



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Meeting Agenda Board of Aldermen



Tuesday, June 24, 2014

7:30 PM

Board Chambers - Room 110

A. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

7:30-7:40

B. RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

1. [14-0227](#) 2014 Park and Recreation Proclamation

Attachments: [2014 park and recreation](#)

7:40-7:45

C. CONSENT AGENDA

1. [14-0225](#) Approval of Previous Meeting Minutes
2. [14-0216](#) Award of Construction Contract for 2013/14 Street Resurfacing Project

PURPOSE: The purpose of this agenda item is to award a construction contract for the 2013/14 Street Resurfacing Project

Attachments: [Resolution for Award of Street Resurfacing Contract June 2014](#)

3. [14-0219](#) Request for approval of a Supplemental Agreement and amend the Capital Project Ordinance for the Rogers Road Sidewalk Project

PURPOSE: The purpose of this item is to request the Board of Aldermen approve the following items regarding the Rogers Road Sidewalk Project: a supplemental agreement with NCDOT for additional funding and time extension, appropriate additional bond funds, and amend the Capital Project Ordinance.

Attachments: [ROGERS ROAD CIP ORDINANCE - Revised 6-17-2014](#)

4. [14-0223](#) Appointment of committee members for the Think Local First campaign

PURPOSE: The purpose of this item is for the Board of Aldermen to appoint a Think Local First committee

5. [14-0224](#) A Resolution to Allow For the Expenditure of Affordable Housing Funds

PURPOSE: The purpose of this item is to allow the Board to consider allowing the Town Manager to draw funds from the Affordable Housing Fund to pay rental housing and/or utilities deposits.

Attachments: [A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXPEND FUNDS FROM THE AFFORDABLE HOUSING FUND](#)

6. [14-0221](#) Amendment to Capital Projects Bond Fund

PURPOSE: The purpose of this item is to amend the Capital Projects Bond Fund to closeout completed projects and allocate unexpended budget balances to other projects and/or undesignated fund balance.

Attachments: [Bond Fund Project Closeout Amendment 6-2014](#)

7. [14-0215](#) Update of Downtown Employee Parking Issues and Interim Solutions

PURPOSE: The purpose of this item is to update the Board on staff's findings regarding interim solutions for employee parking in the downtown.

Attachments: [Attachment A- Resolution 12-10-13](#)
[Attachment B - Parking Lot Inventory June 2014 - Town Administered lots](#)
[Attachment C - Downtown Parking Survey](#)
[Attachment D SharedParking map](#)
[Attachment E - Notes from Parking Summit](#)

8. [14-0228](#) A Request to Make an Appointment to the Greenways Commission

PURPOSE: The purpose of this item is to make an appointment to the Greenways Commission.

Attachments: [ATTACHMENT A - A RESOLUTION MAKING APPOINTMENTS TO THE GREENWAYS COMMISSION](#)

D. OTHER MATTERS

7:45-8:10

1. [13-0404](#) CUP Minor Modification, Lake Hogan Farm subdivision; Conversion of reserved lot to allow residential use.

PURPOSE: Yogi Patel, as represented by Pabst and Hillburn, PA, has submitted an application for permission to use the vacant parcel identified as 303 Hogan Hills Road (PIN 9860822266) within the Lake Hogan Farms subdivision to build a single family residential home. A permit modification is required because this lot is part of the Lake Hogan Farms (LHF) subdivision and, in the original permit, was originally reserved for a possible public fire station.

Attachments: [Attachment A-LHF CUP mod resolution](#)
[Attachment B -LHF recorded CUP doc](#)
[Attachment C-lot plans](#)
[Attachment D-HOA approval Letter](#)
[Attachment E-letter from neighbor](#)
[Attachment F-Building Elevations](#)

E. PUBLIC HEARING

8:10-8:35

1. [14-0218](#) Club Nova Major Modification, 103 W. Main Street

PURPOSE: Club Nova Community Inc. has submitted an application for a Major Modification of their Conditional Use Permit to authorize construction of a 1629 sf building with associated site work. The proposed use of this building will be primarily office (use category 3.000).

Attachments: [Attachment A-CUP WORKSHEET](#)
[Attachment B-Original CUP](#)
[Attachment C-Club Nova Plans](#)
[Attachment D-project narrative](#)
[Attachment E-Original Parking Justification](#)
[Attachment F- Parking Justification and Survey](#)
[Attachment G-Cost analysis for stormwater exemption](#)
[Attachment H-Non-conform](#)
[Attachment I-Construction Management](#)
[Attachment J-Combined JRB recommendations](#)

8:35-9:30

2. [14-0220](#) Public hearing on Land Use Ordinance Amendments Relating to Land Uses Associated with Drive-In and Drive-Through Windows

PURPOSE: The purpose of this item is for the Board of Aldermen to consider potential text amendments to the Land Use Ordinance affecting land uses with drive-in and drive-through windows. A draft ordinance has been prepared. The Board must receive public comments before taking action on the draft ordinance.

Attachments: [Attachment A-1 - Consistency Resolution for Ordinance Adoption](#)
[Attachment A-2 - Consistency Resolution for Ordinance Denial](#)
[Attachment B - LUO amendment on drive-ins 6-17-14](#)
[Attachment C - Excerpts from ART-XI-drive-in windows](#)
[Attachment D - Excerpts from ART-X](#)
[Attachment E - Recommendations](#)

9:30-9:45

3. [14-0179](#) Public hearing on Land Use Ordinance Amendments Relating to Affordable Housing and Payments in-lieu

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider amending the Land Use Ordinance to allow certain density bonus designated affordable units to convert to market units per specific requirements. A draft ordinance has been provided. The Board must receive public comments before taking action on the draft ordinance.

Attachments: [Attachment A-1 - Consistency Resolution for Ordinance Adoption](#)
[Attachment A-2 - Consistency Resolution for Ordinance Denial](#)
[Attachment B - LUO amendment on removal of affordable housing restrictions 5-23-14](#)
[Attachment C - Excerpts from ART-IV Sec 54.1](#)
[Attachment D - Excerpts from ART-XII Sec 182.4](#)
[Attachment E - Recommendations](#)

9:45-10:00

4. [14-0222](#) Public hearing on Land Use Ordinance Amendments Relating to the Tree Protection and Replanting Standards

PURPOSE: The purpose of this item is for the Board of Aldermen to consider potential text amendments to the Land Use Ordinance to update the tree protection and replanting standards to reflect current urban forestry standards including the use of canopy cover for compliance with shade requirements. A draft ordinance has been prepared. The Board must receive public comments before taking action on the draft ordinance.

Attachments: [Attachment A-1 - Consistency Resolution for Approval](#)
[Attachment A-2 - Consistency Resolution for Ordinance Denial](#)
[Attachment B - Draft LUO amendment 6-19-2014](#)
[Attachment C - LUO Appendix E](#)
[Attachment D - Recommendations](#)

- F. MATTERS BY TOWN CLERK**
- G. MATTERS BY TOWN MANAGER**
- H. MATTERS BY TOWN ATTORNEY**
- I. MATTERS BY BOARD MEMBERS**

PROCLAMATION
“PARK AND RECREATION MONTH”

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including Carrboro, North Carolina; and

WHEREAS, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS, parks and recreation programs increase a community’s economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the Town of Carrboro recognizes the benefits derived from parks and recreation resources.

NOW THEREFORE BE IT RESOLVED that I, Lydia E. Lavelle, Mayor of the Town of Carrboro, North Carolina, do hereby proclaim the month of July 2014 as “Park and Recreation Month” in Carrboro.

This the 24th day of June 2014

Lydia E. Lavelle, Mayor



Town of Carrboro

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Agenda Item Abstract

File Number: 14-0216

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

Award of Construction Contract for 2013/14 Street Resurfacing Project

PURPOSE: The purpose of this agenda item is to award a construction contract for the 2013/14 Street Resurfacing Project.

DEPARTMENT: Public Works

CONTACT INFORMATION: George Seiz, Public Works Director, 919-7427; Chad Dusenberry, Street Superintendent, 918-7432

INFORMATION: Bids were opened for the above mentioned project on June 17th, 2014. The project consists of resurfacing approximately 3.6 miles of streets and includes necessary asphalt removal/milling and pavement marking restoration. The following bids were received:

Company	Base Bid	Casting Adjustments	Total
Turner Asphalt Raleigh, NC	\$393,670.40	\$15,900	\$409,570.40
Carolina Sunrock Durham, NC	\$397,567.45	\$22,168.59	\$419,736.04
Thompson Arthur Greensboro, NC	\$452,322.80	\$24,860.00	\$477,182.80

Engineer's estimate: \$422,959.00

Turner Asphalt has been utilized by the Town for previous resurfacing projects, most recently in 2012, and performed well.

FISCAL & STAFF IMPACT: The specifications includes a provision that allows quantities to be altered, provided the alterations do not change the total contract cost by more than 25 percent. There is

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Version: 1

\$437,704 budgeted for resurfacing. Based on the low bid of \$409,570, the town could increase the contract by about 7% and subsequently increase the amount of streets resurfaced and still stay within budget. In order to meet the goal of resurfacing each street every 15 years we should be resurfacing approximately 5 to 5.5 miles every two years. It should be further noted that OWASA will reimburse the Town for the adjustment of their utility castings. This will be arranged thru a memorandum of understanding

It was anticipated that Public Works staffing hours will be required to inspect the work and administer the contract.

RECOMMENDATION: Adopt the attached resolution and award the contract to Turner Asphalt in the amount of \$409,570.40 and authorize the Town Manager to increase quantities in order to maximize the amount of resurfacing with the funding available provided the total contract does not exceed 25 percent of the original contract or the budgeted amount of \$437,704, and authorize the Town Manager to transfer \$437,704 from the Capital Reserve Fund to the General Fund for the 2013/14 Street Resurfacing Project.

ATTACHMENT A

A RESOLUTION AWARDING A CONTRACT FOR THE 2013/14 STREET RESURFACING
PROJECT

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The contract for the 2013/14 Street Resurfacing project is awarded to Turner Asphalt in the amount of \$409,570.40.

Section 2. Town Manager is authorized to increase quantities in order to maximize the amount of resurfacing with the funding available, but not exceed 25% of the original contract.

Section 3. The Town Manager is authorized to transfer \$437,704 from the Capital Reserve Fund to the General Fund for the 2013/14 Street Resurfacing Project.

Section 4. The resolution shall become effective upon adoption.



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Agenda Item Abstract

File Number: 14-0219

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

Request for approval of a Supplemental Agreement and amend the Capital Project Ordinance for the Rogers Road Sidewalk Project

PURPOSE: The purpose of this item is to request the Board of Aldermen approve the following items regarding the Rogers Road Sidewalk Project: a supplemental agreement with NCDOT for additional funding and time extension, appropriate additional bond funds, and amend the Capital Project Ordinance.

DEPARTMENT: Public Works, Management Services

CONTACT INFORMATION: George Seiz, Public Works Director, 918-7427; Arche McAdoo, Finance Director, 918-7439

INFORMATION:

Public Works and our consultant, Sungate Design Group, continue to work on the design of this project. Plans are at now close to 90% complete. There have been two public meetings held for adjacent residents. The first was held on September of 2012 where town staff presented the general design concept and obtained feedback, and the second was on April 10, 2014 when staff presented preliminary plans and again obtained feedback. Staff continues to work on minimizing impacts to a few properties along the project.

Project cost estimates have increased as we have progressed thru the design process. There have been many challenges due to the limited right-of-way and terrain. Previously \$1,088,000.00 had been allocated to this project utilizing STP-DA funds, Bond Funds and Capital Reserves. The total project cost estimate is now \$1,371,658 which includes design, construction, construction inspection engineering (CEI) and easement/ROW acquisition.

A supplemental agreement with NCDOT was approved by the BOA back in December of 2012 extending the due date for the plans and specs to October 31, 2013. The proposed supplemental agreement that the BOA is being asked to approve extends that date to September 30, 2014. The supplemental agreement also provides for additional STP-DA funds in the amount of \$113,640. This agreement is follow-up to the action the BOA took in November 19, 2013 amending the schedule of STP-DA projects to reallocate funding from two projects (South Greensboro St. sidewalk and Bel Arbor-Plantation Acres Multi-use Path) to the Rogers Road sidewalk project in the amount of \$113,640.

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In addition to the STP-Da funds provided thru the supplemental agreement, town staff is also recommending the re-allocation of available bond funds to provide adequate revenues for the completion of this project.

FISCAL & STAFF IMPACT: Significant staff hours will be required to obtain easements/ROW in the next three months and administer the final plan design.

1. The following revenues are anticipated to be available to the Town of Carrboro to complete this project:

Federal STP-DA Funds	\$ 542,600.00
Carrboro Capital Reserve Funds	\$ 143,823.00
Carrboro Bond Funds	\$ 685,235.00
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	\$ 1,371,658.00

2. The following amount is appropriated for this project to be expended in the following manner:

Engineering/Design	\$ 102,278.00
Construction	\$ 1,152,380.00
Contingency/ROW & Easements	\$ 117,000.00
	<hr/>
	\$ 1,371,658.00

RECOMMENDATION: It is recommended the BOA approve the attached resolution amending the Capital Project Ordinance for the Rogers Road Sidewalk improvements and authorizing the Town Manager to execute a municipal agreement with NCDOT.

**ROGERS ROAD SIDEWALK CAPITAL IMPROVEMENT PROJECT ORDINANCE
AND AUTHORIZATION FOR TOWN MANAGER TO EXECUTE MUNICIPAL
AGREEMENT WITH NCDOT, FY 2013-14**

WHEREAS, the Town of Carrboro, adopted project ordinance 13/2010-11 on January 18, 2011 for the design and construction of a sidewalk on the west side of Rogers Road from Homestead Road to Meadow Run Court; and,

WHEREAS, the Board of Aldermen on April 17, 2012 appropriated \$515,217 in bond funds for the construction of a sidewalk on Rogers Road; and,

WHEREAS, it is now necessary to amend the project budget due to increased costs and the availability of additional funds from the North Carolina Department of Transportation;

NOW, THEREFORE PURSUANT TO N.C.G.S 159-13.2, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO THAT:

1. The Rogers Road Sidewalk Capital Improvement Project is hereby authorized to be undertaken until all project activity is completed.
2. The Town Manager is authorized to execute a Municipal Agreement with the NCDOT and other documents that are required or appropriate in order for the Town to receive the funding to undertake this project.
3. The following revenues are anticipated to be available to the Town of Carrboro to complete this project:

Federal STP-DA Funds	\$ 542,600.00
Carrboro Capital Reserve Funds	\$ 143,823.00
Carrboro Bond Funds	\$ 685,235.00
	<hr/>
	\$ 1,371,658.00

4. The following amount is appropriated for this project to be expended in the following manner:

Engineering/Design	\$ 102,278.00
Construction	\$ 1,152,380.00
Contingency/ROW & Easements	\$ 117,000.00
	<hr/>
	\$ 1,371,658.00

5. Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Finance Director and Planning Director.



