents are fully informed and comfortable with the process.

### Section 4: PERFORMANCE MEASUREMENTS

#### A. Goals and Objectives

Please complete the following chart with information about the project's goals and objectives.

Goal/Objective	Measurement
Complete critical disaster recovery repairs on homes damaged by Tropical Storm Chantal	Repairs completed on 8 owner-occupied homes in Carrboro
	Address urgent needs for 8 households earning less than 80% AMI to ensure their homes are safe, healthy, and stable.

Advance Town of Carrboro Climate Goals and Community Resiliency	Upgrade 100% of repaired homes with energy efficient materials to reduce energy use and improve future resiliency.

## Section 5: PROJECT BUDGET AND PRO-FORMA

☐—REQUIRED ATTACHMENTS FOR THIS SECTION:
Detailed project budget in Excel format showing all sources and uses of funds. Indicate which
funds are committed or pending and include the % of committed funds toward this project.
$\square$ If you are developing a property for rent, please attach a 20-year pro-forma showing estimated
income, expenses, net operating income, debt service, and cash flow.
A. Terms of Funding
1. Please specify the type of funding request for which you are applying:
X. Grant
□ Loan

## Section 6: ORGANIZATION DESCRIPTION

PLEASE NOTE: If you have already provided this information on a previous application within the current fiscal year, you do not need to provide this information again.

#### A. Organization

What is your organization's . . .

1. Mission statement?

Seeking to put God's love into action, Habitat for Humanity of Orange County brings people together to build homes, communities, and hope. Our vision is an Orange County where everyone has a decent place to live.

- 2. Incorporation date (Month and Year): April 1984
- 3. Estimated Total Agency Budget for this fiscal year: \$8,857,056

4. Total number of agency staff (full time equivalents): 35

#### A. Organization Track Record and Community Support

Please describe your organization's experience and ability to carry out the proposed project, including:

1. Evidence of coordination of this application with other organizations to complement and/or support the proposed project.

Following Tropical Storm Chantal, we worked in close coordination with the Town of Carrboro and local community partners to ensure our program met the immediate needs of affected residents. The Town was an initial partner, rapidly deploying funding with impressive speed, which allowed us to begin critical repairs quickly. Through ongoing collaboration, we have aligned our efforts with other recovery initiatives, ensuring that our work complements broader community recovery and maximizes impact for homeowners.

2. Involvement of intended beneficiaries of the project in the planning process.

Habitat's repair program was designed based on community input. Our program structure has been modified over the years based on feedback from recipients. For each project, Habitat staff walk homeowners through the application process and meet with them one-on-one to assess their home and discuss their requests. Habitat staff work closely with homeowners to ensure that they fully understand and are satisfied with the planned scope of work. Habitat also works closely with community-based organizations such as the Jackson Center and Northside Compass Group to ensure that our programs are well-aligned with the goals and priorities of historically underserved neighborhoods where residents are at high risk of displacement due to rising costs. Habitat is working directly with each Carrboro household impacted by Storm Chantal to not only address the immediate storm damage but ensure we are meeting their needs by addressing underlying issues with their home.

3. Past achievements in carrying out similar projects and evidence of successful record of meeting proposed budgets and timetables.

Habitat has a successful history of leveraging funds from local government to help achieve our community's housing goals by both creating and preserving affordable homeownership in Orange County. Habitat began completing exterior home repairs in 2010. In 2016, Habitat piloted providing critical repairs to homeowners in the Northside and Pine Knolls neighborhoods. Since that time, Habitat has offered a wide range of interior and exterior repairs county-wide which have helped homeowners to stay in their homes with safety and dignity. In response to the staggering need in our community, Habitat is currently on a five-year growth plan with the goal to better serve Orange County residents through large-scale, comprehensive home repairs. To date, Orange Habitat has completed more than 300 repairs. This past fiscal year, Habitat completed 25 home repair projects across Orange County. Habitat has an effective track record of meeting proposed budgets and timetables.

4. Collaborative relationships with other agencies.

Habitat partners with community groups throughout Orange County such as the Rogers-Eubanks Neighborhood Association, Fairview Community Watch in Hillsborough, United Voices of Efland-Cheeks in Efland, and the Northside Compass Group to identify homeowners and volunteers. Our goal is to ensure that, through meaningful collaboration, each family needing housing assistance can easily get matched with the appropriate agency. By coordinating efforts with other local nonprofits and local government agencies,

we can ensure that our collective impact is stronger. Habitat is a founding member of the Orange County Affordable Housing Coalition, a group of housing providers and advocates who are working together to increase resources for the full range of housing needs in Orange County, including home repair. Partnerships are essential to every Habitat program.

5. Plans to develop linkages with other programs and projects to coordinate activities so solutions are holistic and comprehensive.

Habitat works actively with many local organizations and programs to coordinate activities to ensure efficient and comprehensive solutions. We work with the above-mentioned groups to develop and maintain linkages and ensure projects are matched to the organization best equipped to serve them.

Habitat is linking our existing repair program and our new disaster recovery repair program, along with supplemental weatherization and energy efficiency programs and funding sources. This helps to address both immediate safety concerns, long-term sustainability, and community and resident health. This integrated approach strengthens homes against future storms, reduces utility costs for low-income residents, and helps preserve Carrboro's existing affordable housing stock. These linkages allow Habitat to deliver a holistic and comprehensive response to the needs of vulnerable households, protect community investment, and align our work with broader climate and equity goals across Orange County.

6. Any other features relating to organization capacity that you consider relevant, (i.e., property management experience, including accepting Section 8 Vouchers, etc.).

Habitat does not discriminate against any form of income.

Income Level	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
30% area median income	\$24,300	\$27,800	\$31,225	\$34,700	\$37,650	\$43,150	\$48,650	\$54,120
50% area median income	\$40,500	\$46,250	\$52,050	\$57,800	\$62,450	\$67,050	\$71,700	\$76,300
60% area median income	\$48,563	\$55,500	\$62,438	\$69,375	\$74,925	\$80,475	\$86,025	\$91,575
80% area median income	\$64,750	\$74,000	\$83,250	\$92,500	\$99,900	\$107,300	\$114,700	\$122,100

### 2025 Income Limits

US Department of Housing and Urban Development
Durham-Chapel Hill Metropolitan Statistical Area
(Durham, Orange, Chatham Counties)



#### **Chantal Recovery Projects in Carrboro 2025-26**

#### **Project Timeline**

July 17<sup>th</sup> 2025 Habitat for Humanity creates Disaster

Recovery Repairs Program to respond to the

growing repairs needed in the wake of

Chantal

July 20<sup>th</sup> – Aug 15<sup>th</sup> 2025 8 Homeowners in Carrboro are accepted into

the program and all repairs began

Aug. 2025 Removal of all damaged materials and drying

out of the remaining structure is completed

Sept.-Dec. 2025 Completion of repairs to the 4 projects in

Canterbury Townhomes

Oct. 2025-March 2026 Completion of repairs to the 4 projects in

Weatherill Pointe

April 2026 Projects are all closed, and all

reimbursements requested.

## Orange County



September 10, 2025

1:12,000

0 0.1 0.2 0.4 mi

0.6 km

0.15

0.3

## Orange County



September 10, 2025

1:3,600

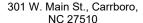
0 0.03 0.06 0.12 mi

#### **Habitat for Humanity of Orange County**

Affordable Home Preservation and Repair in Carrboro FY26

Materials and subcontracted labor, 8 projects	\$	299,028	
Direct labor - Habitat construction staff, 3,650 hours @ \$31.97 per	\$	116,691	
Indirect labor - Habitat program staff, 869 hours @ \$46.95 per			
Staff and overhead costs related to fundraising, general, and administrative			
Total Uses of Funds	\$	576,109	
Town of Carrboro	\$	60,000	committed
Town of Carrboro Affordable Housing Special Revenue Fund	\$	150,000	requested
Private donations, already secured	\$	27,883	committed
Private donations, to be secured	\$	184,237	requested
Orange County Outside Agency Funding (for program staff costs)	\$	34,400	committed
Habitat operating income (for staff and overhead costs)	\$	119,589	committed
Total Sources of Funds	\$	576,109	

Percent of funds committed: 42%



# Town of Carrboro Agenda Item Abstract

File Number: 25-095

File Type: Consent Agenda

Agenda Date: 10/7/2025

In Control: Town Council

Version: 1

Fiscal Year 2025-26 Budget Amendment #1

**PURPOSE:** To approve budget, grant, and capital project ordinance amendments for Fiscal Year 2025-26.

**DEPARTMENT:** Finance

#### **INFORMATION:**

1. Recreation, Parks, & Cultural Resources

a. NC Youth Sports Grant: The Town is in receipt of a \$20,000 award from NC Amateur Sports organization through the Youth Sports Grant Fund. Established by the State from a percentage of sports wagering tax, the program provides funding for the purchase of additional equipment that benefit youth sports. This amendment establishes the *NC Youth Sports Grant Project (#29660)* in the Grant Fund and authorizes the receipt and appropriation of these funds in a manner consistent with the grantor's intent.

#### 2. Police Department

a. Alcoholic Beverage Control (ABC): The Orange County Alcoholic Beverage Control (ABC) Board awarded the Police Department \$25,000 in grant funding for FY 2025-26. These funds must be used and reported in a manner pursuant to N.C.G.S. 18B-501(f). This amendment updates *ABC Board Grant Project (51008)* in the Grant Fund and authorizes the receipt and appropriation of these funds.

**FISCAL IMPACT:** This amendment increases the authorization of the Grant Fund by \$45,000.

**RECOMMENDATION:** The Manager recommends the Council approve the budget and grant project ordinance amendments for Fiscal Year 2025-26.

PURPOSE: To approve budget, grant, and capital project ordinance amendments for Fiscal Year 2025-26.

#### BACKGROUND:

- 1. Recreation, Parks, & Cultural Resources
  - a. NC Youth Sports Grant: The Town is in receipt of a \$20,000 award from NC Amateur Sports organization through the Youth Sports Grant Fund. Established by the State from a percentage of sports wagering tax, the program provides funding for the purchase of additional equipment that benefit youth sports. This amendment establishes the NC Youth Sports Grant Project (#29660) in the Grant Fund and authorizes the receipt and appropriation of these funds in a manner consistent with the grantor's intent.