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Agenda Item Abstract

File Number: 14-0223

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

Appointment of committee members for the Think Local First campaign

PURPOSE: The purpose of this item is for the Board of Aldermen to appoint a Think Local First committee

DEPARTMENT: Economic and Community Development

CONTACT INFORMATION: Annette D. Stone, AICP Economic and Community Development
Director 919-918-7319

INFORMATION: Per the Board's request the following is the list of Carrboro Business owners who have been invited to participate this summer in the development of the Local First campaign. Staff will work with Splinter Group and the committee to develop a campaign ready for Board consideration in August after the break.

Trent Williams - Regional Technology Strategies - 205 Lloyd Street
Paul Daughtery - This n That - 118 Main Street
Sandra Siano - LaBoutique - Carr Mill Mall - 200 N. Greensboro St
Clay Schossow - New Media Design - 118 Suite A Main Street
Drew Moore - Venable Bistro - 200 N. Greensboro Street
Chip Hoppin - The Merch - 101 Lloyd Street
David Fitch - Fitch Lumber - 309 N. Greensboro St
Elizabeth Pyle - Local Cookie - Carrboro, NC
Brenda Scott - Woman's Craft Gifts - 370 East Main Street
Emily Rose Bracey - Wax Poetic - 103 West Weaver Street
Peacemaker - Gates of Beauty Auto Shop - 405 East Main Street

FISCAL & STAFF IMPACT: There is no fiscal impact associated with forming this committee

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File Type:Abstract

In Control: Board of Aldermen

Version: 1

RECOMMENDATION: Staff recommends the Board appoint the list of individual business owners who have been invited to participate.



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Agenda Item Abstract

File Number: 14-0224

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

A Resolution to Allow For the Expenditure of Affordable Housing Funds

PURPOSE: The purpose of this item is to allow the Board to consider allowing the Town Manager to draw funds from the Affordable Housing Fund to pay rental housing and/or utilities deposits.

DEPARTMENT:

CONTACT INFORMATION: Bryant Howard, MPA Intern

INFORMATION: Several Orange County residents will soon be without a home due to their apartment complex no longer accepting section 8 housing vouchers. The families that will be displaced are working with a local nonprofit to locate housing that will accept housing choice vouchers. While these families may be able to find new housing, there are still challenges to a seamless transition, not the least of which is the lack of ability on the part of the families to pay a deposit at the new location. Several agencies have come together to help these families find new homes including the Town of Carrboro, the Town of Chapel Hill and Empowerment. The Town of Carrboro has established an Affordable Housing fund to help families in need of housing assistance and for situations such as these. Because the fund has already been established the Board is being asked to consider authorizing the Town Manager to expend funds to help families who will be locating in the Town of Carrboro for rental housing and/or utilities deposits.

Qualification for this program will be determined by the presentation of a letter stating that the applicants' current place of residence will no longer be accepting section 8 housing vouchers, a copy of a lease showing the applicant has been approved for housing in Orange County, and proof of approval for section 8 housing vouchers. Additionally applicants for assistance would be required to show proof that they are current residents of the Town of Carrboro.

This program has been designed with the intention of being administered as a short-term loan program. The Town would pay the rental and/or utilities deposit with the understanding that the funds would be returned to the Town when either the family moved from the location or when the deposit from the current residence was refunded.

FISCAL & STAFF IMPACT: Funds available for FY 2014-2015 total \$ 29,267, with the funds available the Town will be able to provide up to \$1,000 to up to 29 families.

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RECOMMENDATION: Consider the expediter of Emergency Housing funds to help families pay housing deposits.

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO DEVELOP AND IMPLEMENT A PROGRAM THAT RELATED TO THE EXPENDITURE OF FUNDS FROM THE AFFORDABLE HOUSING FUND AS IT PERTAINS TO THE LOSS OF SECTION 8 HOME VOUCHER ACCEPTANCE BY SOME RENTALS IN CARRBORO

WHEREAS, the Town of Carrboro has established an affordable housing fund; and

WHEREAS, several Carrboro residents will be without a home because the apartment complex they currently live in will no longer be accepting section 8 vouchers; and

WHEREAS, the displaced citizens need assistance relocating; and

WHEREAS, Housing and/or utilities deposits have been identified as the best form of assistance the Town may be able to provide within the parameters of the affordable housing fund.

NOW THEREFORE, THE CARRBORO MAYOR AND BOARD OF ALDERMEN RESOLVE THAT:

Section 1. The Town Manager is hereby authorized to develop a loan program to expend funds from the affordable housing fund for the purpose of assisting citizens in need of assistance relocating , the funds to be used to provide rental housing and/or utilities deposits as based on the following requirements:

a. That the Town Attorney shall prepare a contract to be used for each loan authorized, which contract shall require that the loan be repaid to the Town either when the family moves from the location or when the deposit from the current residence (no longer accepting Section 8 vouchers) and/or utility was returned.

B. That the Loans are issued for assistance relocating within the Town of Carrboro.

c. That the loan applicants provide a letter stating that that their current place of residence will no longer be accepting Section 8 Housing Vouchers.

D. That the loan applicant provide a copy of the lease showing the applicant has been approved for housing in the Town of Carrboro.

E. That the loan applicant provide proof of approval for Section 8 Housing vouchers.

F. That the loan amount shall not exceed \$1,000 per household.

Section 2. This resolution is effective upon adoption.



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Agenda Item Abstract

File Number: 14-0221

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

Amendment to Capital Projects Bond Fund

PURPOSE: The purpose of this item is to amend the Capital Projects Bond Fund to closeout completed projects and allocate unexpended budget balances to other projects and/or undesignated fund balance.

DEPARTMENT: Management Services

CONTACT INFORMATION: Arche McAdoo, 918-7439

INFORMATION: General obligations bonds in the amount of \$4.6 million have been issued by the Town to fund the construction of sidewalks and greenways. Among the projects approved for sidewalk construction were Davie Road, Elm Street, Pine Street, Shelton Street, and Rogers Road. The Davie Road, Elm Street, and Pine Street have been completed at a cost less than the budget appropriation. The actual cost to complete construction of these sidewalks was \$951,370 compared to the budget appropriation of \$1,322,888. The Shelton Street sidewalk is currently budgeted at \$212,000; however this sidewalk will not be built as requested by the residents. The sidewalk on Rogers Road is now estimated to cost \$170,018 more than the authorized budget of \$1,088,000. (A revised capital project ordinance increasing appropriation for Rogers Road sidewalk will be submitted to the Board separately.)

FISCAL & STAFF IMPACT: After closing the completed projects and appropriating additional bond funds for Rogers Road, the net fiscal impact will be the addition of \$413,500 to undesignated fund balance in the Bond Fund. These funds may only be used for the construction of sidewalks or greenways.

RECOMMENDATION: The Board of Aldermen is requested to adopt the attached resolution to close out completed bond funded projects and allocate unexpended budget funds to other projects and/or undesignated fund balance in the Bond Fund.

AMENDMENT TO CAPITAL PROJECTS BOND FUND

WHEREAS, the Town of Carrboro has issued general obligation bonds for the constructions of sidewalks and greenways; and,

WHEREAS, several projects have been completed at a cost less than the budget appropriated for the project; and,

WHEREAS, it is appropriate to amend the budget accounts and close out completed projects and allocate unexpended budget balances to other projects and/or undesignated fund balance.

NOW, THEREFORE, BE IT ORDAINED, that in accordance with authority contained in G.S. 159-15, the following revenue and expense accounts are amended as shown and that the total amount for the funds are herewith appropriated for the purposes shown:

ACCOUNT CODE			ACCOUNT NAME	CURRENT BUDGET	INCREASE (DECREASE)	REVISED BUDGET
ORG	OBJECT	PROJ				
62999	490000	55021	Davie Road Bond Proceeds	\$ 578,688.00	\$ (284,673.21)	\$ 294,014.79
62999	540XXX	55021	Davie Road Expenses	\$ 578,688.00	\$ (284,673.21)	\$ 294,014.79
62999	490000	55030	Elm Street Bond Proceeds	\$ 382,200.00	\$ (11,670.49)	\$ 370,529.51
62999	540XXX	55030	Elm Street Expenses	\$ 382,200.00	\$ (11,670.49)	\$ 370,529.51
62999	490000	55023	Pine Stree Bond Proceeds	\$ 362,000.00	\$ (75,174.19)	\$ 286,825.81
62999	540XXX	55023	Pine Street Expenses	\$ 362,000.00	\$ (75,174.19)	\$ 286,825.81
62999	490000	55019	Shelton Street Bond Proceeds	\$ 212,000.00	\$ (212,000.00)	\$ -
62999	540XXX	55019	Shelton Street Expenses	\$ 212,000.00	\$ (212,000.00)	\$ -
62999	490000	55032	Rogers Road Sidewalk	\$ 515,217.00	\$ 170,018.00	\$ 685,235.00
62999	540010	55032	Rogers Road Sidewalk	\$ 962,392.00	\$ 170,018.00	\$ 1,132,410.00
62	329901		Fund Balance Undesignated	\$ -	\$ 413,500.00	\$ 413,500.00

REASON: To close out completed bond funded projects.



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File Number: 14-0215

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

Update of Downtown Employee Parking Issues and Interim Solutions

PURPOSE: The purpose of this item is to update the Board on staff's findings regarding interim solutions for employee parking in the downtown.

DEPARTMENT: Economic & Community Development, Planning

CONTACT INFORMATION: Annette Stone (918-7319), Trish McGuire (918-7327)

INFORMATION: *The following information was reported to the Board at the April 15, 2014 meeting - Last Fall, Town Staff was receiving reports of concerns from a few local businesses regarding violations of the two hour parking limits in the downtown area. These businesses requested that the Town enforce the two hour limit. In addition, the Town was taking "soft enforcement measures" to discourage park-n-walk users in Town lots due to the new pay for Park and Ride lots. These enforcement efforts fleshed out an underlying issue of a need for employee parking in the downtown.*

In an effort to better manage the Town's parking resources, the issue of how to deal with the needs of longer-term parking for business employees arises. Some businesses have requested parking permits from the Town to allow all-day parking for their employees in public lots. This raises several questions including 1) do the employees pay for the parking permit, 2) if not, and it is a free parking permit, this is in direct competition with paid lease lots around town and creates no incentive for employers/employees to pay for parking, 3) if it is paid, how to administer such a program. These are all general questions that arise when considering the Town's position on providing parking for private businesses and its employees.

In an effort to open conversations and facilitate discussions, the Town Staff hosted a Parking Summit at the Century Center on January 31, 2014. There were three 1-1/2 hour sessions where property and business owners were invited to come and discuss parking needs and concerns. There was an effort made to match up those with parking needs with those with parking surplus.

Unfortunately, during the summit itself, there were very few connections that were made. Staff did capture all the comments and they are compiled in a list (Attachment E) and categorized into the following categories; Data, Pricing, Management, Management/Parking Plan, and Behavior/Perception. These comments will be useful moving forward with the Town's parking plan scheduled to begin this fall.

As an interim step, while the Town works toward a comprehensive parking plan, town staff is requesting the Board to consider allowing staff to assess existing Town leased lots to determine to what extent they are used by employees or customers and consider leasing spaces to employers/employees during employee peak demand, which is Monday - Friday 7:30 a.m. - 5:30 p.m. This would leave the Town's parking lots open and available for nights and weekends free to the public.

A current inventory of public parking spaces is provided in Attachment B.

A preliminary survey of employee parking needs for downtown businesses has provided the following information. (Full survey results are available in Attachment C). Twenty-eight downtown businesses (including two Town of Carrboro departments) responded to the survey. Of those responding, 20 stated that they provided on-site parking for their employees. Of the 8 that did not provide on-site parking, 3 stated that they had shared parking agreements with another business. 7 of the 8 businesses that do not provide on-site parking for employees utilize public parking lots for their employees. The total number of employees reported to park off-site was 94, of which 64 reported to use public parking. A map of the businesses that responded to the survey is included as Attachment D.

UPDATED INFORMATION: The staff has been discussing two options that the Board could exercise in the interim to help with the immediate problem of employee parking. The first option was discussed at the April 15th meeting and that is for the town to sub-lease out spaces in the Laurel and Weaver Street lots. Laurel has 20 spaces and Weaver Street has 32 spaces. For this option, the board might consider subleasing all 20 of the Laurel Street spaces and 25 of the Weaver Street spaces leaving 7 paved spaces for time-limited customer parking in the Weaver lot. The current rate for daytime parking being charged in the Downtown is approximately \$300.00/yearly.

The Laurel and Weaver lots could be offered to businesses in Carrboro for their employee parking only. The Town this year paid \$4,811.00 (the annual tax bill) on the Laurel lot. If the Town leased the 20 spaces at \$300/yearly, plus \$50 for cost of signage we would gross \$6,100.00. For the Weaver lot the annual tax bill was \$8,434.00. If the Town leased 25 spaces at \$300/yearly plus \$50 for the cost of signage, we would net \$7,625.00. These lots could be self-policed and violators being reported to the CPD and tickets issued.

The biggest challenge with this option in the Laurel lot is the conflict with the Wednesday Farmer's Market and the loss of overflow parking from Town Hall during special events. The Weaver Street lot is used by the Recreation and Parks staff along with the S. Greensboro lot. Displaced town staff would need to park exclusively in the Roberson lot. The question of Recreation and Parks staff parking at the Century Center lot on Weaver and Greensboro also came up during the April 15th meeting. It has been the policy of the Recreation and Parks staff to **not** park in this lot.

A second option that the Board of Aldermen could consider is to use Fidelity Street for permit-only, on-street parking, Monday through Friday 7:30 a.m. to 5:30 p.m. The street could hold an estimated 100 +/- vehicles. Permits would be issued to Carrboro business owners for use by their employees only. Parking would be on a first come, first serve basis. Potential revenue that could be realized from issuing permits is \$20,000 (100 permits at \$200/year). There are a number of challenges associated with exercising this option.

Allowing on-street parking on Fidelity Street would impact the bike lanes. Fidelity is a low traffic volume street and cyclists often utilize the traffic lane due to the width of the road and low traffic volume. The width of the street also encourages motorist to speed, therefore on-street parking may act as a traffic calming measure. The Town could paint the bicycle markings in the road, to increase safety. However, on-street parking does affect the Town's overall number miles of bike lanes. Additional signage would be required to direct parking. The estimated cost of the additional signage is approximately \$800.00 and street markings would cost an estimated \$5000. This cost would be offset by the fees of the permits to park.

Enforcement of parking in general continues to be a challenge overall. One implication is that with access to "designated employee parking" and revenues from permit fees the Town could do more aggressive enforcement in the core lots around S. Greensboro and Main Street. Other challenges with Fidelity Street include conflict with the Wednesday Farmer's Market parking and getting employees to use the parking and walk or bike to their workplace, particularly employees that work on the east side of Greensboro Street.

Ultimately Fidelity Street, and other on-street parking opportunities, should be studied as a component of the upcoming parking study as well as the overall question of long-term versus short-term parking. As previously stated, these two options are being discussed by staff. Any recommendation from staff would be to only consider these as pilot projects to fully evaluate the impacts. However, at this time staff would like to continue to evaluate these two options during the summer break and return to the Board with these options in August.

FISCAL & STAFF IMPACT: Fiscal impacts are expressed in the above narrative. The full implications in increased enforcement are not known at this time.

RECOMMENDATION: Staff recommends that the Board accept the report and allow staff additional time to present options to the Board after the summer break.

A RESOLUTION ACCEPTING THE REPORT ON DOWNTOWN PARKING OPTIONS FOR
TEMPORARY INTERM PARKING

Draft Resolution No. _____

WHEREAS, the Carrboro Board of Aldermen has received a staff report regarding various parking options for temporary interim parking in Downtown Carrboro.

NOW THEREFORE, THE CARRBORO MAYOR AND BOARD OF ALDERMEN RESOLVES THAT TOWN STAFF IS DIRECTED TO CONTINUE TO STUDY OPTIONS AND RETURN TO THE BOARD AFTER THE 2014 SUMMER BREAK.

Adopted this 24th day of June 2014.

6/19/2024

G. Seiz

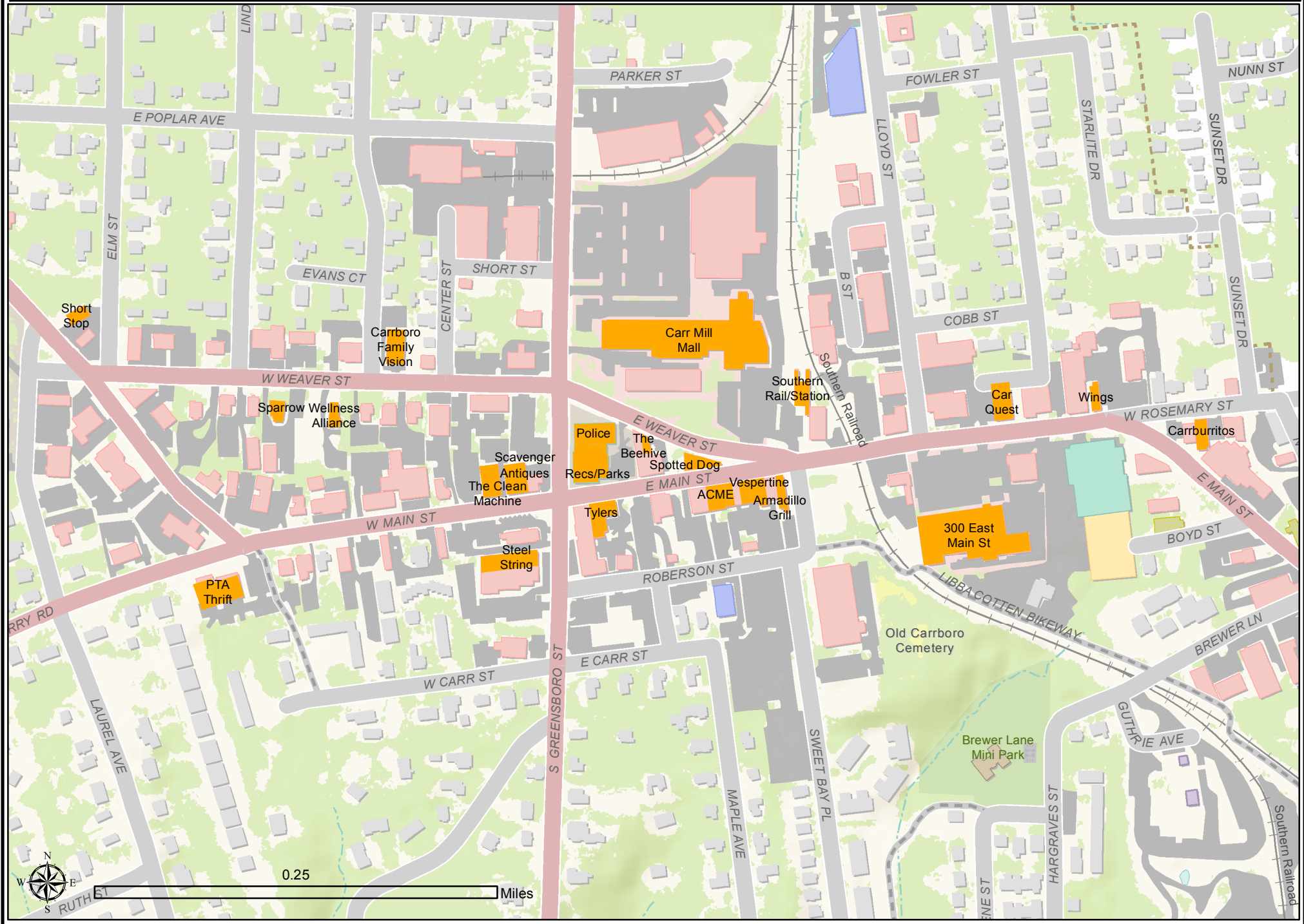
Parking Lot Inventory - Town Administered lots

Lot Name	Location	Daytime Reserved Spaces
Laurel	Laruel Ave. bwt. Weaver and Jones Ferry	0
Weaver	300 Block of West Weaver St.	0
Century Center	SW corner W. Weaver and N. Greensboro	8
S. Greensboro	SE corner S. Greensboro and Roberson	0
Roberson/Main	SE corner of Roberson and E. Main	0
Rosemary	NE corner Rosemay and Sunset	0
300 E. Main	Parking Deck 300 E. Main	
100 Block E. Main	Behind 104 (Bank), 108 (Barber Shop), 110 (ACME)	9
Town Hall/Commons	301 W. Main St.	
	Totals	17

H/C Reserved	Regular Marked Spaces	Unmarked Spaces	Total Spaces
1	19	0	20
2	31	0	33
6	25	0	39
7	81	5	93
1	27	6	34
1	21	0	22
			0
2	29	0	40
20	233	11	281

	This n That	300 East Main St	Carburritos	Weaver Street Realty	All Day Records	Southern Rail/Station	Sparrow	Steel String	Carr Mill Mall	Spotted Dog	Short Stop	Scavenger Antiques	ACME	PTA Thrift	Wings	Tylers	The Clean Machine	Armadillo Grill	Vespertine	Spacebuilders	New Media Campaigns	Wellness Alliance	The Beehive	Recs/Parks	Carboro Family Vision	Car Quest	The Clean Machine	Police
Are you providing on site parking	Y	Y	N	N	N	Y	Y	Y/N	N	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y
How many employees park off-site.	0	0	10	3	2	0	0	0	0	18	0	1	5	0	0	5	0	8	0	0	4	0	5	20	10	0	0	3
During what hours?	na	na	8a - 11p	9 a - 5 p	12 p - 8 p	na	na	na	na	10 a - 11 p	na	9 a - 5 p	10 a - 10 p	na	na	5 p - 10 p	na	11 a - 12 a	na	na	9 a - 5 p	na	9.3 a - 8.3	7 a - 9 p	8 a - 6 p	na	na	8 a - 5 p
Private or public parking?	na	na	Both	Private	Public	na	na	na	Private	Public	na	Public	Public	na	na	Public	na	Public	na	na	Private	na	Public	Public	Public	na	na	Public
Shared parking agreements?	na		6 sp with Love Overboard	Shared with Tim Robinsons Seafood	Spacebuilders and hair salon		Multiple agreements each different	Shared with all 106 businesses	All employees use parking on Roberson			Shared parking with Fleet Feet						Shared with This n That	Tom Robinsons Seafood Market									

Downtown Carrboro, NC: Shared Parking Survey



Parking Summit - Categorized Notes

Comments were collected during each of the three summit sessions on January 31, 2014. Comments were transcribed and categorized into five topical areas. The areas are Data, Pricing, Management, Management/Parking Plan, and Behavior/Perception.

Data

1. # of employees downtown (700 FT/PT at Carr Mill only) – a survey is suggested as necessary to figure out need in relation to number of spaces
2. Engage with chapel Hill about lessons learned in their over 10 year evaluation/planning for downtown parking

In parking planning/survey mode

Experience with designing, operating, and charging for parking deck – costs, decisions, et cetera

Park and Ride; separate from other downtown parking issues

3. Perception is reality

Mall experience is different

Customer v. employee behavior is unpredictable (i.e. Not what you would expect).

4. Changes in businesses (type – shift away from doctors, lawyers and others with non-retail, walk-in trade) in Chapel Hill due to changes in parking.
5. Shared parking 'free riders' approach works up to a point. We are past that point.
6. People can't come downtown. There is not enough space.
7. Dynamic of each businesses
 - a. Timing/offsets
 - b. Safety/(late departures, park closest, carrying \$/deposits)
8. Prioritize data collection- # employees and # spaces available first month of study, would be good
9. Gym Property
10. Think of large properties
11. Single greatest impact. Park & Walk for employees
12. Town has 150 2 hour spaces in the deck during the day.
13. Rescue squad shares @ Carr Mill no charge, but may limit (to have) # of spaces
14. Cringe about fireplace shop, if renovated to restaurant
15. Roberson St. lot more in play
16. Vision- Rescue Squad to South Greensboro lot. Phase 1 surface parking?
 - a. Phase 2-deck there
17. Ask town to check its supply, neighborhoods weigh in too
18. UNC lots downtown- could help w/ employee parking (near Breadmens)

19. Lot on Roberson full much of the day (for this and previous item, will want to collect data on the #s of users, types of users and times they are using)
20. Lot behind Weaver Street Realty, double parking. Leasing 4 spaces from Tom Robinson.
21. Deck serves W. Franklin better than neighbors.
22. May need deck at South Greensboro, too, but also other options to explore.
23. Folks in Chapel Hill are seeking spaces in deck
24. How much parking @ 300 E Main? W/ deck addition @ build out 750
 - a. Some dedicated to hotel
25. Time Carrboro is leasing spaces in deck-? 5 years 150(D) 250(N)
26. How are parking arrangements structured, indemnification? Don't know , have to check.
27. Then what happens when 5 years of deck lease is up?
28. What do we know we have? For how long?
29. Problem-seems to be employees/daytime. Night seems to be okay.
30. How full @ Open Eye/S. Greensboro lot? Pretty full. But, people are staying beyond time limits.
31. What are limits @ Town Hall?
32. Another 50 employees @ Carr Mill with new office use upstairs.
33. Issue - getting more parking
34. What is story w/ parking deck?
 - a. Town leases 150 (d) 250 (n) free, but time limited.
 - b. Spaces available for lease otherwise
35. Expect use to increase as Boyd St open and people find it /get used to it.
36. Soft enforcement rather than hard due to costs implications of enforcement (not insignificant) began to limit due to changes in park park and ride lots (shift to pay-for parking).
37. Concerns that demand exceeds supply?
38. Concern about employee parking overflow to public lots
39. Competition w/ businesses that are leasing their excess spaces.
40. How many available for lease?
41. See sticky notes – Some available also some in parking deck
42. Summary of needs/offers
 - a. Needs
 - i. W. Weaver - 27 spaces (employee)
 - ii. W. Main - 1 space (employee)
 - iii. W. Main – 12 spaces (employee and clients)
 - iv. W. Weaver – 10 spaces (day)
 - v. W. Rosemary – 4-5 spaces (day/night)
 - b. Offers
 - i. W. Weaver – 12-15 (evenings, weekends)
 - ii. W. Weaver – 10 (nights, weekends)
 - iii. W. Main Street – 8-10 (evenings, weekends)
 - iv. E. Main Street – 3 (nights)

Pricing

1. Nice to have free spaces. Different from the Chapel Hill (the experience)
2. Need to get away from the notion that parking spaces are free. Parking spaces at Carr Mill cost approximately \$115,000 per year.
3. Maybe need to establish free customer parking
4. Parking is not free!
5. Problem to say it will continue to be free.
6. Could call it pre-paid (free through taxes) public spaces
7. Control supply, increase price, can change employee behavior (comment on experience of university in Chapel Hill)
8. Paid parking – pricing to deter students; allow validation for customers (e.g. American Tobacco – negotiated price, special events- business owners was fine to pay)
9. Nominal pay for parking – can be a deterrent to students.
10. Validation of customer parking - @ Brightleaf there were concerns that student seeks validation for all day when only small purchase/short time at the business
11. Boone example – nominal cost deters students
12. Can't allow restaurant in Fire place or addition @ vision
13. Employees have to get buy-in-maybe they have to pay?
14. Would have to charge competitively
15. There are costs, the question is who pays?
16. Community used to free parking, but there is not enough
17. Idea floated earlier that the town gets involved in leasing the top of the deck.
18. Carr Mill has no separate source of financing for parking – Costs covered by tenants
19. Need to see paid parking. In order to enforce, it needs to be paid for.
20. Maybe parking enforcement staff?
21. Will need to cover costs.
22. People pay for convenience – it is really a necessity
23. Either need buy-in from downtown businesses or have to charge for all spaces.
24. Not free if using something that belongs to everyone all day long – it is not free

Management

1. Excess spaces at the deck for the future development. Temporary solution is holding up progress. Business is hindered by parking.
2. Be better if could force employees to park in deck, but still a temporary solution.
3. Public use of private spaces – may be a separate issue.
4. If there's no business, no customers. Need to have someplace for employees, but they can move around.
5. How do we deal with longer-term?
6. Park at Rogers-Triem? Employees [Possible Solutions?]