#### 2. Police Department

- a. Alcoholic Beverage Control (ABC): The Orange County Alcoholic Beverage Control (ABC) Board awarded the Police Department \$25,000 in grant funding for FY 2025-26. These funds must be used and reported in a manner pursuant to N.C.G.S. 18B-501(f). This amendment updates ABC Board Grant Project (#51008) in the Grant Fund and authorizes the receipt and appropriation of these funds.
- 3. Planning, Zoning, and Inspections
  - a. Bridge Truss Replacement Project: Council previously approved reallocation of unexpended funds from the Chapel Hill High School Homestead Road Multi-Use Path Project to repair a pedestrian bridge. This technical amendment formally decreases the Homestead Road Chapel Hill High School Project (#55003) by \$116,462 in within the Bond Projects Fund and provides for reallocation to Bridge Truss Replacement Project (#66260) at the same amount.

FISCAL IMPACT: This amendment increases the authorization of the Grant Fund by \$45,000. The impact to the Bond Fund is budget neutral.

RECOMMENDATION: The Manager recommends the Council approve the budget, grant, and capital project ordinance amendments for Fiscal Year 2025-26.

## AN ORDINANCE TO ESTABLISH & AMEND THE GRANT PROJECT ORDINANCE FOR VARIOUS GRANTS FUNDS

BE IT ORDAINED by the Council of the Town of Carrboro that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the Grant Project Ordinance is hereby established and amended as follows:

#### SECTION I

The amount appropriated and revenue anticipated to be available to the Town to complete the project is as follows:

ABC Board Grant #55003		Current Budget	Increase	Decrease	Revised Budget
Revenue	Orange County	\$20,000	\$25,000	-	\$45,000
Appropriations	ABC Board Grant	\$20,000	\$25,000	-	\$45,000
Total		\$20,000	\$25,000	-	\$45,000

NC Youth Sports		Current	Increase	Decrease	Revised
<b>Grant #29660</b>		Budget			Budget
Revenue	NC Amateur	-	\$20,000	-	\$20,000
	Sports				
Appropriations	NC Amateur	-	\$20,000	-	\$20,000
	Sports Grant				
Total		-	\$20,000	-	\$20,000

#### **SECTION II**

Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Chief Financial Officer, Chief of Police, and Recreation and Parks Director.

This is the 7<sup>th</sup> day of October in the year 2025.



301 W. Main St., Carrboro, NC 27510



#### **Agenda Item Abstract**

File Number: 25-096

Agenda Date: File Type: Consent Agenda

In Control: Town Council

Version: 1

Amendment to Independent Audit Contract for Fiscal Year Ending June 30, 2025

**PURPOSE:** The purpose of this agenda item is to request Town Council approval for a \$6,000 fee increase for the single audit state program.

**DEPARTMENT:** Finance

**INFORMATION:** Mauldin & Jenkins, LLC conducted a single audit of the Powell Bill Fund due to the Town exceeding the state's \$500,000 expenditure threshold in FY 2025. The Town spent \$700,812 from the Powell Bill Fund during the year, triggering the State's single audit requirement to ensure compliance with applicable regulations and proper use of restricted funds. As a result, the audit scope was expanded beyond the standard financial audit, which increased the audit fee by \$6,000, from \$67,000 to \$73,000.

**FISCAL IMPACT:** There is no additional budgetary impact associated with this item.

**RECOMMENDATION:** The Town Manager recommends that the Town Council approves the \$6,000 fee increase.

Whereas Primary Government Unit

and Discretely Presented Component Unit (DPCU) (if applicable)

Auditor

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for	Fiscal Year Ending	and originally to be	Date
for		and originally to be submitted to the LGC on	

hereby agree that it is now necessary that the contract be modified as follows.

Modification to date submitted to LGC	Original date	Modified date
Modification to fee	Original fee	Modified fee

Primary Other (choose 1)(choose 0-2)

#### Reason(s) for Contract Amendment

Change in scope

Issue with unit staff/turnover/workload

Issue with auditor staff/turnover/workload

Third-party financial statements not prepared by agreed-upon date

Unit did not have bank reconciliations complete for the audit period

Unit did not have reconciliations between subsidiary ledgers and general ledger complete Unit did not post previous years adjusting journal entries resulting in incorrect beginning balances in the general ledger

Unit did not have information required for audit complete by the agreed-upon time

Delay in component unit reports

Software - implementation issue

Software - system failure

Software - ransomware/cyberattack

Natural or other disaster

Other (please explain)

#### **Plan to Prevent Future Late Submissions**

If the amendment is submitted to modify the date the audit will be submitted to the LGC, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years. Audits are due six months after fiscal year end (ten months after fiscal year end for housing authorities). Indicate NA if this is an amendment due to a change in cost only.

#### **Additional Information**

Please provide any additional explanation or details regarding the contract modification.

By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.

Page 1 of 3 47

#### **SIGNATURE PAGE**

#### **AUDIT FIRM**

Audit Firm*	
Authorized Firm Representative* (typed or printed)	Signature*   Bagasala
Date*	Email Address

#### **GOVERNMENTAL UNIT**

Governmental Unit*	
Date Primary Government Unit Governing Board App Audit Contract* (If required by governing board policy)	proved <b>Amended</b>
Mayor/Chairperson* (typed or printed)	Signature*
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

## GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE \*ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT\*

(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer*	Signature*
Date of Pre-Audit Certificate*	Email Address*

## SIGNATURE PAGE – DPCU (complete only if applicable)

#### **DISCRETELY PRESENTED COMPONENT UNIT**

DPCU	
Date DPCU Governing Board Approved Amer Contract (If required by governing board policy)	nded Audit
DPCU Chairperson (typed or printed)	Signature
Date	Email Address
Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

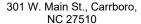
## DPCU - PRE-AUDIT CERTIFICATE \*ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT\*

(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address



# **Town of Carrboro**

#### Agenda Item Abstract

File Number: 25-088

<b>Agenda Date:</b> 10/7/2025	File Type: Action Item
In Control: Town Council	
Version: 1	

Continuation of Special Use Permit-A Extension Request for Lloyd Farm, Phase 1 at 700 and 706 Old Fayetteville Road

**PURPOSE:** Town Council is asked to consider approving a request for a permit extension for Phase 1 of the Lloyd Farm development. If the request is not approved, the existing Special Use Permit-A will expire on October 24, 2025. Town staff recommends approval of the request.

**DEPARTMENT:** Planning Department **COUNCIL DIRECTION:** Race/Equity Climate X Comprehensive Plan X Other

The other box is marked for consideration of the Land Use Ordinance.

**INFORMATION:** The applicant/property owner, Harris Teeter, has requested an extension for the Special Use Permit-A (SUP-A) for Phase 1 of the Lloyd Farm development, which contains the retail portion of the 34-acre mixed-use development. This includes the construction of a Harris Teeter grocery store, outbuildings and related infrastructure (i.e., roads, sidewalks, etc.). The SUP-A is currently scheduled to expire on October 24, 2025. Attachment C includes information about the request

The Town Council originally granted the Special Use Permit-A on October 22, 2019, and has subsequently granted two permit extensions (in 2021 and 2023). If approved, this third request would extend the permit until October 24, 2027.

Background (Staff will provide a brief review of the Lloyd Farm approval process at the meeting.)

The site plan for the entire 34.5-acre assemblage was approved as part of a conditional zoning in October 2018 after multiple years of meetings with Council members and neighbors, including a series of facilitated mediation meetings during the summer of 2015. The approval officially rezoned the property to accommodate construction of a grocery store and ancillary retail, and office uses on the perimeter of the parking lot for the grocery store, multiple multistory office / medical office buildings, and a senior living facility with additional townhomes outside of the multistory facility. Other amenities included a gas station with EV charging infrastructure (gas station), an amphitheater space, and the donation of two parcels of land to the Town of Carrboro (approximately four and one-half acres in size), which the town would determine how to use in the future. All the noted features may be seen on the attached site plan that accompanied the conditional rezoning as one of the binding conditions. It should be noted that conditions for a conditional rezoning must be mutually agreed upon by the Town and the applicant, and that a number of these conditions exceeded the Town regulations, such as 2-4 relating to affordable housing and 15 & 16 that speak to stormwater management ( attachments D & E). Requests to change the approved rezoning site plan would involve a new public hearing

File Type: Action Item **Agenda Date:** 10/7/2025

In Control: Town Council

Version: 1

process, in accordance with a mutually agreed upon condition.

In addition, conditions approved as part of the subsequent permit included a request to reduce the amount of parking in the commercial area due to the opportunity to share parking among the different retail venders ( Attachment F).

FISCAL IMPACT: No fiscal impacts are noted beyond the applicant paying the applicable fee associated with the extension request.

**RECOMMENDATION:** Staff recommends that the Town Council adopt the attached resolution approving the permit extension request (Attachment A).

#### A RESOLUTION APPROVING THE EXTENSION OF THE DATE ON WHICH THE SUP-A FOR LLOYD FARM, PHASE 1 AT 700 & 706 OLD FAYETTEVILLE ROAD WOULD OTHERWISE EXPIRE

**WHEREAS**, the Town Council approved a Special Use Permit-A for Lloyd Farm, Phase 1 at 700 & 706 Old Fayetteville Road on October 22<sup>nd</sup>, 2019; and

**WHEREAS**, the Town Council approved an extension of the Special Use Permit-A for Lloyd Farm, Phase 1 at 700 & 706 Old Fayetteville Road in 2021 and 2023, thereby creating the current permit expiration date of October 24, 2025; and

**WHEREAS**, Section 15-62(a) of the Town of Carrboro Land Use Ordinance allows for multiple extensions; and

**WHEREAS**, the Town Council finds, per Section 15-62(c) of the LUO, that: 1) the SUP-A has not expired, and 2) the permit recipient has proceeded with due diligence and good faith, and 3) conditions have not changed so substantially as to warrant a new application.

**NOW, THEREFORE BE IT RESOLVED** by the Town Council that the expiration date for Lloyd Farm, Phase 1 Special Use Permit-A is hereby extended to October 24, 2027.

This the 7<sup>th</sup> day of October 2025.