- a. Five year plan for employees, phased with expected development
- 7. Pushing employee parking on others is not a great idea; Elmos' employees park in lot near Grist Mill instead of walking to employee lot on Roberson; Tyler's does not tow, but does keep an eye on behavior. Uses notes and talks to folks to let them know the spaces are for customers.
- 8. Ticketing/enforcement also needed if charging – to make it work
- 9. Doesn't tow, but likes the central location of s. Greensboro
- 10. Market the deck spaces . Need to.
- 11. Reminder of temporary nature of additional spaces in deck
- 12. Solution will be in hand in five (5) years
- 13. Expects a plan; wants action
- 14. Not a concern w/ customers parking and shopping elsewhere
- 15. Does keep an eye on employees and asks them not to
- 16. Private lots allowing public use when the business is not open (e.g. Chapel Hill Tire)
- 17. Today, looking for short term solutions.
- 18. Lease, such as @ the deck
- 19. Transfer enforcement authority- Town tickets on Carr Mill instead of towing
- 20. Could use payment (pay stations gates)
- 21. Carrboro properties- do not want to put large private lots in play for public use, unless as part of comprehensive solution.
- 22. Still sounds like need sfor more employee parking Where? Does town have ideas, proposals.
- 23. Employees (Town) park elsewhere and shuttle in. Make Town lots at Century Center and Town Hall available otherwise.
- 24. Renegotiate to allow employee parking in the deck- currently, contract doesn't function for that need – time is limited to allow turnover of spaces for businesses at 300 E. Main.
- 25. All parking doesn't need to be downtown
- 26. Currently co-locating Rescue Squad @ Firestations
- 27. What would, if comprehensive solutions, would Carr Mill be able to put in play?
- 28. Can't happen until big expensive study. Carr Mill has to be part of it and make sure it works for its businesses. Piecemeal approach needs to stop; can't allow it to continue.
- 29. When solutions, locations identified, will be talking about details. When effort is serious, will get involved.
- 30. Ready to be involved-at least a year?
- 31. Would like to not pay \$80,000 for parking lot security. There because doesn't see community doing something else.
- 32. Town Hall lot, empty @ night? Shuttle from there to downtown.
- 33. Needs to understand use of town lots, opportunities for sharing
- 34. Figure out lots on Roberson for parking deck. (expecting/known 300 E. deck not permanent) longer tem plan.
- 35. Chapel Hill discussing circulator to get folks to park & ride. Late night businesses, \$, Safety
- 36. Today- part of 'manage it better' strategy; other steps will be taken to understand shorter and longer term problems.
- 37. As a new manager, immediate concern about availability of public parking.

38. 2nd wind having to police its lot
39. 2 hour time limit too short
40. Employees park @ Jones Ferry Park & Ride. Shuttle bus employees to downtown
41. Increase time limits to 3 hours
42. Bought lot, showed need for parking
43. Ongoing obligation to obtain parking (where flexibility allowed to have little or none) in the LUO.
44. Those businesses should be contacted, encouraged to obtain spaces in the deck, since it is available now.
45. This would help some in the short term
46. E.G. Milltown- no parking required due to flexible administration. Town should tell them to go to deck.
47. Follow-up has not happened, ongoing obligation to provide rests with permit holder.
48. Town lease top of the deck-charge for hang tags?
49. Prefer town controls deck, issues hang tags.
50. Is there a liability issue if something happens in a lot of one business that is allowing another to use off hours and there is an accident?
51. Customers, employees using deck should be for/from Carrboro not UNC/CH.
52. What would be the costs if Carrboro leases deck. Subleasing to businesses?
53. Administrative costs, but expect would be less than enforcing surface lots.
54. Shuttle from Jones Ferry? Lease lots at Jones Ferry, make changes to # of stops, timing.
 - a. Adjust bus schedule to support.
55. If had to use other public lots, would shift from Weaver to Town Hall.
56. Wee hours parking issue.
57. Hangtags- What would be the problems?
 - a. Admin/cost – need to monitor
58. Town gets involved in top of deck for employees.
59. Seems Town has to take the head interests of the Town. New paradigm of being downtown, having to pay for it, to make it work.
60. Thought of a park and ride? Like one suggested earlier, a variation (CHT P & R) noted
61. Mini bus from P&R lot also suggested, but to be explored.
62. If there is a parking agreement between private parties, Town needs to see it (if part of meeting ordinance requirement) otherwise, look at example of parking agreements in Chapel Hill for off-hours public parking.
63. New idea for Town to be providing employee parking , yes but frees up pressure on customer parking, have to create parking to achieve successful downtown for work, live, play.

Management/Parking Plan

1. Timing of plan; cost share w/ DCHC MPO
2. Should expand to include- Chapel Hill, partner w/ Downtown, seek some \$ for ½ cent sales tax.
3. Involve Chapel Hill to look at entertainment district – at least one more walking circle.

Behavior/Perception

1. What if people use deck but due to perception won't walk west to center?
2. Deck/boyd street not fully used at present.
3. Deck will take a while for people to get used to it, based on experience with decks in Chapel Hill.
4. Approach has always been short-sighted; can't continue. Way of thinking has to change.
5. Things will get worse.
6. Chamber gets calls about towing.
7. Will need to train folks to use any new lots after we identify them, clean them up.
8. Meeting & getting folks to meet regularly-build buy-in
9. Other things-deal w/ 2 am safety - So in twos, police station, understand concerns about safety
10. Bigger concern- where will customers park. Employees can walk 2 ½ minute walk from deck.
11. If employees have to walk from deck, won't quit
12. Concern about leased spaces going away- devastating to some (Weaver example)
13. Safety concerns- loading/unloading; carrying cash.
14. Dealing with perceptions, resistance to paying, walking to spaces off site.
15. A shift in thinking, need to deal with it.
16. How get business owners to do this (require employees to park off-site)?
17. Right now no incentive for employers to be engaged until problem which results in need to actively pursue a solution, won't get sense of urgency.
18. What's going to happen – get the people on board. Everyone participates, will pay.



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number: 14-0228

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

A Request to Make an Appointment to the Greenways Commission

PURPOSE: The purpose of this item is to make an appointment to the Greenways Commission.

DEPARTMENT: Town Clerk

CONTACT INFORMATION: Cathy Wilson, 918-7309

INFORMATION: The Greenways Commission currently has one term set to expire on July 1, 2014. During the June 17, 2014 meeting, Charlie Hileman, the Chair of the Greenways Commission, provided an applicant recommendation form. Applications were received from Mary Parker Sonis, Robert Crook, Carolina Green, and Kyle Reeves. The Board appointed Robert Crook to a three year term on July 17th. Staff was directed to contact Mary Parker Sonis to determine if she would like to be reappointed. Mary Parker Sonis verified that she is interested in being reappointed.

FISCAL & STAFF IMPACT: N/A

RECOMMENDATION: It is recommended that the Mayor and Board adopt the attached resolution.

A RESOLUTION MAKING AN APPOINTMENT TO THE GREENWAYS
COMMISSION

WHEREAS, Mary Parker Sonis is a current Greenways Commission member and her term is set to expire on July 1, 2014; and,

THEREFORE BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF CARRBORO THAT:

Section 1: Mary Parker Sonis is hereby appointed to the Greenways Commission for a term to expire on July 1, 2017.

Section 2: This resolution is effective immediately upon adoption.



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number: 13-0404

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

CUP Minor Modification, Lake Hogan Farm subdivision; Conversion of reserved lot to allow residential use.

PURPOSE: Yogi Patel, as represented by Pabst and Hillburn, PA, has submitted an application for permission to use the vacant parcel identified as 303 Hogan Hills Road (PIN 9860822266) within the Lake Hogan Farms subdivision to build a single family residential home. A permit modification is required because this lot is part of the Lake Hogan Farms (LHF) subdivision and, in the original permit, was originally reserved for a possible public fire station.

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Kleaveland, 918-7332

INFORMATION: The Conditional Use Permit for the Lake Hogan Farm Subdivision located off of Homestead Road was originally approved by the Board of Aldermen in 1994. (Attachment B).

The lot identified by Orange County PIN 9860822266, was originally placed in reservation as a fire station as part of the permit and therefore was unable to be built upon. The Fire Department did not pursue use of the lot and the original property owner ceased to pay taxes on the lot whereby it was taken over by the county. Note that the Fire Chief and Fire Marshall have been made aware of this proposal and have stated that, in the event that another fire station can be built, the next desired location is on Highway 54 West, not, on this lot.

For context, the Lake Hogan Farm subdivision has excess density capacity and exceeds its open space and recreation requirements. The proposed residence will not cause the CUP to become non-conforming to the regulations in place at the time of its permitting (Attachment C).

The plans have been reviewed and given approval by the LHF homeowner's association (HOA) pursuant to provision of a vegetative buffer between the new home and existing homes on Dairy Glen Road (Attachment D). See Attachment E for the proposed building elevations.

The owners of the property located at 111 Lategan Lane (the property located to the south, not a part of LHF) requested that the applicant provide a permanent 8' vegetative buffer between the two lots in the attached letter (Attachment E).

The applicant has not provided such a buffer and shows the subject property cleared to the property line of 111 Lategan Lane (Attachment C). The recorded plat, CUP plans, and Construction Plans for the LHF subdivision show no permanent recorded vegetative buffers on this lot. As a point of reference, were the lot developed as a fire station, a type A, opaque screen would have been required adjacent to the 111 Lategan property.

The 111 Lategan Lane owners also ask that the Board consider a discussion with the applicant that they consider subdividing the property and dedicated the newly created lot to the Lake Hogan Farms HOA as permanent open space. As this was not a part of their application, the HOA has not offered approval of such a proposal.

Utilities: Providing sewer service to the property will require utilizing an existing OWASA easement on the adjacent properties (201 and 203 Dairy Glen Road) (Attachment C). A sewer main extension is proposed within this easement which will necessitate the removal of an existing fence. Access to water will be via the existing waterline along Hogan Hills Road. OWASA has reviewed the plans and finds them acceptable subject to construction plan review.

Stormwater: The project will need to deal with stormwater quantity per the provisions of the stormwater ordinance in place at the time of permitting. The existing receiving basin for the lot's run-off is at full capacity presently and therefore stormwater is required to be detained on site. The applicant proposes an underground vault to serve this purpose. The plans have been reviewed by the Town Engineer and have been found to be satisfactory subject to additional refinement during construction plan review. A private drainage easement is provided over the stormwater system allowing the HOA to access the facility if necessary though it is assumed it will be the ongoing responsibility of the property owner to maintain the device. As is customary for such devices, the following conditions are recommended:

1. That the applicant shall provide to the Zoning Division, prior to issuance of a certificate of occupancy for the project or before the release of a bond, 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.
2. Per Section 15-263.1, that the applicant shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for the stormwater BMP, performance evaluation protocol, 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 Town engineer and Environmental Planner for approval prior to construction plan approval.

Parking: The site plan satisfies the parking ordinance by providing at least two off-street parking spaces.

Pedestrian/Traffic Safety: A site triangle is required in place at the driveway and the street tree plantings have been adjusted to protect site distance.

FISCAL & STAFF IMPACT: Staff time; fees collected from the applicant..

RECOMMENDATION: Town Staff recommends that the Board of Aldermen review, deliberate and make a decision regarding the applicant's request. If the request is approved it is recommended that the attached resolution (Attachment A) approving the Minor Modification to the Lake Hogan Farm Conditional Use Permit be adopted subject to the following conditions:

1. That the applicant shall provide to the Zoning Division, prior to issuance of a certificate of occupancy for the project or before the release of a bond, 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.
2. Per Section 15-263.1, that the applicant shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for the stormwater BMP, performance evaluation protocol, 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 Town engineer and Environmental Planner for approval prior to construction plan approval.

The following resolution was introduced by Aldermen _____ and duly seconded by Aldermen _____.

A RESOLUTION APPROVING THE MINOR MODIFICATION TO THE CUP FOR THE LAKE HOGAN FARMS SUBDIVISION TO ALLOW THE PROPERTY AT 303 HOGAN HILLS ROAD (PIN 9860822266) TO BE ALLOWED TO BE USED FOR RESIDENTIAL PURPOSES PER THE PLANS PRESENTED TO THE BOARD ON JUNE 24, 2014.

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the the Lake Hogan Farms Subdivision on September 27, 1994; and

WHEREAS, the Town of Carrboro Land Use Ordinance requires that any modification of an existing Conditional Use Permit that does not substantially impact neighboring properties, the general public, or the intended occupants of the project, constitutes a minor modification to the original Conditional Use Permit; and

WHEREAS, the Board of Aldermen finds that the applicant has satisfied the requirements related to minor modifications contained in the Land Use Ordinance.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Board of Aldermen approve the minor modification to the Lake Hogan Farm Subdivision, allowing the property located at 303 Hogan Hills Road (PIN 9860822266) to be used for residential purposes per the plans presented to the Board subject to the following conditions:

1. That the applicant shall provide to the Zoning Division, prior to issuance of a certificate of occupancy for the project or before the release of a bond, 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.
2. Per Section 15-263.1, that the applicant shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for the stormwater BMP, performance evaluation protocol, 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 Town engineer and Environmental Planner for approval prior to construction plan approval.

This the 24th day of June, 2014.

TOWN OF CARRBORO

FOR MULTIPLE PIN SHEET
SEE BOOK 1331 PAGE 516

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: Brad Young, Young-Jewell & Associates

Owners: William F. Hogan, Etal, Robert C. Hogan, Sr., Luann Buchanan Hogan, Redfoot and Weber Construction Company, Thomas E. and Eleanor H. Bainbridge

Property Location: North of Homestead Road, around the existing Lake Hogan Farm Road

Tax Map 109 Block -- Lots 2, 3, 4, 5, 5A, 6, 6A, 24, 25

Proposed Use of Property: To allow construction of 438 single-family detached dwelling units in seven phases on 310 acres of land.