#### **STAFF REPORT**

TO: Town Council

DATE: September 16, 2025

**PROJECT:** Special Use Permit-A Extension Request for Lloyd Farm,

Phase 1 at 700 & 706 Old Fayetteville Road

**APPLICANT/OWNER:** Harris Teeter

Attention: Robert Canipe

PO Box 10100

Matthews, NC 28106-0100

**PURPOSE:** Request for an extension of date when the Special Use

Permit-A would otherwise expire for Lloyd Farm, Phase 1.

This SUP-A permit expires on October 24, 2025.

**EXISTING ZONING:** B-4-CZ

**PIN:** 9778-09-7922 & 9778-19-6618

**LOCATION:** 700 & 706 Old Fayetteville Road

TRACT SIZE: 35.4 acres (1,542,024 square feet)

**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** High-volume retail- use# 2.110, 2.250, Restaurant- use#

8.100, 8.200, Dry cleaner/laundromat- use# 16.200, Gas station- use# 9.300, Amphitheater- use# 6.210 etc.

**SURROUNDING** 

LAND USES: North: R-20, single-family residences (Plantation Acres

Subdivision)

South: B-4, commercial building (Carrboro Plaza)

West: WR, single-family residences

East: R-20, single-family residences (Plantation Acres

Subdivision)

**RELEVANT** 

**ORDINANCE SECTIONS:** Section 15-62 Expiration of Permits

#### **BACKGROUND**

The applicant/property owner, Harris Teeter, has requested that the date on which a previously issued Special Use Permit-A (SUP-A) that expires on October 24, 2025 be reestablished to an expiration date of October 24, 2027.

The Town Council originally granted the Special Use Permit-A on October 22, 2019, and subsequently extended the permit expiration date in 2021 and 2023. The SUP-A allows for the construction of Lloyd Farm, Phase 1 including a Harris Teeter grocery store, out buildings and related infrastructure (ie. roads, sidewalks etc).

#### **APPLICABLE LUO PROVISIONS**

Extensions to the date on which a permit would otherwise expire must be granted in accordance with Section 15-62 (Expiration of Permits) of the LUO. Specifically, please note that Section 15-62(a) of the LUO dictates that the SUP-A would expire on October 24, 2025 in this case because less than ten percent (10%) of the total cost of all construction, erection, alteration, excavation, demolition, or similar work on the development authorized by the permit has been completed on the site.

Section 15-62(c) gives the permit-issuing authority (Town Council) the authority to grant an extension to the date on which the permit would otherwise expire. Section 15-62(c) reads as follows:

"(c) The permit-issuing authority may extend for a period up to two years the date when a permit would otherwise expire pursuant to subsections (a) and (b) if it concludes that (i) the permit has not yet expired, (ii) the permit recipient has proceeded with due diligence and in good faith, and (iii) conditions have not changed so substantially as to warrant a new application. Successive extensions may be granted for periods up to two years upon the same findings. All such extensions may be granted without resort to the formal processes and fees required for a new permit."

Staff offers the following information related to the conditions outlined in Section 15-62(c):

#### 1. The permit has not yet expired.

COMPLIANCE: No, the permit has not expired. The permit is set to expire on October 24, 2025.

2. The permit recipient has proceeded with due diligence and in good faith.

COMPLIANCE: Yes, the permit recipient has proceeded with due diligence and in good faith. Please see the attached letter from the applicant, Harris Teeter.

#### 3. Conditions have not changed so substantially as to warrant a new application.

COMPLIANCE: Yes, it is true that conditions have not changed so substantially as to warrant a new application. No changes to the property have taken place since the permit was originally approved.

#### **RECOMMENDATION**

Town Staff recommends that the Town Council adopt the attached resolution approving the permit extension request. The new expiration date for the permit would be October 24, 2027.



August 27, 2025

**Marty Roupe** 

**Development Review Administrator** 

**Town of Carrboro** 

301 W Main Street

Carrboro, NC 27510

Re:

Lloyd Farm Development

700 & 706 Old Fayetteville Road

Dear Marty:

This letter serves as a request for a two-year extension of the Special Use Permit-A for the above referenced project.

After the initial approval of the Special Use Permit-A in October 2019, the property was purchased from the Lloyd Estate and individual family members in early 2020. An extension to the Special Use Permit-A was granted on October 2023. Harris Teeter Properties LLC is proceeding with the development of the project and continues to work to value engineer and optimize the development in an effort to offset increasing construction costs and interest rates. These market conditions have resulted in delays in the project.

While we continue to work towards a construction start, it is clear that we will not have final construction permits in place and enough construction progress to meet the Special Use Permit-A requirements of October 2025. A two-year extension will allow us time to work through this process and deliver a successful project.

Thank you for your consideration and please don't hesitate to reach out should you have any questions.

Sincerely,

Robert Canipe (Aug 27, 2025 18 11:23 EDT)

**Robert Canipe** 

Carrboro Retail, LLC

#### **Martin Roupe**

From: Ted Barnes <ted.barnes@durbandevelopment.com>

Sent: Thursday, October 2, 2025 1:31 PM

**To:** Martin Roupe; Christina Moon; Jon Hartman-Brown

**Cc:** jphares@harristeeter.com; PITMAN, JODIE L

**Subject:** Lloyd Farm

All,

Following up on our discussion this morning, please see the following general timeline from SUP approval in 2019 to present.

- Fall 2019: Project approved by Carrboro BOA.
- February 2020: Land purchase closed by Harris Teeter Properties with the Lloyd family.
- Spring 2020: The covid-19 reaches pandemic status and HT/Kroger temporarily halts work towards construction document production to assess effects of pandemic.
- 2021: HT/Kroger authorizes going forward with construction plan development and securing of necessary 3<sup>rd</sup> party entitlement/permits required for project.
- Early 2022: Plan development/entitlement sufficient to provide plans for preliminary pricing/budget.
- Late 2022/early 2023: Budget pricing received. Due to inflationary effects from the pandemic, the cost budget increased dramatically. The rapid inflationary impacts to cost were not accompanied by corresponding increases in market rental rates.
- Late 2023-Present: Ongoing discussions among HT, Kroger, and other 3<sup>rd</sup> party consultants concerning avenues to pursue to bridge the gap between revenue and cost, with the goal being a project financially viable for both HT's store occupancy cost and the development's ownership.

As mentioned, I am not privy to the internal discussions between HT and Kroger. That said, I have updated proformas for HT several times over the past 2 years and have no doubt there is continuing efforts from the HT team to find a solution allowing a project to be developed here.

TED BARNES Cell: 704-968-4360





**DEVELOPMENT SUMMARY** 

REZONING AND PROPOSED DEVELOPMENT PLAN

DEVELOPMENT PLAN

EXISTING: B-4 & R-10

PROPOSED: B-4-CZ

**COMMERCIAL USES** 

**RESIDENTIAL USES** 

**COMMERCIAL PARKING** 

GROCERY / MAIN RETAIL AREA

LAND USE CATEGORY LISTED):

Merchandise

SENIOR LIVING

OUTPARCELS

**NOTES** 

**ANCHOR: GROCERY STORE** 

MEZZANINE

MINORS: RETAIL / OFFICE / RESTAURANT

PERMISSIBLE IN THE B-4-CZ ZONING DISTRICT.

1.232 Two-Family Residences - Duplex -No bedroom limit

• 1.242 Two-Family Residences - No bedroom limit • 1.322 Multi-Family Residences -No bedroom limit

Located within any permissible structure

• 12.000 Services and Enterprises Related to Animals

 22.300 Day Care - Senior Citizens Day Care, Class A 22.400 Day Care - Senior Citizens Day Care, Class B

• 19.000 Open Air Markets and Horticultural Sales

• 22.220 Day Care - Child Day Care Facility

16.200 Dry Cleaner, Laundromat - Without drive-in windows

pacity of not more than 300

OUTPARCELS: OFFICE / RETAIL / ENERGY CENTER

**DEVELOPER:** 

SITE AREA:

**ZONING:** 

**TOTAL** 

**LLOYD FARM** | 09.21.2018 017150

**ILLUSTRATIVE MASTER PLAN** 

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Prepared by and return to: Town Clerk, Town of Carrboro, 301 West Main St. Carrboro, NC 27510

#### **CONDITIONAL REZONING**

Motion was made by Alderman Chaney, seconded by Alderman Foushee, that this ordinance be approved.

## AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY 35.4 ACRES OF LAND KNOWN AS 700 OLD FAYETTEVILLE ROAD FROM R-10 AND B-4 to B-4 CZ

Ordinance No. 4/2018-19

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That property being described on Orange County Tax Maps by parcel identification numbers shown below shall be rezoned as noted and subject to the following conditions:

PIN	Existing Zoning	Acreage	Proposed Zoning
9779-09-7922	R-10	10.18	B-4-CZ
9778-19-6618	R-10	8.61	B-4-CZ
9778-19-6618	B-4	16.61	B-4-CZ

1. The Concept Plan is labeled "Lloyd Farm Carrboro, North Carolina Rezoning Site Plan," dated September 21, 2018, is approved and incorporated herein to indicated all potential land uses, the general location and size of buildings and parking areas, vehicular and bicycle-pedestrian access points, general circulation patterns, stormwater management features, setbacks, preserved trees and other landscaped areas. Other features and issues remain to be decided at the time a conditional use permit is requested for the development. Those features and issues include, but are not necessarily limited to, traffic improvements at the entrance on Old Fayetteville Road and NC Hwy 54, required parking.