Carrboro Land Use Ordinance Use Category: 26.100

Meeting Dates: March 22, April 19, August 9, August 23, August 29, September 27, 1994

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 Zoning Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
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 land owner (applicant) petition for voluntary annexation on a phase by phase basis prior to final plat approval of each phase.
4. That the location of the trail and the corresponding 50 foot easement to the Town of Carrboro be adjusted in the field to avoid overlapping lots if possible, and to avoid conflicts with OWASA manholes. That OWASA approve the location of the trail during the construction plan approval process.
5. That additional information be submitted to, and approved by, the Town's consulting engineer for lots 19 and 20, to ensure that the proposed drainage system will render these lots as buildable lots. This shall be done during the construction plan approval process.
6. That joint maintenance agreements between all lots served by the private driveways be established prior to construction plan approval, and that the details for the private driveways be approved by the Public Works Director and the Fire Chief during the construction plan approval process. The driveway design must include mountable curbs around the landscape islands and the vegetation within the islands must be limited to grass.
7. That Duke Power and North Carolina Natural Gas approve the crossings of their easements by roads, pedestrian/bike trails, and storm water and/or sewer pipes prior to construction plan approval, and that any necessary modifications be made to the plans as required by these utility companies.

8. That any office/retail use in, or around, the recreation complex, shall require annexation of the phase that the site is in (ie.—phase 1), then a rezoning and a CUP amendment must be obtained from the Board of Aldermen.
9. That the recreation point requirements of the Land Use Ordinance be verified, and adjusted if necessary, during the construction plan approval process, and that children's playground equipment must account for at least 10 percent of the total recreation points which are required for this project (via the recreation points table in the Land Use Ordinance or the dollar value equivalent of those points as provided for in Appendix G of the Land Use Ordinance).
10. That the detailed design of the creek crossings must be provided during the construction plan approval process, and that all road crossings must meet the federal standards established for "bridges" under ASHTO HS-20 and that the low impact bridge design be used, i.e., an arch span crossing.
11. That an application for a permit for the repair and reconstruction of the dam be made to the appropriate state agency upon issuance of the Conditional Use Permit, and that the lake not be refilled until such time as deemed safe and appropriate by the responsible state agency.
12. That the Transportation Advisory Board's recommendation dated April 7, 1994 be approved with an additional stub-out to be located on the south of the property to be dedicated to the town and that signage for the stub-outs and bike facilities be installed when the road is constructed.
13. That the final plat for Phase 1 of the development may not be granted unless and until the developer has determined whether and to what extent improvements of the dam will be required and, if a state permit for such improvements is mandated, such permit is obtained from the state.
14. That public access will be provided along the Public Service Company of N.C., Inc. easement south of Lots 28 and 31 from the Bolin Creek Trail to the eastern property line of the tract with curb cuts.
15. That a note be placed on the plans that the six-foot paved trail will be constructed by the developer as shown with the pavement material to be approved by the Board of Aldermen prior to construction plan approval for Phase I.
16. That the following road stub-outs be continued to the property line: (a) the stub-out south of the Old 86 entrance; and (b) the stub-out shown between Lots 352 and 353.
17. That the developer work with OWASA to minimize the removal of trees within the sewer easement along the south side of Lake Hogan by maintaining a clearance no greater than 20 feet in width.
18. That the 50-foot bike/pedestrian trail easement be shown on the plans to clearly differentiate the public access trails from other private trails. [*Shading has not been labeled.*]
19. That the open space (acreage and percentage) and the number of lots be recalculated.
20. That the applicant show on the Phase I construction drawings the area that will be needed during Phase I near the proposed clubhouse recreation area for the temporary collection of stormwater.

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.

NORTH CAROLINA

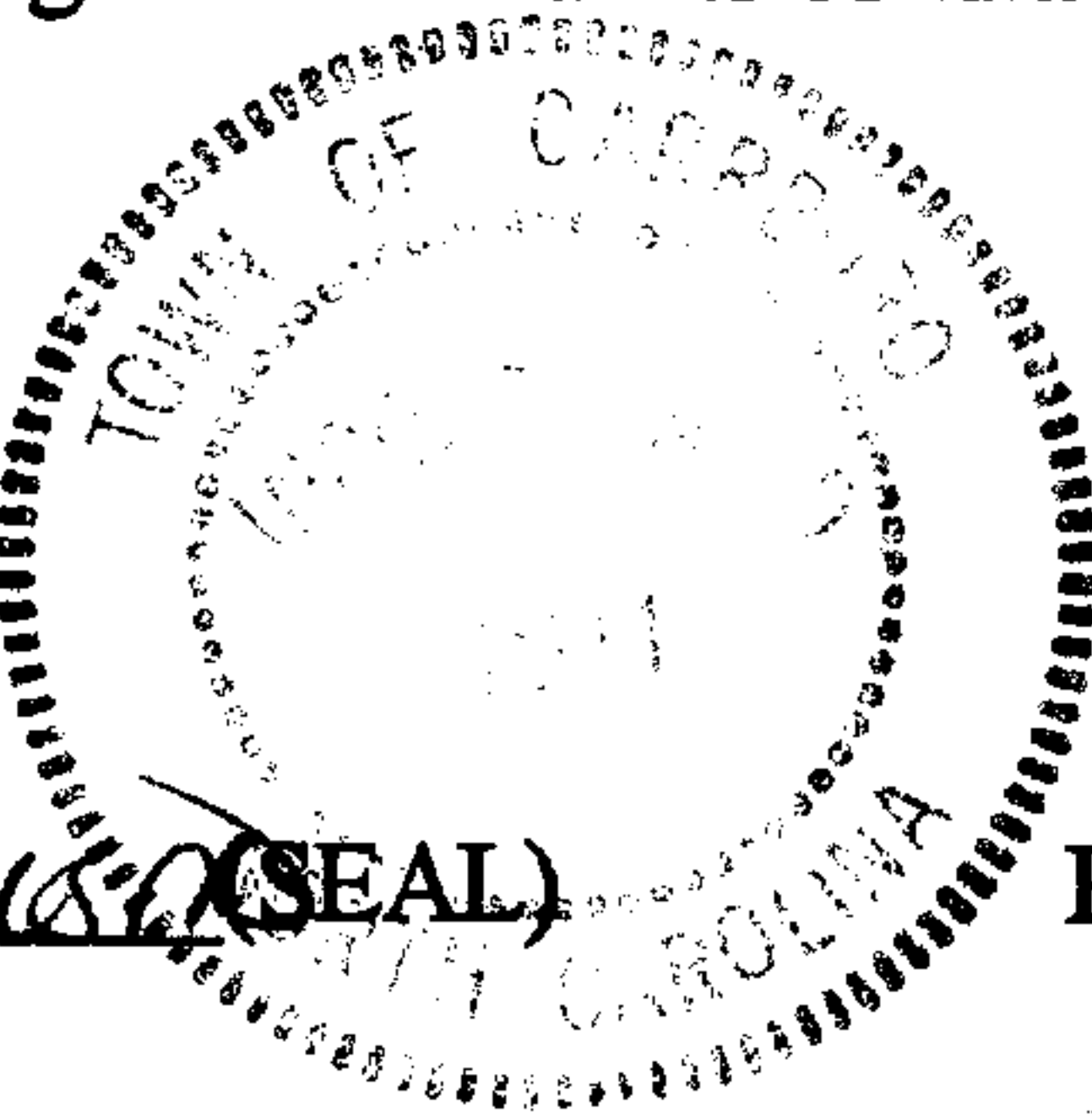
CHATHAM
ORANGE COUNTY

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 owners 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.

TOWN OF CARRBORO

ATTEST:

Sarah C. Williamson
Town Clerk



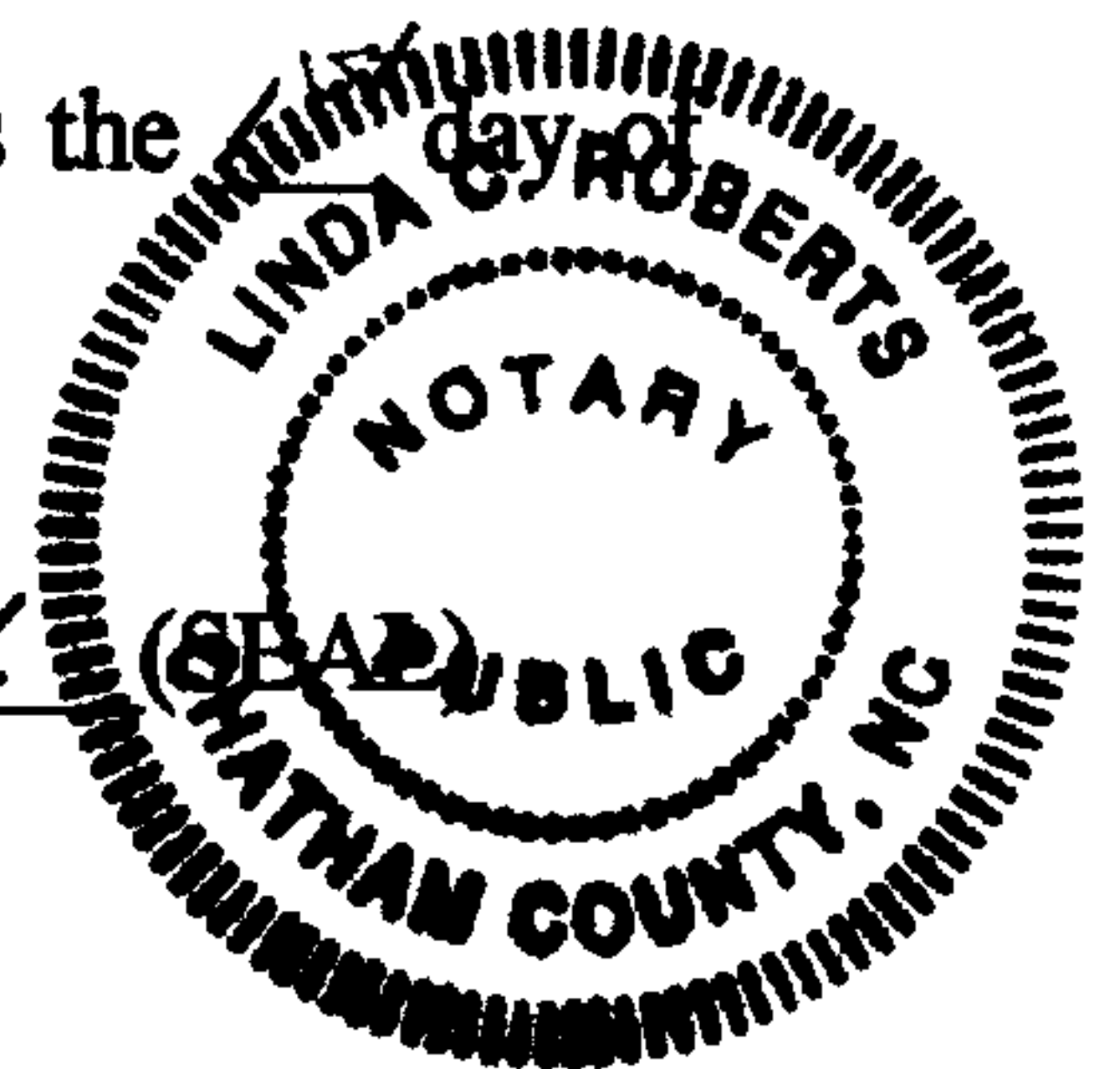
BY:

Robert W. Morgan
Town Manager

I, Linda C. Roberts, a Notary Public in and for said County and State, do hereby certify that Robert W. Morgan, Town Manager of the Town of Carrboro, and Sarah C. Williamson, Town Clerk for the Town of Carrboro, personally came before me this day and being by me duly sworn says each for himself that she knows the corporate seal of the Town of Carrboro and that the seal affixed to the foregoing instrument is the corporate seal of the town of Carrboro, that Robert W. Morgan, Town Manager of said Town of Carrboro and Sarah C. Williamson, Town Clerk for the Town of Carrboro subscribed their names thereto; that the corporate seal of the Town of Carrboro was affixed thereto, all by virtue of a resolution of the Board of Aldermen, and that said instrument is the act and deed of the Town of Carrboro.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this the 15 day of March, 1995.

Linda C. Roberts
Notary Public



My Commission Expires: 5/18/99

We, the owners, do hereby acknowledge receipt of this Conditional Use Permit. The undersigned owners do further acknowledge that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding upon them and their successors in interest.

William F. Hogan
William F. Hogan

NORTH CAROLINA
ORANGE COUNTY
DURHAM

I, Leslie J. Tevebaugh, a Notary Public in and for said County and State, do hereby certify that William F. Hogan, owner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 30 day of November, 1994

Leslie J. Tevebaugh
Notary Public

My Commission Expires: 10/14/97

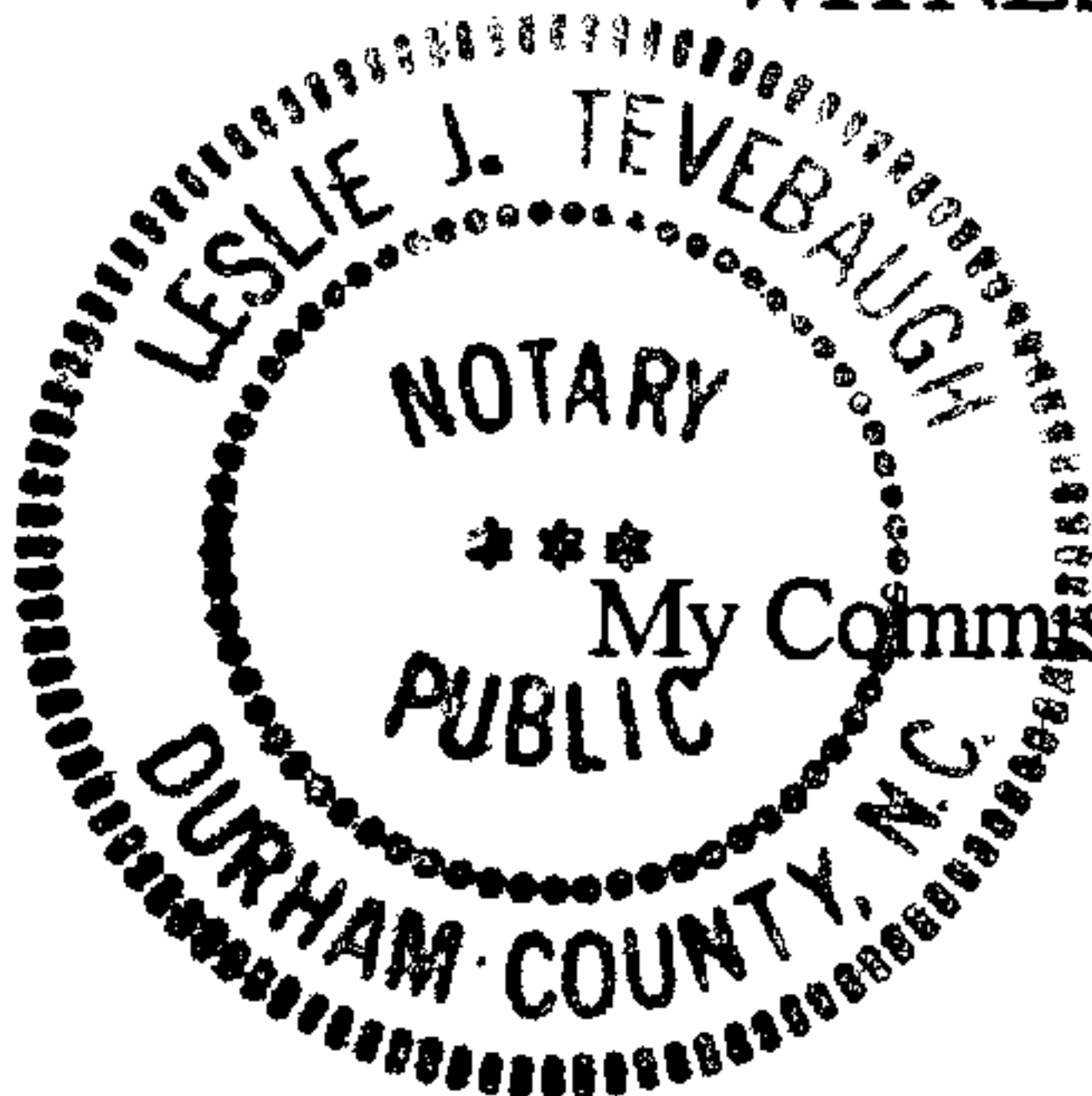


Robert C. Hogan
Robert C. Hogan

NORTH CAROLINA
~~ORANGE COUNTY~~
DURHAM

I, LESLIE J. TEVEBAUGH, a Notary Public in and for said County and State, do hereby certify that Robert C. Hogan, owner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 30 day of NOVEMBER, 1994.



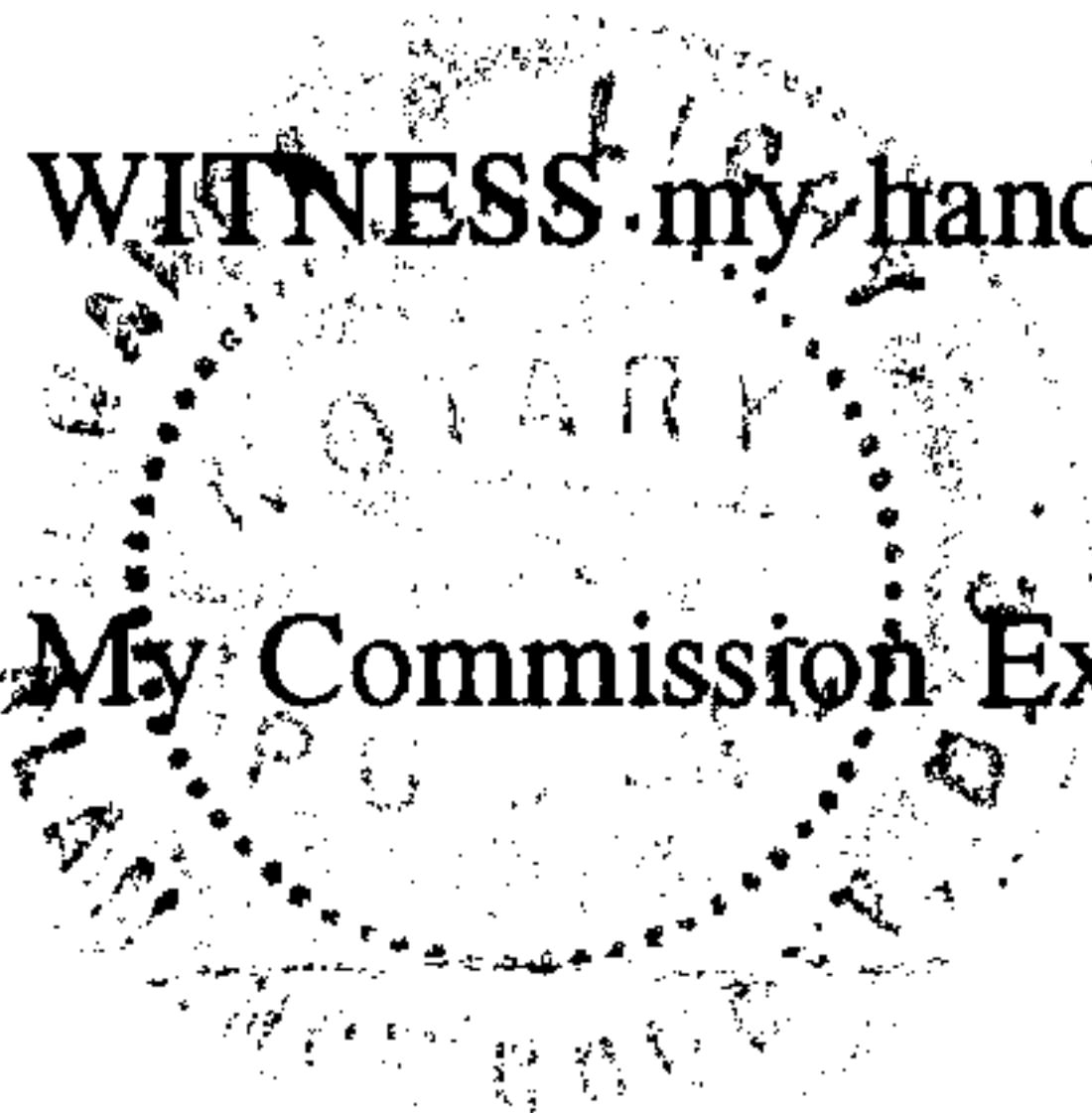
Leslie J. Tevebaugh
Notary Public

Fleet E. Millsap
Fleet E. Millsap, Executor of the Estate
of Luann Buchanan Hogan and Trustee under
the will of Luann Buchanan Hogan

NORTH CAROLINA
ORANGE COUNTY

I, Manda B. Light, a Notary Public in and for said County and State, do hereby certify that Fleet E. Millsap, Executor of the Estate of Luann Buchanan Hogan and Trustee under the will of Luann Buchanan Hogan, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 2nd day of December, 1994.



My Commission Expires: 8-4-96

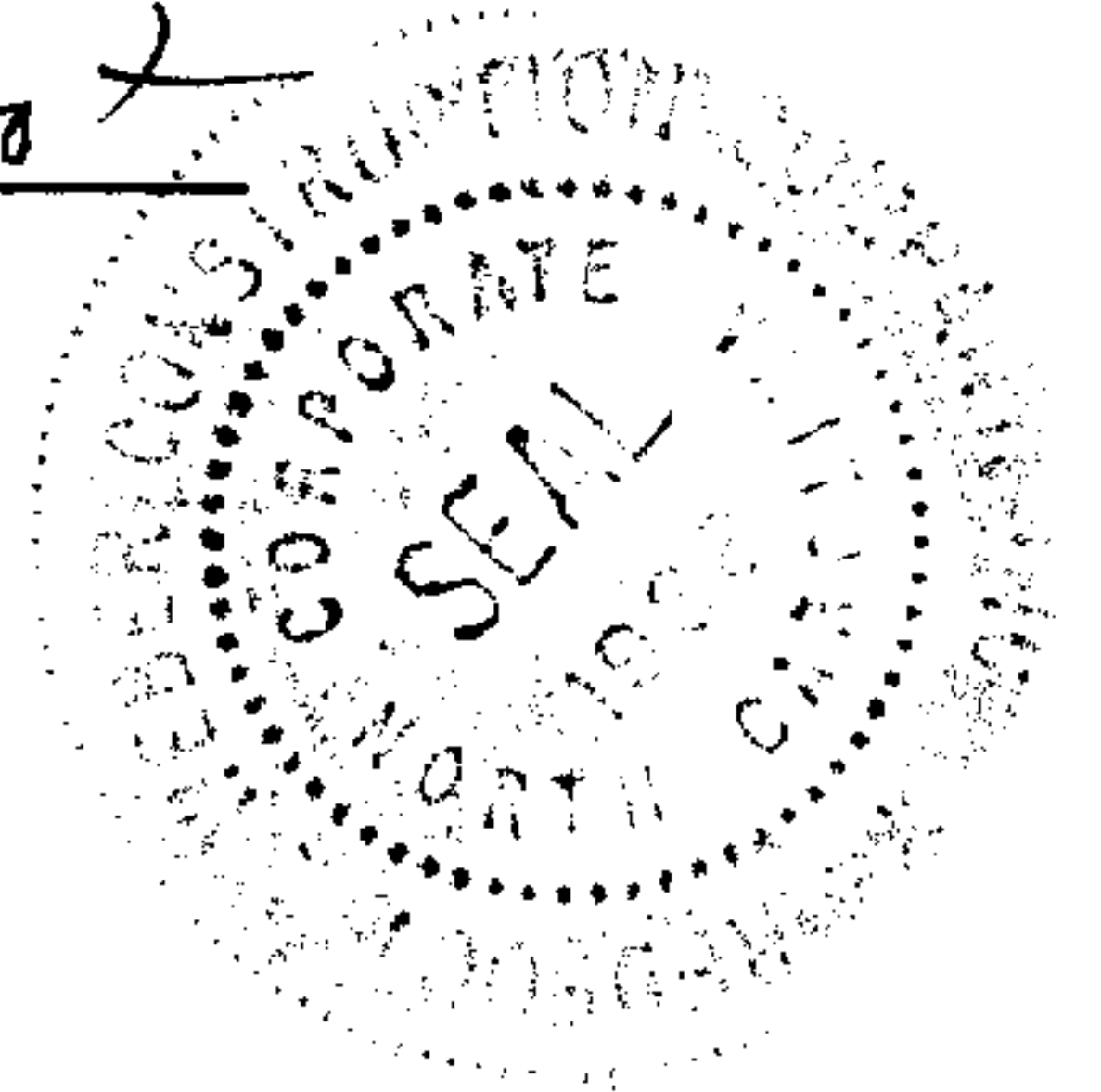
Manda B. Light
Notary Public

REDFOOT WEBER CONSTRUCTION

BY: Dale E. Redfoot
President

ATTEST:

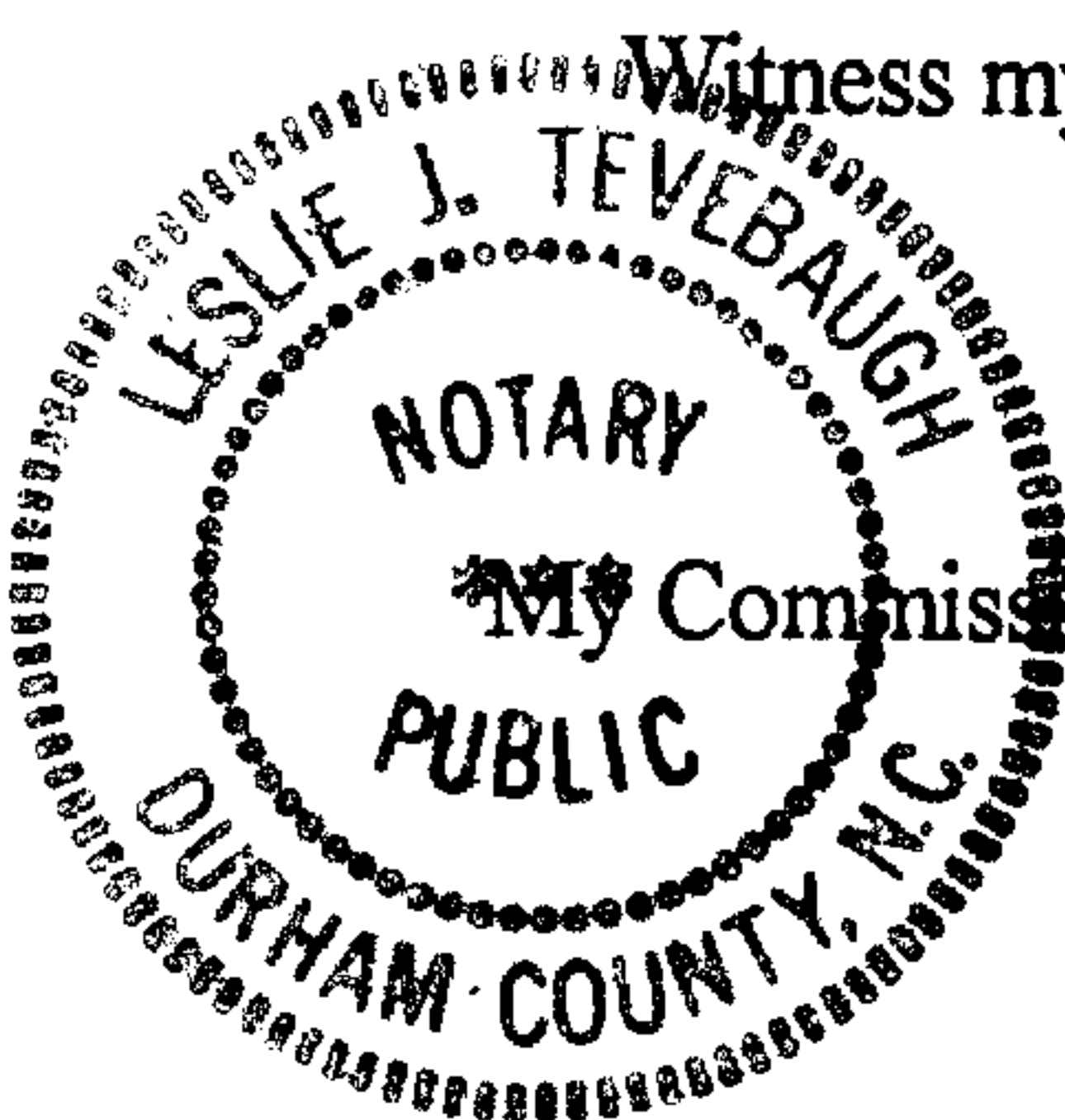
Blair
Secretary



NORTH CAROLINA
ORANGE COUNTY

I, LESLIE J. TEVEBAUGH, a Notary Public of DURHAM County, N.C. do hereby certify that BRAD REDFOOT appeared before me this day and being duly sworn says that he knows the common seal of Redfoot Weber Construction, and is acquainted with DALE E. REDFOOT, who is president of said corporation and he BRAD REDFOOT, who is secretary of said corporation, saw the said president sign the foregoing instrument and that he, BRAD REDFOOT, secretary as aforesaid, affixed said seal of said instrument and he, the said secretary, signed his name in attestation of execution of said instrument in the presence of said president of said corporation.