- The residential density of the project shall be capped at a maximum of 250 dwelling units, comprising of a combination of use classifications 1.231 (duplex, maximum 20% > 3 bedrooms/dwelling unit), 1.241 (two family apartment, maximum 20%, 1.321 (multi-family townhomes, maximum 20% > 3 bedrooms/dwelling unit) and 1.331 (multi-family apartments maximum 20% > 3 bedrooms/dwelling unit).
- 3. The residential portion of the development shall be operated as a 55 and older community. Use classifications 1.321 and 1.331 may include certain dining, health and wellness related amenities not typically included in a multi-family complex intended for the general population.
- 4. Related to the project's contribution to the Town's affordable housing goals, the following shall occur:
  - a) Prior to the issuance of a certificate of occupancy for the residential portion of the development, the applicant shall submit a Payment in Lieu to the Town of Carrboro, determined in accordance with the Town's Land Use Ordinance in lieu of providing affordable housing on site.
  - b) Prior to the issuance of conditional use permit for the project, the applicant shall affirm its intention to either increase the payment in lieu of providing affordable housing on site by \$250,000 or provide for the Town's approval a pricing mechanism for a portion of the over-55 rental apartments that results in affordability for such units substantially consistent with the Land Use Ordinance Section 15-148.1.
  - c) The final plat and restrictive covenants shall designate four of the "cottages" as permanently affordable, for-sale units, consistent with the provisions of Land Use Ordinance Section 15-148.1.
- 5. Two parcels, (PIN 9779-10-7351 and PIN 9779-20-0449), comprising approximately 4.6 acres shall be dedicated to the Town of Carrboro. These two parcels are not included in the rezoning request. In accordance with Town policy, no further action will be taken on these properties, including encumbrance, sale, or development for any purpose, whether parks, playgrounds, or public infrastructure of any kind, without neighborhood input and subsequent, required public hearings. Neighborhood residents will be engaged to in initiate ideas for utilization or restriction and may do so at any time after the lots have been formally deeded to the Town.
- 6. The conditional use permit plans shall be designed such that the meandering multi-use path alongside the internal road shall be constructed with a pavement width of 10-feet.
- 7. \$15,000 shall be provided to the Town of Carrboro to conduct a neighborhood-level traffic calming study of the Plantation Acres, Plantation Acres Extension, and R.S. Lloyd subdivisions, known collectively as the "Plantation Acres" neighborhood and/or to pay for the installation of traffic calming devices or other improvements. Contribution shall be made at the time a building permit is granted for the first phase of the project. The traffic calming study shall be conducted by the Town as and when it deems appropriate.

The study shall include an operational analysis of converting some or all of Carol Street to a one-way street, and/or installing bollards or other infrastructure in Carol Street to eliminate through traffic as well as a survey of Carol Street residents to gauge support for either proposal. The study shall also include the consideration of installing MUTCD approved signage on Carol Street to read "Local Traffic Only" (MUTCD R11-3) or "No Thru Traffic" (MUTCD R11-4); installation shall be subject to NCDOT review.

- 8. The development shall include the design and installation of a visual and physical barrier between the southern boundaries of the lots on Carol Street (from Old Fayetteville Road to the western edge of 211 Carol Street) and the commercial uses and associated vehicle accommodation areas constructed as part of the development. In addition to preserved trees, physical barriers and/or evergreen vegetative materials that will satisfy a Type A screening requirement shall be installed. The visual and physical barrier shall be designed to retain portions of the existing wooded areas immediately adjacent to the northern property line and include additional features such as, but not necessarily limited to, a berm, landscaping or fencing, or a combination of such features, as schematically indicated on the Concept Plan.
- 9. All commercial buildings shall display a uniformed architectural design in terms of materials and detailing, consisting predominately of brick, and other first-class materials such as but not limited to wood, stone, hardiplank and EFIS, in traditional colors with four primary elevations, rather than a façade and secondary or rear elevations. The commercial buildings shall also conform to the design standards described in Section 15-178(5) of the Carrboro Land Use Ordinance as it relates to articulating large buildings into smaller increments through the use of different techniques such as setbacks or entrances or window bays.
- 10. Deliveries to retail tenants shall be restricted to the hours of 6 am to 10 pm on weekdays and 7 am to 10 pm on weekends.
- 11. Trash/recycling collections shall be limited to the hours of 7:30 am and 10:00 pm, and not after 9:00 pm whenever possible
- 12. Landscaping maintenance shall be limited to the hours of 8 am to 6 pm or sunset, whichever is earlier, Monday through Saturday and 12 pm to 6 pm or sunset, whichever is earlier, on Sundays.
- 13. The greenspace area shown on the site plan at the southwest corner of the site shall not be developed but shall remain as open greenspace in perpetuity.
- 14. The conditional use permit plans shall be designed to allow for the Town's future construction of a side path along NC Hwy 54, as per the Town's preliminary plans for bike and pedestrian access to Anderson Park and parts west. The side path project shall be designed so as to not encroach into the parking areas along the southern edge of the developed portion of the site. Coordination with the Town and NCDOT will be needed to ensure that the interface between the side path and any NC 54 access point maintain safe sight lines, signage, pavement markings and other appropriate treatments, and shall occur during the driveway permit application process with NCDOT and/or prior to the installation of final payment markings or plantings near this intersection.
- 15. As part of the conditional use permit, the applicant shall demonstrate through a feasibility study compliance with the provisions of Article XVI, Part II, of the LUO, Stormwater Management. Prior to construction plan approval, the applicant shall demonstrate that the post-development peak discharge rates from the project will be less than or equal to the predevelopment peak discharge rates for the 1-, 2-, 5-, 10-, 25- 50- and 100 year 24-hour design storms at the discharge points from the property. (Analysis of the 50 and 100 year storms exceed the requirements of the LUO). The applicant will coordinate the analysis with the Town Engineer.
- 16. The conditional use permit application shall include a timeline for the installation of stormwater features as well as the schedule for converting erosion control features into permanently maintained BMPs/SCMs. Erosion control features shall be designed and installed to provide

sufficient stabilization during each phase of development.

- 17. In advance of draining the property's constructed ponds near Old Fayetteville Road, the applicant will engage a wildlife relocation organization such as NC State Turtle Rescue Team to assess options for developing and implementing a strategy to relocate turtles currently residing in the ponds. The applicant shall evaluate its stormwater management plan to determine if the construction of stormwater devices can provide a receiving area for some or all of the existing turtles.
- 18. A left turn out of the site will be provided at the Old Fayetteville Road exit, and applicant will seek approval from NCDOT for a left out of the site at the NC 54 exit during the conditional use permit process. NCDOT's rejection of a left out at the NC 54 exit shall not prevent approval of the condition use permit for the project.
- 19. The applicant will coordinate with the Town, Chapel Hill Transit and NCDOT as part of the conditional use permit process, to identify opportunities for transit service with possible stops in the vicinity of the grocery store and senior living complex.
- 20. The bike-ped trail shown on the conceptual master plan as beginning at the northeast bend of the meandering internal street and ending at the edge of the property line abutting the Lisa Drive right-of-way, shall be extended along the Lisa Drive right-of-way to a point near the intersection of Lisa Drive and Carol Street as mutually agreed upon with the Town. The portion of the path in the abandoned right-of-way shall not exceed the lessor of the width of the right-of-way or 10 feet. Materials used for the construction may be asphalt, raised wood or a combination of those materials. Maintenance of the portion of the path in the Lisa Drive right-of-way shall be the responsibility of the Town.
- 21. The applicant shall agree to limit the location of the primary construction entrance to Old Fayetteville Rd and/or NC Hwy 54. Some access to the property via James Street, may be necessary to provide for utility connections.
- 22. As part of final plat approval, the 60-foot easement shown on a 1994 plat, extending from Old Fayetteville Road east, approximately 200 feet, shall be abandoned.

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed.

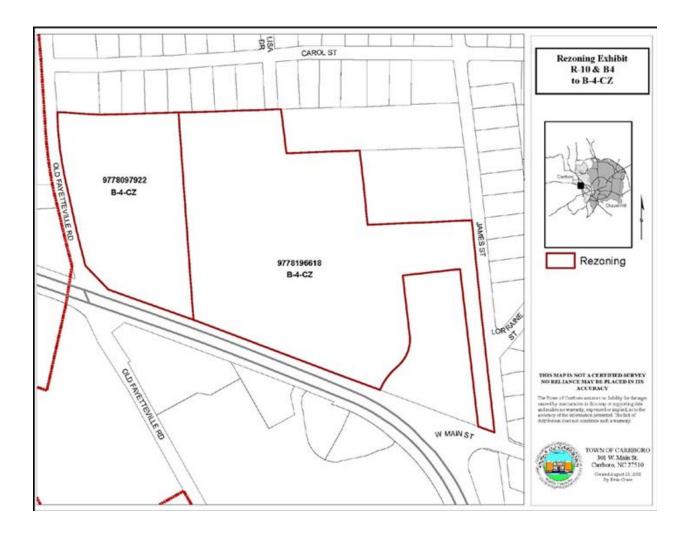
SECTION 3. This ordinance shall become effective upon adoption.

#### This 23rd day of October 2018.

#### The motion is carried by the following vote:

**Aye:** Mayor Lydia Lavelle, Alderman Haven-O'Donnell, Alderman Bethany Chaney, Alderman Barbara Foushee, Alderman Jacquelyn Gist

Noes: Alderman Sammy Slade, Alderman Damon Seils



-		-	-
ooro Board of Aldermen	during the meeting of (	October 23, 2018	
		(SEAL)	
n Clerk			
	INA		
ame before me this day an atrument is the corporate so of Carrboro was affixed trument is the act and deed ATTNESS WHEREOF, I I	nd being by me duly sw seal of the Town of Car thereby by virtue of the d of the Town of Carrb	vorn says that the seal affixed rrboro, and that the corporate Board of Aldermen's action, poro.	to the seal and
(SEA	L)		
		Notary F	Public
Commission Expires:			
t t	boro Board of Aldermen  In Clerk  TE OF NORTH CAROL  ANGE COUNTY  The by certify that Catherine are before me this day are strument is the corporate of Carrboro was affixed to rument is the act and deed  VITNESS WHEREOF, I.	py certify that the foregoing is a true and correct boro Board of Aldermen during the meeting of Company of Clerk  TE OF NORTH CAROLINA ANGE COUNTY	

#### PREPARED BY AND RETURN TO:

TOWN CLERK
TOWN OF CARRBORO
301 West Main Street
CARRBORO, NORTH CAROLINA 27510



## ORANGE COUNTY NORTH CAROLINA

## TOWN OF CARRBORO CONDITIONAL USE PERMIT GRANTED

On the date(s) listed below, the Board of Aldermen of the Town of Carrboro met and held a public hearing to consider the following application:

APPLICANT: VHB Engineering NC, P.C.

OWNERS: Carrboro Retail, LLC

PROPERTY LOCATION (Street Address): 700 and 706 Old Fayetteville Road

TAX MAP, BLOCK, LOT(S): 9778-09-7922 and 9778-19-6618

PROPOSED USE OF PROPERTY: High-volume retail- use# 2.110, 2.250, Restaurant- use# 8.100, 8.200, 8.500, 8.600, Dry cleaner/laundromat- use# 16.200, Gas station- use# 9.300,

Amphitheater- use# 6.210

CARRBORO LAND USE ORDINANCE USE CATEGORY: B4-CZ

MEETING DATES: October 15 and October 22, 2019

Having heard all the evidence and arguments presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Carrboro Land Use Ordinance for the development proposed, and that therefore the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Land Use Ordinance and the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.

TOWN OF CARRBORO CONDITIONAL USE PERMIT Page #2

- 2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.
- 3. That the rezoning conditions for the Lloyd Farm project created for the subject properties have been hereby satisfied subject to the remaining conditions of this Conditional Use Permit. Modifications to the rezoning conditions approved for the project will require approval by the Board of Aldermen subject to an additional public hearing.
- 4. That the Board of Aldermen finds that 358 parking spaces are sufficient to serve Lot 1 of the Lloyd Farm project. This finding is based on information provided by the applicant regarding the proposed mix of uses, which should result in this portion of the development having sufficient parking.
- 5. Town staff will continue to coordinate with Chapel Hill Transit and NCDOT on locations for transit service with possible stops in the vicinity of the grocery store and senior living complex.
- 6. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
- 7. That the developer shall provide a detailed stormwater system maintenance plan, specifying the entity responsible for maintenance and a maintenance schedule. The plan shall include scheduled maintenance activities for each unit in the development, (including, if specified on the plans, cisterns, bioretention areas, swales, check dams, and irrigation pond), performance evaluation protocols, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to the Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the Declaration of Easements, Covenants and Restrictions.
- 8. That in accordance with rezoning condition number 18 and in advance of draining the property's constructed ponds near Old Fayetteville Road, the applicant will engage a wildlife relocation organization such as NC State Turtle Rescue Team to assess options for developing and implementing a strategy to relocate turtles currently residing in the ponds. The applicant shall evaluate its stormwater management plan to determine if the construction of stormwater devices can provide a receiving area for some or all of the existing turtles. This condition must be satisfied prior to the approval of construction plans for the project.
- 9. For all exterior lighting, the applicant must install a maximum fifteen foot high light poles throughout the project and use a maximum 3000 kelvin rating for all LED lights.
- 10. Consistent with rezoning condition number 11, the Declaration of Easements, Covenants and Restrictions will restrict the hours of deliveries between the hours of 6am and 10pm on weekdays and 7am to 10pm on weekends. A copy of the Declaration of Easements, Covenants and Restrictions will be provided to the town prior to approval of constructions plans.
- 11. Consistent with rezoning condition number 12, the Declaration of Easements, Covenants and Restrictions will restrict the hours of collection of trash and recycling. A copy of the Declaration of Easements, Covenants and Restrictions will be provided to the town prior to approval of construction plans.
- 12. Consistent with rezoning condition number 13, the Declaration of Easements, Covenants and Restrictions will restrict the hours of landscape maintenance. A copy of the Declaration of Easements, Covenants and Restrictions will be provided to the town prior to approval of construction plans.

TOWN OF CARRBORO CONDITIONAL USE PERMIT Page #3

- 13. That the applicant and NCDOT will discuss the side path along NC Highway 54 during review of the driveway permit.
- 14. That the 60 foot easement shown on the 1994 plat shall be abandoned on the recorded final plat for the project in accordance with the configurations of lots as shown on the CUP plans.
- 15. That the applicant must utilize native plants as identified in the LUO in supplemental landscaping to the extent possible. Supplemental aesthetic plantings, such as pots and beds, may utilize drought tolerant and non-invasive plants.
- 16. That the applicant must install raised and painted crosswalks along Merchant's Way consistent with and upon approval by Fire, EMS, and Chapel Hill Transit.
- 17. That the applicant must relocate 14 non-covered bike parking spaces from the north side of the grocery store to the south side of the grocery store, as indicated on Exhibit B submitted by the applicant at the public hearing.
- 18. That the applicant must coordinate with staff alternative locations for the accessible parking locations, away from the grocery store pickup lane.
- 19. That the applicant must incorporate additional screening along the rear elevation of the grocery store between the store and Old Fayetteville Road.
- 20. That the applicant must incorporate either increased landscaping or mesh fencing along NC Highway 54 in the area of the amphitheater for the purpose of safety.
- 21. That the applicant must incorporate and design wiring infrastructure for solar panels within the grocery store design
- 22. That the applicant agrees to incorporate in the retail shops white reflective energy efficient roofs, thermally broken storefronts with low e insulated glass, and require tenant specific upfits incorporating low flow sinks and toilets and LED lighting. The Harris Teeter design will meet or exceed all applicable building code requirements and will incorporate a white reflective energy efficient roof, LED lighting throughout the store (including all refrigerated cases), low flow urinals and faucets, non-ozone depleting low GWP refrigerant, motion detection lighting, energy management systems, recycling for oil, grease, and cardboard, use of skylights and windows to utilize natural light, food waste composting and paper bag recycling. Harris Teeter has committed to eliminating plastic bag use at grocery checkout at this location.
- 23. That, subject to NCDOT approval, the applicant agrees to install a median along the street adjacent to the post office to keep traffic from turning left.
- 24. That prior to issuance of the first building permit, that the applicant must dedicate the lots identified in the conditional rezoning to the town.
- 25. This permit shall automatically expire within two years of the date of issuance if the use has not commenced or less than 10 percent (10%) of total cost of construction has been completed or there has been non-compliance with any other requirements of Section 15-62 of the Carrboro Land Use Ordinance.

All street construction on those streets proposed for acceptance by the Town of Carrboro shall be certified by an engineer. Engineering certification is the inspection by the developer's engineer of the street's subgrade, base material, asphalt paving, sidewalks and curb and gutter, when used. The developer's engineer shall be responsible for reviewing all compaction tests that are required for streets to be dedicated to the town. The developer's engineer shall certify that all work has been constructed to the town's construction specifications.

If this permit authorizes development on a tract of land in excess of one acre, nothing authorized by the permit may be done until the property owner properly executes and returns to the Town of Carrboro the attached acknowledgment of the issuance of this permit so that the town may have it recorded in the Orange County Registry.

TOWN OF CARRBORO CONDITIONAL USE PERMIT Page #4

THE TOWN OF CARRBORO

## NORTH CAROLINA ORANGE COUNTY

IN WITNESS WHEREOF, the Town of Carrboro has caused this permit to be issued in its name, and the undersigned being all of the property above described, do hereby accept this Conditional Use Permit, together with all its conditions, as binding upon them and their successors in interest.

ATTEST:			
	(SEAL)	BY	
Town Clerk	(SEAL)	·	n Manager
I,	erine Dorando, Town C ag by me duly sworn say for and that the seal affi for, that David Andrews Clerk for the Town of C an of Carrboro was affix	lerk for the Town of ys each for himself the xed to the foregoing is to Town Manager of so Carrboro subscribed the xed thereto, all by visit	at she knows the corporate instrument is the corporate aid Town of Carrboro and heir names thereto; that the intue of a resolution of the
IN WITNESS THE, 20	REOF, I have hereunto	set by hand and notari	al seal this the day of
			(SEAL) Notary Public
My Commission Expires:_		1	totaly I done
We, Carrboro Retail, LLC, Permit. The undersigned of this permit except in accord restriction shall be binding	wner does further acknowledge with all of its con	owledge that no work ditions and requirement ccessors in interest.	may be done pursuant to ents and that this
		Carrboro R	etail, LLC
		By:	
NORTH CAROLINA		Aut	horized Party
COUNTY			
I,hereby certify that,appeared before me this da behalf of the company.	, a No, represe y and acknowledged the	enting Carrboro Retai	l, LLC, personally
Witness my hand a	nd official seal this the	day of	, 20
W G		No	otary Public
My Commission Expires:_			

TOWN OF CARRBORO CONDITIONAL USE PERMIT Page #5

(Not valid until fully executed and recorded)

PREPARED BY AND RETURN TO:
TOWN CLERK
TOWN OF CARRBORO
301 West Main Street
CARRBORO, NORTH CAROLINA 27510

#### **Climate Action Pocket Questions**

Title: Continuation of Special Use Permit-A Extension Request for Lloyd Farm, Phase 1 at 700 and 706 Old Fayetteville Road

Purpose: The Town Council is asked to consider approving a request for a permit extension of Phase 1 of the Lloyd Farm development. If the request is not approved, the existing Special Use Permit-A will expire on October 24, 2025. Town Staff recommend approval of the request.

Department: Planning

## 1. How will this action impact the Town's or the community's greenhouse gas emissions?

- a. Will REDUCE greenhouse gas emissions
- b. Will not reduce or increase greenhouse gas emissions
- c. Will INCREASE greenhouse gas emissions
- d. Not applicable

#### 2. Please explain.

- Overall design for all phases of the Lloyd Farm development was decided as part
  of the approval of the conditional zoning in October 2018 and remains binding.
- Should the Council decide to deny the permit extension, the site plan for a future SUP-A proposal would have to be consistent with the conditional rezoning.

#### 3. Does this action impact:

- a. Water quality
- b. Erosion and Surface run-off
- c. Flooding
- d. Air quality
- e. Heat islands or extreme heat
- f. Biodiversity
- g. Solid waste
- h. Hazardous waste
- i. Other
- j. This action does not impact the environment

#### 4. Please explain.

 This specific action does not change the site plan bound to the conditional zoning, and does not have an environmental impact

- 5. How is your department planning to mitigate any climate or environmental impacts? NOTE: This does not reflect a formal commitment by the Town of Carrboro.
  - If the permit is not extended, a new application may not necessarily include a request for a parking reduction, due to changes in the ordinance since the permit was granted.
  - Should the Council decide to deny the permit extension, the site plan for a future SUP-A proposal would have to be consistent with the conditional rezoning, or the applicant would need to pursue a new conditional rezoning to change how climate impacts are being mitigated on site.