Witness my hand and notarial seal, this the 30 day of NOVEMBER, 1994



Leslie J. Tevebaugh
Notary Public

Thomas E. Bainbridge
Thomas E. Bainbridge

Eleanor H. Bainbridge
Eleanor H. Bainbridge

NORTH CAROLINA
ORANGE COUNTY

I, Melinda D. Leonard, a Notary Public in and for said County and State, do hereby certify that Thomas E. and Eleanor H. Bainbridge, owners, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 1st day of December, 1994

Melinda D. Leonard
Notary Public

My Commission Expires: 11/8/98

(Not valid until fully executed and recorded)

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

The foregoing certificate(s) of Linda C. Roberts, Leslie J. Tevebaugh,
Wanda B. Light + Melinda D. Leonard,

Notaries Public of the designated governmental units are certified to be correct.

This the 7th day of March, A.D., 1995.

Betty June Hayes
Register of Deeds

By Linda C. Clayton
Assistant/Deputy Register of Deeds

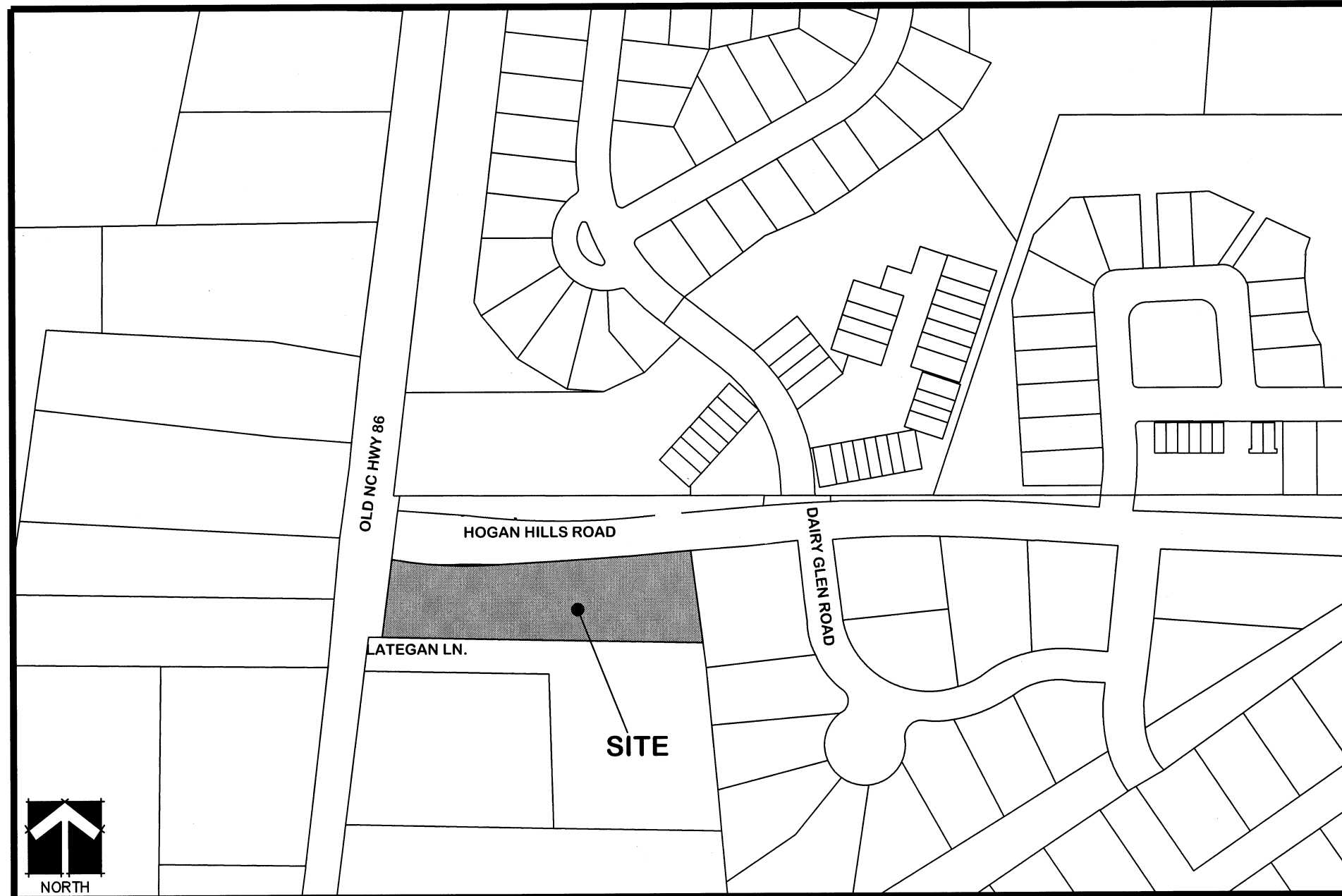
FILED
07 MAR 1995, at 01:39:59PM
Book 1331, Page 517 - 521
Betty June Hayes,
Register of Deeds,
Orange County, N. C.

LAKE HOGAN FARM CUP, MINOR MODIFICATION

CONVERSION OF RESERVED LOT TO ALLOW RESIDENTIAL USE

303 HOGAN HILLS RD, CHAPEL HILL, NORTH CAROLINA

SITE DATA TABLE	
GENERAL:	
PIN(s):	9860-82-2266
DEED/PAGE:	5333/478
TRACT AREA :	1.2 ACRES
EXISTING ZONING:	R-20
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
BUILDING:	
MAXIMUM ALLOWED BUILDING HEIGHT	35'
PROPOSED MAX. BUILDING HEIGHT	35'
PROPOSED MAX. STORIES	2
WATERSHED	
OVERLAY:	JORDAN LAKE UNPROTECTED
RIVER BASIN:	CAPE FEAR RIVER BASIN
FLOODPLAIN DATA:	NOT IN FLOODPLAIN
IMPERVIOUS SURFACE AREAS:	
EXISTING IMPERVIOUS	0 SF
PROPOSED MAX IMPERVIOUS ON SITE	5,000 SF
PROPOSED SETBACKS:	
RW/Front SETBACK	25'
SIDE SETBACK	10'
REAR SETBACK	20'



VICINITY MAP
1"=200'

OWNER:
YOGESHBHAI & AMISHA PATEL
100-A CULBERTH ROAD
CHAPEL HILL, NC 27516

DEVELOPER:
SOLARC DESIGN BUILD, INC.
1309 VICKERS AVE
DURHAM, NC 27707
CONTACT: MICHAEL ISOLA
TEL: 919.210.7962

CIVIL ENGINEER:
PABST & HILBURN, PA
911 PAVERTONE DRIVE, SUITE E
RALEIGH, NC 27615
TEL: 919.848.4399
FAX: 919.848.4395

SURVEYOR:
HAROLD "TODD" SMITH
LAND SURVEYING
P.O. BOX 14142
RALEIGH, NC
TEL: 919.605.6953

ARCHITECT:
DOUGLAS JAMES
1309 VICKERS AVENUE
TEL: 919.308.2984

CONSTRUCTION WASTE NOTES:

- BY ORANGE COUNTY ORDINANCE, ALL PRESENT CONSTRUCTION WASTE, TO INCLUDE CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- THE APPLICANT MUST HOLD A RE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.

INDEX TO PLANS

C-0.0	COVER SHEET
C-1.0	OVERALL PLAN
C-2.0	EXISTING CONDITION AND DEMOLITION PLAN
C-3.0	SITE LAYOUT/UTILITY PLAN
C-4.0	STORM DRAINAGE/STORMWATER DETENTION PLAN
C-5.0	UNDERGROUND DETENTION
D-1.0	DETAIL SHEET
D-2.0	DETAIL SHEET
E1.0	ELEVATION PLAN
E1.2	ELEVATION PLAN
F1.0	FLOOR PLAN
F2.0	FLOOR PLAN

RECREATIONAL POINTS

TYPE OF FACILITY	POINTS/SF	SF	TOTAL POINTS	PH. 1,2,3,4	PH. 5B	PH. 6	PH. 7
CLUBHOUSE	0.508	4,000	2032.0	2032.0			
POOL	0.463	4,200	1945	1945			
POOL PATIO	0.020	12,000	240	240			
TENNIS COURTS (4)	0.025	28,800	720	720			
BASKETBALL COURT	0.058	2,400	139	139			
HIKING/BIKE TRAIL	0.016	30,000	480.0	480.0			
PLAY EQUIPMENT	0.107	4,077.5	436.5	436.5			
GAZEBO/DOCK	0.326	1,500	489.0	489.0			
RECREATION POINTS PROPOSED			6481.5	6481.5	0.0	0.0	0.0
RECREATION POINTS REQUIRED			376 SINGLE FAMILY LOTS x 10.39 = 3,906.64				
			30 2-BEDROOM TOWNHOMES x 9.47 = 284.10				
			30 3-BEDROOM TOWNHOMES x 11.81 = 354.30				
			TOTAL POINTS REQUIRED = 4,545.04				

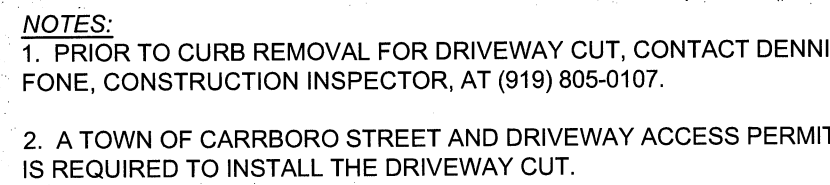
NOTE: RECREATION POINTS WILL BE CALCULATED ON A PHASE BY PHASE BASIS, AND WILL BE REQUIRED AND CALCULATED AT FINAL CONSTRUCTION DRAWINGS FOR THAT PHASE. ENOUGH RECREATION POINTS MUST BE PROVIDED TO MEET THE RECREATION POINTS FOR THE TYPE AND NUMBER OF UNITS FOR THAT PHASE.

THE DEVELOPER CURRENTLY HAS ENOUGH RECREATIONAL POINTS TO CONSTRUCT THE PROPOSED PHASE.

ZONING DISTRICT TABULATION				OPEN SPACE CALCULATIONS UNDER AIS			
OPEN SPACE REQUIRED OPEN SPACE SHOWN TOTAL ACRES TOTAL NO. OF LOTS PROPOSED DENSITY:	R-R	25.92 AC.	25.92 UNITS ALLOWED	310 AC. X .05 = 15.5 AC. OPEN SPACE			
	R-20	282.34 AC.	612.6 UNITS ALLOWED				
	R-15	1.74 AC.	5.05 UNITS ALLOWED				
		80.83 AC. 90.83 AC. 310.87 AC. 437 LOTS 1.41 UNITS/AC.					
PHASE	OPEN SPACE REQUIRED (ACRES)	OPEN SPACE RECORDED (ACRES)	DIFFERENTIAL (ACRES)	78 E--LOTS -- NO LOT UNDER 20,000 S.F.			
1	9.35	19.7	+10.35	93 H--LOTS -- NO LOT UNDER 20,000 S.F.			
2	7.17	9.13	+1.96	84 T--LOTS X 20K=1,680,000 (38.56 AC.)			
3	4.63	5.50	+0.87	84 T--LOTS ACTUAL AREA = 1,333,165			
4	0.00	13.66	+13.66	1,680,000 - 1,333,165 = 346,835 [(7.95 AC.)]			
5	0.00	2.06	+2.06	29 C--LOTS X 20K= 580,000			
5A	7.13	0.36	-6.77	29 C--LOTS ACTUAL AREA = 267,481			
5B	0.00	9.49	+9.49	580,000 - 267,481 = 312,519 [(7.17 AC.)]			
5C	0.00	0.00	0.00	91 V--LOTS X 20K = 1,820,000			
6A	7.45	6.32	-1.13	91 V--LOS ACTUAL AREA = 533,952			
6B	7.45	4.01	-3.44	1,820,000 - 533,952 = 1,286,048 [(29.52 AC.)]			
7	0.00	2.41	+2.41	60 TH--LOTS X 20K = 1,200,000			
8/9	20.47	12.1	-8.64	60 V--LOS ACTUAL AREA = 298,525			
10	1.41	4.42	+3.01	1,200,000 - 298,525 = 901,475 [(20.69 AC.)]			
11	0.00	1.78	+1.78	LOT 379 -- NO LOT UNDER 20,000 S.F.			
TOTAL	80.83	90.94 TOTAL	+10.11	OPEN SPACE REQUIRED: 80.83 AC.			