# Request for Permit Extension (3) Lloyd Farm Phase 1 SUP-A

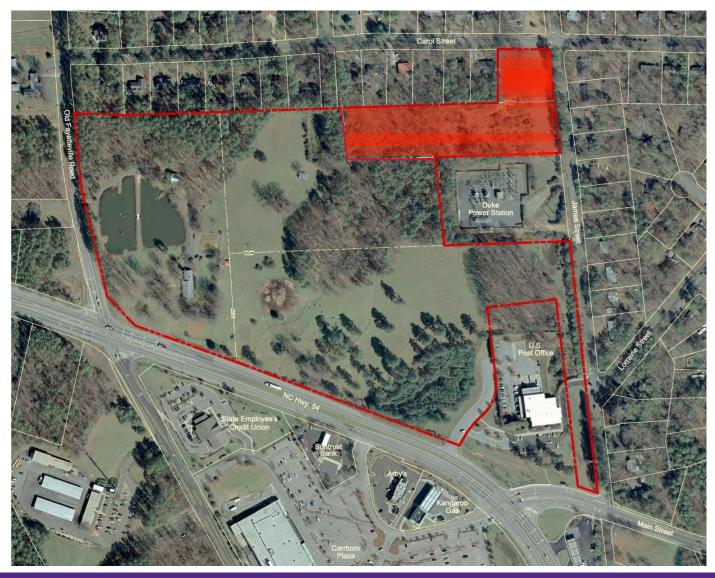
Town Council Meeting – October 7, 2025



# **Executive Summary**

- Town approved Conditional Rezoning (B-4 CZ) for 35.4-acre Lloyd Farm development in October 2018.
  - Approved rezoning is a mutually agreed upon contract between the property owner and town, governing how the site may be developed. It includes 22 binding conditions and an associated illustrative site plan (Attachment D)
  - o Approval followed facilitated mediation with applicant, neighbors and Town, which led to changes in the proposal and conditions designed to address community interests; this included a dedication of two lots (shown in red) to the Town
  - The mutually agreed upon conditions attached to the rezoning require that the developer go above and beyond usual ordinance requirements in multiple ways (*Attachment E*)
  - Changes to approved rezoning must be initiated by the property owner and approved by Town Council
- Town approved Special Use Permit-A (SUP-A) for Phase 1 in October 2019. The SUP-A continues the obligation of the developer to follow through with the agreed upon conditions that go above and beyond the usual ordinance requirements (*Attachment F*)
- While the conditional rezoning remains in effect and runs with the land, the SUP-A for each respective phase must either be built or the permit must be extended every two years, otherwise the permit portion expires

# Aerial Photograph of Lloyd Property



# **Project Summary**

## Mixed-use Development (commercial & residential, in multiple phases)

- Commercial Component
  - 145,322 square feet of commercial space +/- and about 570 parking spaces
  - o grocery store anchor, retail, restaurant, office, including office or clinics of physicians or dentists medical, restaurants, gas station
- Residential Component (attended for residents 55+)
  - Multi-story apartment building, containing approximately 200 units & structured parking
  - 10 duplex "cottages" containing 20 units
- Other Amenities (some provided above and beyond ordinance requirements)
  - Outdoor event space with amphitheater
  - Multi-use path along interior road
  - Greenway trail with sections of raised boardwalk
  - Bike-ped connections to existing street network

# Illustrative Site Plan -**Conditional Rezoning**



DEVELOPER:
CARREGRO RETAIL, LLC G/O ARGUS DEVELOPMENT GROUP, LLC

#### SITE AREA:

1) 35.4 ACRES TO BE REZONED B-4-CZ TO ACHIEVE PROPOSED DEVELOPMENT PLAN

2) 4.5 ACRES TO BE DEDICATED TO THE TOWN; NOT INCLUDED IN THE REZONING AND PROPOSED DEVELOPMENT PLAN

#### ZONING: EXISTING: B-4 & R-10

PROPOSED: 8-4-CZ

COMMERCIAL USES

± 64,280 SF ANCHOR, GROCERY STORE MEZZANINE ± 2,754 SF MINORS: RETAIL / OFFICE / RESTAURANT OUTPARCELS: OFFICE / RETAIL / ENERGY CENTER 1 51.908 SF

#### RESIDENTIAL USES

SENIOR LIVING ± 220 UNITS

#### COMMERCIAL PARKING GROCERY / MAIN RETAIL AREA

± 370 SPACES + 202 SPACES

1. THE USES ILLUSTRATED ON THE OUTFARCEL LOTS ARE SPECULATIVE IN NATURE AND THESE LOTS COULD BE DEVELOPED WITH OTHER USES. PERMISSIBLE IN THE 84-CC/2CNING DISTRICT.

2. THE USES REFERENCED ON BUILDINGS ON THE CONCEPT PLAN ARE SPECU-LATIVE AND FOR ILLUSTRATIVE PURPOSES SO LONG AS ORDINANCE.

REQUIREMENTS ARE MET FOR A USE, THE FOLLOWING USES ALLOWED AT THE TIME OF APPROVAL LINDER THE 9-4-ZONING CLASSIFICATION IN THE TABLE OF FERMISSIBLE USES CONTAINED IN ARTICLE XIOH CARRECRO'S LANDIUSE DECINANCE ARE A ... OWED (LISES INCLUDES ALL SUBCATEGORIES IF OVERALL LAND USE CATEGORY LISTED)

- APID Set Of Economic Step 1

  1.202 Two Family Residences Nuplex No badroom limit

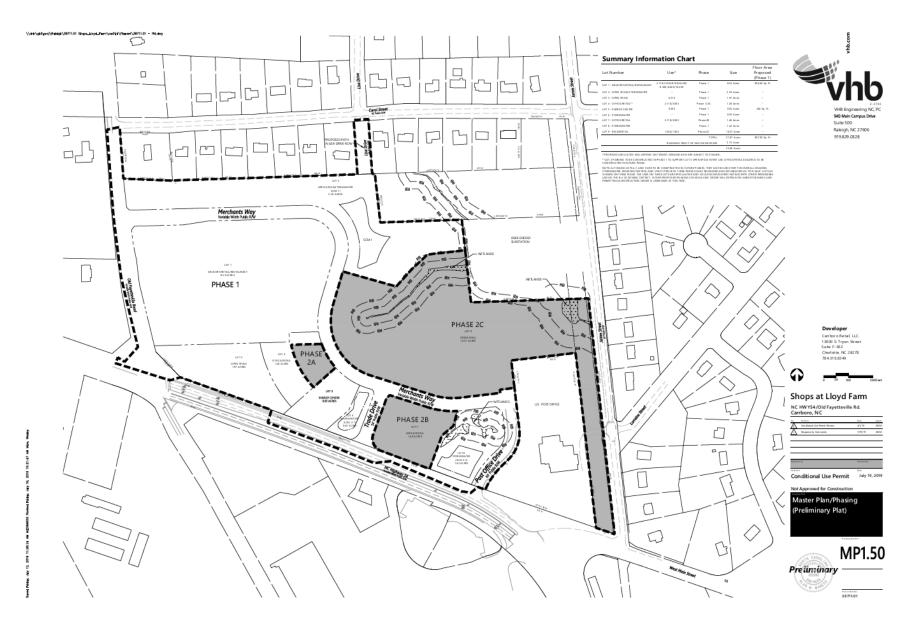
  1.242 Two-Family Residences No bedroom limit

  1.322 Mub-Family Residences No bedroom limit

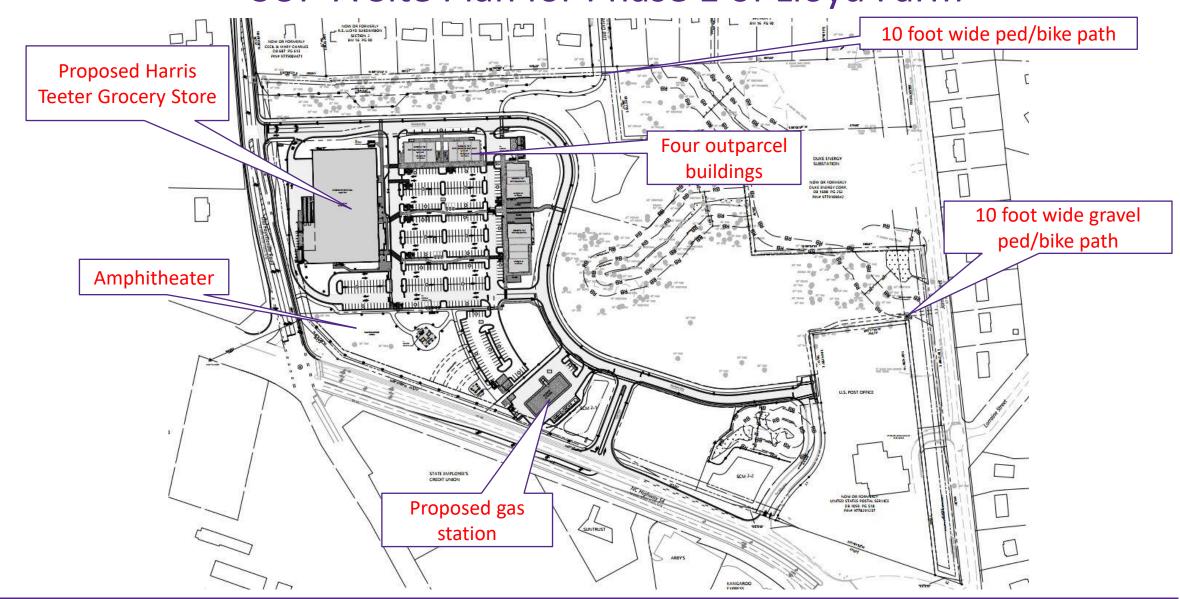
  1.332 Mub-Family Residences Multi-Family Againments No bedroom limit
- 2.00 Sales and Rental of Goods, Merchandse and Equipment 3.00 Office, Clerical, Research and Services Not Primerly Related to Goods or
- 5.320 Educational, Cultural, Religious, Philanthropic, Social. Fraternal Uses -
- Located within any permissible structure
  5.121 Regression, Amusement, Entertainment Movie Theatres Seating Ca-
- pacity of not more than 300 8,000 Restaurants (including food delivery services). Bans, Night Clubs
- 9,000 Motor Vehicle-Related Sales and Service Operations 12,000 Services and Enterprises Related to Animals
- 16.200 Dry Cleaner, Laundromat Without drive-in window 19.000 Open Air Markets and Horticultural Sales
- 22 220 Day Care Child Day Care Facility 22 300 Day Care Senior Citizens Day Care, Class A

USES ADDED AS PERMISSIBLE IN THE 6-4 ZIONING DISTRICT AFTER THE DATE OF APPROVAL MAY BE ALSO ALLOWED SO LONG AS ALL LUO SI ANDARDS CAN BE

# **Phasing Plan**



# SUP-A Site Plan for Phase 1 of Lloyd Farm



## Procedural Notes about Decision

## **Decision on Permit Extension**

- Approve. Extend the SUP-A for Phase 1 until October 2027
- Deny. If the SUP-A is not extended, the property owner will have the following choices:
  - Appeal the denial of the SUP-A extension
  - Apply for a new SUP-A, in accordance with the conditional rezoning
  - Apply for a new conditional rezoning if changes are desired (must be property owner initiated)
  - Leave the project and property idle until determining what to do in the future
- Of note, any changes to approved conditional rezoning must be initiated by property owner and approved by Town Council
- Questions?



## **Rezoning Conditions - Binding**

(See Attachment E for full rezoning document)

- Conditions 2, 3, and 4 provide for a maximum residential density, restrict residential use to residents 55 and older, and establish a significant obligation and requirements related to the affordable housing component of the project
- Condition 5 requires developer to donate two parcels of land to the town (along James Street)
- Conditions 10, 11, and 12 restrict hours when certain activities may take place on the site, including deliveries, collection of refuse and recycling, and landscaping maintenance
- Conditions 8, 13, 15, 16, and 17 address environmental matters including enhanced landscaping and buffers, a permanent open space lawn and amphitheater, enhanced stormwater measures, and turtle conservation. Of note, the developer agreed to treat stormwater events up to the 50- and 100-year level storms, which is beyond what is required by ordinance
- Conditions 1, 6, 7, 14, 18, 19, 20, 21, and 22 address transportation matters for all modes, internal and external to the project, including site access during construction
- Condition 9 specifies design elements and building materials for the commercial buildings

## Special Use Permit-A Conditions – Binding

(See Attachment F for full SUP-A document)

- Condition 4 reduces the parking required in Phase 1 by 35% percent (358 spaces provided instead of 539)
- Condition 8 provides for consistency with rezoning condition 18 about turtle conservation and relocation
- Condition 10 provides for consistency with rezoning condition 11 regarding restrictions on delivery hours
- Condition 11 provides for consistency with rezoning condition 12 regarding restrictions on when refuse and recycling services may take place
- Condition 12 provides for consistency with rezoning condition 13 regarding when landscaping maintenance activities may take place
- Condition 21 requires that the developer provide wiring infrastructure for solar panels on top of grocery story
- Condition 22 requires that the developer incorporate various and multiple environmentally friendly features into the design of the buildings
- Condition 24 defines the timeline for when the two parcels of land must be donated to the town, by stating that the dedication must occur before issuance of the first building permit(consistent with rezoning condition 5)



NC 27510



### Agenda Item Abstract

File Number: 25-086

**Agenda Date:** 10/7/2025 File Type: Information Item In Control: Town Council

Version: 1

Reimagining East Weaver Street - Update and Next Steps

**PURPOSE:** The purpose of this item is to provide an update on the next steps relating to the conversion of East Weaver Street to a bicycle and pedestrian only corridor. It continues the Town Council's initial discussion of the matter during the January 14, 2025, work session and subsequent review of a capacity study on June 17, 2025.

DEPARTMENT: Planning					
COUNCIL DIREC	CTION:				
Race/Equity _	Climate	Comprehensive Plan _	<u>X</u> _	Other	

Reimagining East Weaver Street as a pedestrian- and bike-focused space in the downtown area will have implications to the experience of residents and visitors to Carrboro. Staff have provided considerations related to the race and equity, climate, safety, and economic development goals of the project that build on those presented at the January 2025 worksession and the June 17, 2025, Town Council meeting. Pocket questions have been provided as (Attachments B & C).

**INFORMATION:** On January 14, 2025, the Town Council held a work session to discuss the possibility of converting East Weaver Street from a two-way street to a pedestrian plaza with bicycle access. At the conclusion of the January work session, the Council directed staff to conduct a capacity study to better understand the potential impacts of the street closure.

On June 17, 2025, staff presented the results from the draft capacity study, illustrating projected impacts to level-of-service and vehicle queueing. Lisa Lundeen with Exult Engineering, the consultant firm who prepared the analysis, showed different simulations of the model and answered questions. The Council directed staff to continue to work with the consultant team to finalize the study to address NCDOT comments, and to reach out to surrounding businesses and residents to make sure that they knew about the project and had an opportunity to comment.

Capacity Study Updates

NCDOT has completed its review of the capacity study. The finalized study has been posted to the project webpage, <a href="https://www.carrboronc.gov/3149/Reimagining-East-Weaver-Street">https://www.carrboronc.gov/3149/Reimagining-East-Weaver-Street</a> NCDOT has approved the conversion contingent on the inclusion of the consultant's recommended

Agenda Date: 10/7/2025 File Type: Information Item

In Control: Town Council

Version: 1

modification to pavement markings to mitigate anticipated impacts largely related to vehicle queueing. Recommendations for the closure are listed below. Of note, the final version of the study includes some minor changes to the illustrations in the June 17<sup>th</sup> PowerPoint.

- Omitting the recommended conversion of the northbound loading zone on South Greensboro (at E Main) to a travel lane since there is not sufficient pavement width to accommodate four lanes.
- Retaining the 100 block of Maple Avenue as one-way southbound due to anticipated queueing and level -of-service impacts across the study area.
- NCDOT recommends that the remaining lane reallocations and stop bar adjustments-identified in the study as 'Build with Improvements' scenario-are completed in tandem with the closure of the corridor.

#### Engagement

After direction from the Town council in June to ensure equitable outreach to downtown business owners and residents in historically Black and African American neighborhoods, staff took the following actions:

- Developed outreach materials for in-person engagement events strategically focusing on Lloyd-Broad and Tin Top neighbors, as well as historically marginalized communities related to the Downtown Area Plan.
  - o Open House at St. Paul's AME
  - o Open House at Community School for People Under Six
  - Carrboro in Motion at Royal Park Apartments
  - o Carrboro in Motion at Collins Crossing
- At engagement events community members were provided with both a pre-addressed letter to Town Hall with a comment card and a space at the event to write their response, questions and concerns, and level of support for the project.
- Planning staff mailed letters on September 18, 2025, to business and property owners in proximity to the study area, residents of Lloyd-Broad, Tin Top, and residents along North and South Greensboro, Main, and Braxton Foushee streets.

#### Social District

Town staff have reviewed the state statutes that authorize local governments to create a common area social district (N.C.G.S. 18B-300.1). A social district designation and an amendment to the Town Code would be necessary to allow for the expansion of alcoholic consumption into the public right-of-way (for restaurants with frontage along the corridor). Requirements for designation of a social district are as follows: (1) conspicuous signage about the boundaries and hours, (2) a management and maintenance plan for the district, (3) detailed map, (4) signage for businesses that are participating and not participating, and (5) non-glass containers with specific identifying information about the district and business.

At the Town Council's discretion, town staff can prepare information, including the statutorily required

Agenda Date: 10/7/2025 File Type: Information Item

In Control: Town Council

Version: 1

materials and anticipated fiscal impacts for branding and materials to bring back at a future Town Council meeting.

**FISCAL IMPACT:** The Town Engineer's updated preliminary estimate to convert East Weaver Street to a bike-ped only corridor is approximately \$304,000. This includes design and construction for signal changes, physical barricades, new pavement markings, etc..

The adopted FY26-FY30 CIP identifies \$200,000 for the cost of closing the street. Should the project move forward, staff will need to identify a source for the additional funds and bring forth a budget amendment at a future meeting to increase the project budget by approximately \$104,000. This could occur in tandem with a resolution to award the construction contracts.

It should be noted that the engineer's estimate is only for the closure and does not include costs toward the creation of a plaza space within the existing public right-of-way.

**RECOMMENDATION:** The Town Manager recommends that the Town Council receive the information.

# REIMAGINING EAST WEAVER STREET UPDATE & NEXT STEPS



Town Council Meeting October 7, 2025



# **OVERVIEW**

## January 2025 - Worksession

- Overview of conceptual images and considerations
- Received direction for capacity analysis

## June 2025 – Council Meeting

- Presentation of draft capacity study
- Council direction to engage businesses and residents

## **Summer 2025**

- Finalized capacity study with updated cost estimates
- Engaged residents and business owners





# ENGAGEMENT & FEEDBACK SUMMER 2025

## **Support**

- Adds to charm and sense of community
- Realizes contemporary spirit
- Supports health and social life of downtown visitors
- Greater safety for patrons at Weaver Street Market
- Long overdue

#### Concern

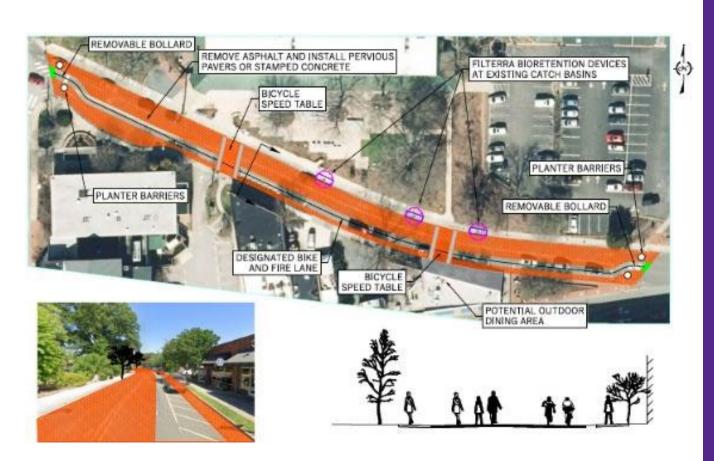
- Traffic congestion impacts
  - Emergency services and response delays
  - Business visibility and ADA access
  - Transit access
  - Entry and exit from neighborhoods
- Cyclists riding too fast to share space with pedestrians
- Need to address existing traffic issues first





# MITIGATION STRATEGIES

- The finalized study includes strategies to mitigate congestion
  - Lane restripings
  - Stop bar adjustment
  - Keep Maple Ave southbound
- Engineer's conceptual design further addresses many concerns we heard
  - Bollards & service lane
  - Service lane/designated bike lane
- Continue necessary collaboration with Public Transit, Fire/EMS/Police, and local businesses



# MINIMUM CHANGES FOR SAFE IMPLEMENTATION

(Build with Improvements Scenario)



## **Traffic Signals**

<u>c Signais</u>

## Design/Construction

## **Barriers to E Weaver**

9

Permanent

## **Control entrance/exits**



- Cyclists bike box/detector
- Deliveries movable bollards

## **Curb Realignment**

Entrance at Carr Mill

#### **Lane Allocation**



- Mill/Stripe/Resurface
- Move stop bar back 25'

## **Signage**

Inform pedestrians, bikes, and cars of changes

# **UPDATED ENGINEER'S ESTIMATE**

Description	Cost	
Design: signal and street changes	\$100,000	
Construction: signal and street changes	\$204,000	
Anticipated Total	\$304,000	

Does not include costs for design or construction of plaza space



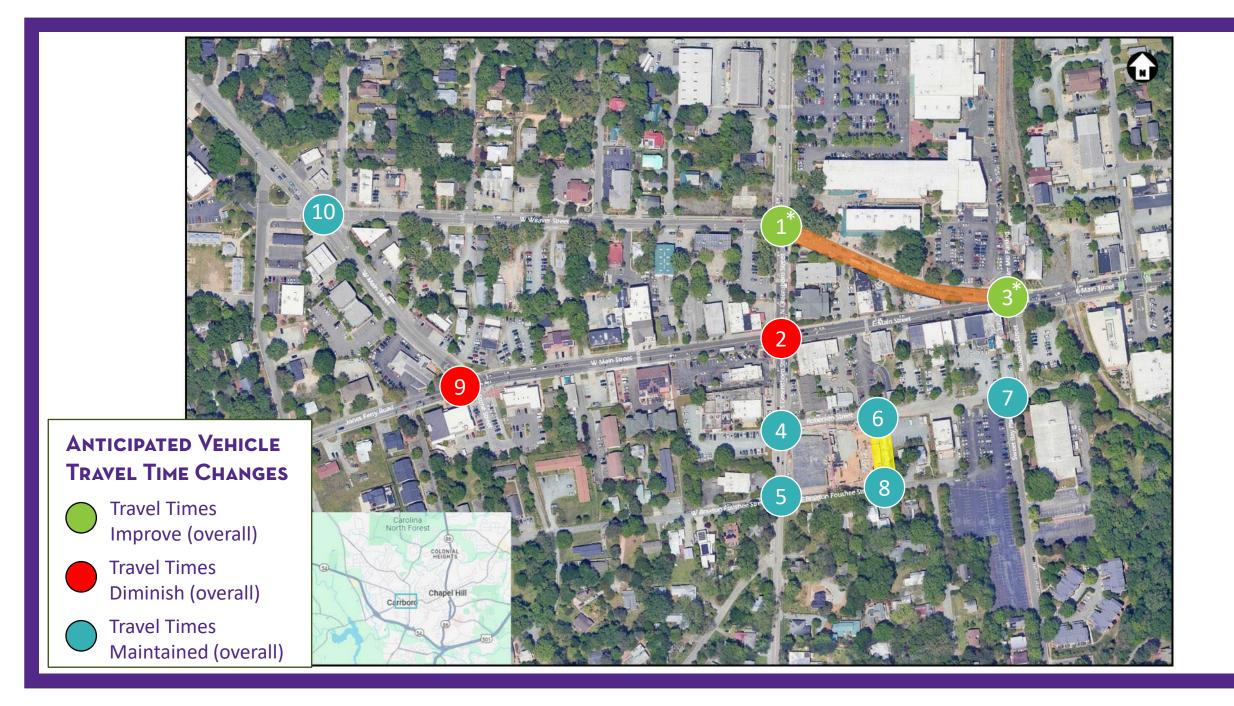
# **NEXT STEPS**

- 1. Prepare and advertise bid documents for signal and street construction
- 2. Council Action (after bids are submitted):
  - i. Approve a budget amendment to meet actual cost of phase 1 construction
  - ii. Authorize the Town Manager to execute contracts with project vendors



# SUPPLEMENTAL SLIDES





### **Race Equity Pocket Questions**

Title: Reimagining East Weaver Street - Update

Purpose: The purpose of this item is to provide a follow-up to the June meeting that discussed capacity study results and potential changes to East Weaver Street that would reduce or eliminate vehicle traffic, thereby creating a pedestrian-priority space or pedestrian plaza.

Department: Planning

- 1. What are the root causes of inequity in Carrboro and/or overall as it pertains to this subject area?
  - Income and its intersection with race, and disability status are major contributing factors to inequitable access to multiple transportation choices.
  - Low-income households are more likely to have to rely on transit, walking, and biking or must own a car to get to work or access their basic needs.
  - Community members with physical disabilities often require use of a motor vehicle.
- 2. Who is experiencing community burden now? Who will experience community burden if this action is passed? Will others experience community burden if this action is NOT passed?
  - Rights-of-way and pavement widths on downtown streets are often too narrow for separate facilities for cyclists, requiring them to ride with vehicles or take other roads.
  - Community members that do not have the luxury of transportation choice are burdened disproportionately from infrastructure changes that result in rerouting of transit, changes in congestion, and varying levels of access.
  - Residents in the Lloyd-Broad & Tin-Top neighborhoods who experience extended wait times entering/exiting the neighborhood due to queueing during peak travel times.
  - Business owners and residents may be burdened by suggested queueing on N Greensboro
     Street that could affect access to everyday businesses
  - Carrboro and Chapel Hill emergency responders in will have to navigate congestion which could result in impacts to residents needing emergency response.
- 3. Who is experiencing community benefit now? Who will experience community benefit if this action is passed? Will others experience community benefit if this action is NOT passed?
  - Benefits will be provided foremost to patrons and visitors along E Weaver Street, as well as those that can travel to and through downtown without a vehicle
  - Closure allows the Town to explore public space enhancement in the downtown and pursue climate-friendly and green infrastructure improvements that contribute to shading, acute air quality improvements, and reduction in heat island effects
  - East Weaver Street can also serve more frequently as a space activated by local events, which may bring more visitors to downtown.
  - Improvements to the space that make it safer for pedestrians, and safe infrastructure for bicyclists, will improve the pedestrian and bike experience downtown.
  - Changes may make it easier for those who live close enough and/or are able-bodied to choose alternate modes of travel which could reduce greenhouse gas emissions.

#### 4. What might be the unintended consequences of this action or strategy?

- Additional safety considerations will be necessary at both ends of East Weaver Street to
  protect pedestrians exiting the facility to cross N Greensboro or Main Street and cyclists who
  may not dismount when traveling through the block.
- If the improved pedestrian experience does not counterbalance impacts of those that choose to/must drive, visitors and residents may choose destinations other than downtown Carrboro.
- Placement of recently installed bike loop detectors may need to be changed to account for restriping recommendations by the consultant engineering firm.
- Transit routes are rerouted away from downtown due to increased difficulty of buses navigating the roads (road geometry and/or congestion affecting scheduling)
- 5. What steps has your department taken to mitigate any burdens, inequities, and unintended consequences? What strategies might your department take to address these in the future? NOTE: This does not reflect a formal commitment by the Town of Carrboro.
  - Mitigation will be interdepartmental and require collaboration.
  - Safe intersection improvements will need to be designed to coordinate circulation changes and provide for the safety of pedestrians and cyclists using the facility.
  - The Town will need to reach out to business owners to measure economic impacts.
  - Town staff should continue counting travelers in downtown to understand whether closing E
    Weaver to vehicles leads to an increase or decrease of visitors/patrons to downtown
    businesses or changes to downtown visitation as a whole.
  - The Town will need to pull data from Orange County to monitor emergency response times.
  - The Town has conducted engagement with, and will continue to reach out to downtown residents, particularly those in historically Black neighborhoods including Lloyd-Broad and Tin Top, to understand how these changes are impacting access to their neighborhoods

#### **Climate Action Pocket Questions**

Title: Reimagining East Weaver Street - Update

Purpose: The purpose of this item is to provide a follow-up to the June meeting that discussed capacity study results and potential changes to East Weaver Street that would reduce or eliminate vehicle traffic, thereby creating a pedestrian-priority space or pedestrian plaza.

Department: Planning

#### 1. How will this action impact the Town's or the community's greenhouse gas emissions?

- a. Will REDUCE greenhouse gas emissions
- b. Will not reduce or increase greenhouse gas emissions
- c. Will INCREASE greenhouse gas emissions
- d. Not applicable

#### 2. Please explain.

- Improved safety for pedestrians and bicyclists will incentivize those who live close by and/or
  are able-bodied to choose alternate travel modes, reducing greenhouse gas emissions.
- Increased idling times due to congestion may increase greenhouse gas emissions
- Visitors and residents who choose to or must drive may choose destinations other than downtown Carrboro because of changes in access to businesses as well as increased delays and queueing, increasing vehicle miles traveled.

#### 3. Does this action impact:

- a. Water quality
- b. Erosion and Surface run-off
- c. Flooding
- d. Air quality
- e. Heat islands or extreme heat
- f. Biodiversity
- g. Solid waste
- h. Hazardous waste
- i. Other
- j. This action does not impact the environment

#### 4. Please explain.

- Conversion of the street to a pedestrian- and bike-only space will improve air quality at the mid-block of East Wever Street.
- The capacity study suggests that traffic will move to Greensboro Street and Main Street, increasing idling times and lines of cars which will impact air quality and pedestrian and cycling experience negatively on those blocks.
- The conversion of the street allows for future investments on the block that provide environmental benefits (like heat island effect reduction, stormwater capture, increasing biodiversity, etcetera); the considerations for these improvements as well as associated costs are not part of this item.

- 5. How is your department planning to mitigate any climate or environmental impacts? NOTE: This does not reflect a formal commitment by the Town of Carrboro.
  - Work collaboratively to implement the consultant recommended strategies to implement the recommended strategies that reduce the impacts on the natural and built environment
    - Departments include the Manager's Office, Economic Development, Recreation, Parks, and Cultural Resources, Fire, Police, Public Works, and Planning.



### **Town of Carrboro**

301 W. Main St., Carrboro, NC 27510

## **Agenda Item Abstract**

File Number: 25-097

File Type: Action Item

**Agenda Date: 10/7/2025** 

In Control: Town Council

Version: 1

**Appointment to Selected Boards/Commissions** 

**Board of Adjustment** 

**Andrew Whittemore**