GENERAL NOTES

- SURVEY PROVIDED BY HAROLD "TODD" SMITH LAND SURVEYING.
- THE PURPOSE OF THE PLANS IS TO SEEK AUTHORIZATION FOR THE RESIDENTIAL USE OF THE EXISTING VACANT LOT IDENTIFIED BY ORANGE COUNTY PIN 9860822266; IN ORDER TO DO SO, PERMISSION AND APPROVAL IS REQUIRED BY BOTH THE LAKE HOGAN FARMS HOMEOWNER'S ASSOCIATION AND THE TOWN OF CARRBORO BOARD OF ALDERMAN.
- DEVELOPER SHALL COORDINATE A PRE-CONSTRUCTION CONFERENCE PRIOR TO ANY SITE DISTURBANCES WITH ALL APPROPRIATE PERMIT-ISSUING AUTHORITIES. THE CONFERENCE WILL BE ATTENDED BY A REPRESENTATIVE FROM THE DEVELOPER'S ENGINEER, CONTRACTOR, ZONING DIVISION, PUBLIC WORKS, ORANGE COUNTY EROSION CONTROL, OWASA AND THE TOWN ENGINEER.
- PRIVATE EASEMENTS SHALL BE MAINTAINED BY THE LAKE HOGAN FARMS HOMEOWNER'S ASSOCIATION. PRIVATE STORM WATER EASEMENT, PRIVATE DRAINAGE MAINTENANCE AREAS, AND/OR SYSTEM AND ITS WATER QUALITY FACILITIES ARE NOT TOWN MAINTAINED AND ARE THE RESPONSIBILITY OF THE HOA OR PRIVATE PROPERTY OWNER. NO OBSTRUCTIONS, OR PLANTINGS THAT EXCEED 24" IN HEIGHT AT MATURE GROWTH, BRIDGES, SHEDS, FENCES, OR OTHER OBSTRUCTIONS OR ALTERATIONS OF THE EASEMENT OR SYSTEM ARE ALLOWED WITHOUT THE EXPRESSED APPROVAL OF THE TOWN OF CARRBORO ZONING ADMINISTRATOR.
- MAINTAIN APPROPRIATE AND REQUIRED TRAFFIC CONTROL DEVICES AT ALL PUBLIC ROADWAY CONNECTIONS. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "NCDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- ALL SOIL FILL MATERIAL SHALL BE SUITABLE, STABLE SOILS THAT ARE FREE OF ORGANIC MATERIAL AND CONTAIN NO ROCKS LARGER THAN 6" IN DIAMETER. SOIL SHALL BE PLACED IN APPROXIMATELY 8" LIFTS AND COMPACTED ALL FILL AREAS TO 95% OF MAXIMUM DENSITY OR PRE GEOTECHNICAL RECOMMENDATION. DEVELOPER SHALL FURNISH A SOILS ENGINEERING AND TESTING FIRM TO OBSERVE AND PERIODICALLY TEST FILL MATERIAL FOR OPTIMUM PLACEMENT AND COMPACTION. COPIES OF ALL REPORTS, CONFIRMING OBSERVATION AND DENSITY TEST RESULTS, SHALL BE FORWARDED TO THE DIRECTOR OF PUBLIC WORKS.
- IMPERVIOUS SURFACE CALCULATION FOR LOT 12 IS BASED ON 5000 SF MAXIMUM IMPERVIOUS.
- PER SECTION 15-299 OF THE CARRBORO LAND USE ORDINANCE, HOMEOWNER'S ASSOCIATION MAINTENANCE IS REQUIRED FOR ALL OPEN SPACE NOT DEDICATED TO THE TOWN OF CARRBORO. THE TOWN IS NOT REQUIRED TO ACCEPT OFFERS OF DEDICATION.
- HOMEOWNERS'S ASSOCIATION RESERVES THE RIGHT TO ACCESS AND MAINTAIN FACILITIES CONTAINED WITHIN PRIVATE DRAINAGE MAINTENANCE AREAS, WHETHER THEY LIE IN OPEN SPACE OR ON PRIVATE LOTS.
- MULCH PILES CREATED DURING CONSTRUCTION SHALL NOT EXCEED 8 FEET IN HEIGHT, 20 FEET IN WIDTH, AND 20 FEET IN LENGTH. PILES SHALL BE SEPARATED FROM ADJACENT PILES AND OTHER EXPOSURES BY 50 FEET AND FIRE APPARATUS ACCESS ROAD APPROVED BY THE FIRE DEPARTMENT SHALL BE PROVIDED WITHIN THE 50-FOOT SEPARATION.
- BUILDING HEIGHT IS LIMITED TO 35' PER SECTION 15-1852 OF THE TOWN OF CARRBORO LUO.
- 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 STORM WATER FEATURES OF THE PROJECT. DIGITAL AS-BUILTS SHALL BE IN DXF FORMAT AND SHALL INCLUDE A BASE MAP OF THE PROJECT AND ALL SEPARATE PLAN SHEETS. AS-BUILT DXF FILES SHALL INCLUDE ALL LAYERS OR TABLES CONTAINING STORM DRAINAGE FEATURES. STORM DRAINAGE FEATURES SHALL BE CLEARLY DELINEATED IN A DATA TABLE. THE DATA WILL BE TIED TO HORIZONTAL CONTROLS.



A. SANITARY SEWER CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

B. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED.

1. THE SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED OF FERROUS PIPE AND/OR SHALL BE PRESSURE TESTED AT 150PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
2. EITHER THE WATER MAIN OR THE SANITARY SEWER LINE MAY BE ENCASED IN WATERTIGHT CARRIER PIPE, WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING. MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE TOWN OF GARY FOR USE IN WATER MAIN CONSTRUCTION.

2' S9.5S OR S9.5C
SURFACE COURSE

11" B25.0S OR B25.0C
BASE COURSE

EXISTING

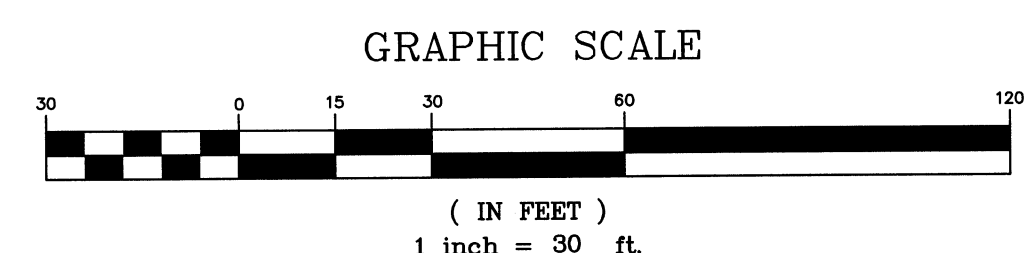
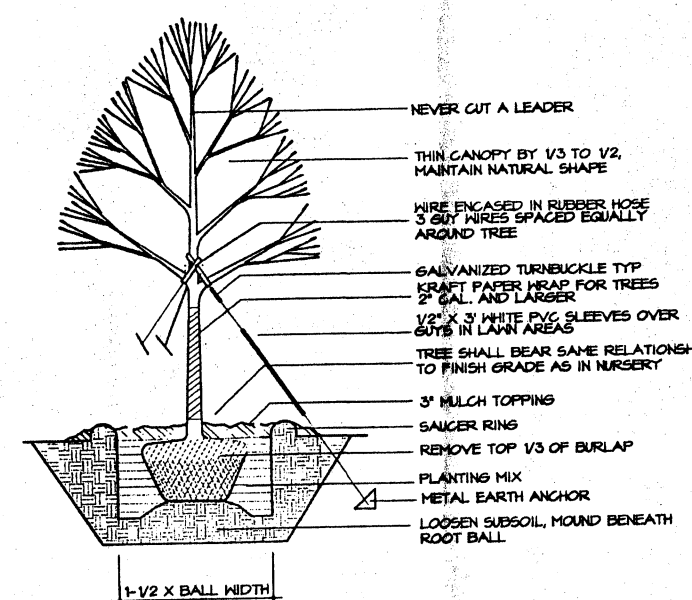
1'-0" 2'-0" X 2'-0" 1'-0"

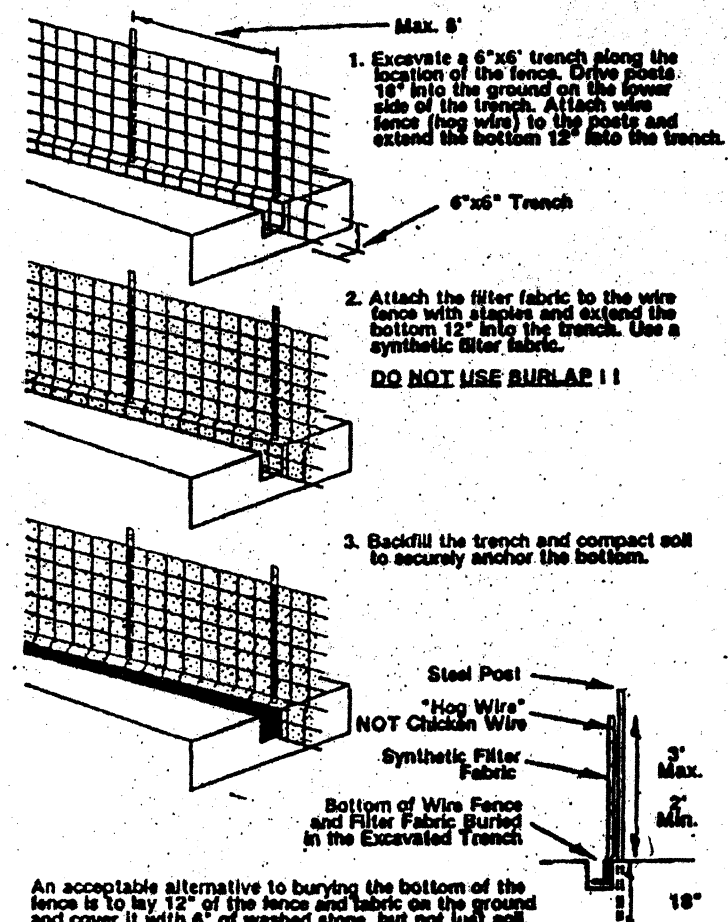
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STREET TREES ARE TO BE PLANTED OUT OF THE PUBLIC RIGHT OF WAY TOWARD THE LOT (2 - 20 FEET) FROM THE LOT LINE.

THE DEVELOPER SHALL EITHER PLANT OR RETAIN SUFFICIENT TREES SO THAT BETWEEN THE PAVED PORTION OF THE STREET AND A LINE RUNNING PARALLEL TO AND FIFTY FEET FROM THE CENTER LINE OF THE STREET, THERE BE ONE MATURE TREE FOR EVERY THIRTY FEET OF STREET FRONTAGE AT LEAST AN AVERAGE OF ONE MATURE TREE THAT HAS OR WILL HAVE WHEN FULLY MAINTAINED A TRUNK AT LEAST TWELVE INCHES IN DIAMETER, PER SECTION 15-315 OF THE





INSTALLATION

1. REFER TO THE PLANS FOR LOCATION, EXTENT, AND SPECIFICATIONS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, OR METHODS OF INSTALLATION, CONTACT THE ENGINEER, ARCHITECT, OR RESPONSIBLE PERSONNEL ON THE SITE FOR ASSISTANCE. EROSION CONTROL PERSONNEL HAVE COPIES OF INSTRUCTIONS AND MAY HAVE PHOTOGRAPHS OF PROPERLY INSTALLED SILT FENCES AS AN AID TO INSTALLATION.

IF THE SILT FENCE IS NOT INSTALLED CORRECTLY THE FIRST TIME, IT WILL HAVE TO BE REBUILT.

IF THE SILT FENCE IS NOT INSTALLED CORRECTLY THE FIRST TIME, IT WILL HAVE TO BE REBUILT.

1. DETERMINE THE LOCATION ON THE GROUND MARKING INTO CONSIDERATION:
2. A SILT BARRIER (PREPARED/FACTORY SILT FENCE) CANNOT BE SUBSTITUTED FOR A SILT FENCE. THE SILT FENCE MUST BE CONSTRUCTED AS DESCRIBED IN THESE PRESCRIPTIONS.
3. ALLOW SUFFICIENT SPACE FOR MAINTENANCE, GRADING, FILLING, AND OTHER CONSTRUCTION ACTIVITY BETWEEN THE SILT FENCE AND THE EXISTING SLOPE. THE SILT FENCE MUST BE PLACED ON THE EXISTING CORNER, FROM DRAINS, ETC. SURVEYED BEFORE CLEARING TO GUIDE THE CONSTRUCTION OF THE SILT FENCE. THE SILT FENCE MUST BE SO THAT SUFFICIENT ROOM IS LEFT BETWEEN THE TOP AND SILT FENCE FOR MAINTENANCE, REPAIR, AND REMOVAL.
4. ALLOW AT LEAST:
 - 15 FEET BETWEEN THE FENCE AND SINGLE-STORY BUILDINGS.
 - 25 FEET BETWEEN THE FENCE AND MULTISTORY BUILDINGS.
 - 10 FEET BETWEEN THE FENCE AND THE TOP OF FILL SLOPES.
5. WHERE POSSIBLE, INSTALL THE SILT FENCE ON THE COUNTERSLOPE SO THAT RUNOFF GOES THROUGH THE SILT FENCE AND DOES NOT FLOW ALONG THE SILT FENCE AND POND AT THE LOWEST POINT. WHEN PONDING DOES OCCUR, SILT FENCE OFFSETS MAY BE NECESSARY SO THAT THE FENCE DOES NOT COLLAPSE.
6. CLEAR THE LOCATION OF THE SILT FENCE, CLEARING ONLY WHAT IS NEEDED TO PROVIDE ACCESS TO PERSONNEL, EQUIPMENT, AND MATERIALS TO THE INSTALLATION. THE SILT FENCE MUST BE PLACED ON THE EXISTING LINE OF EXISTING TREES AS LONG AS THE OWNER ALLOWS IT AND CARE MUST BE TAKEN TO PROTECT THEM. THE SILT FENCE MUST BE MAINTAINED, MAINTENANCE, AND REMOVAL. IF THE TREES ARE TO REMAIN AFTER THE PROJECT, DO NOT ATTACH THE FILTER FABRIC TO THE TREES, AS THIS WOULD DESTROY THE TREES IMPOSING:
7. A. EXCAVATE A 6 X 6-1/2 INCH TRENCH ALONG THE LOCATION OF THE FENCE. USING A "DITCH WITCH" IS HELPFUL.
8. A. ALLOW THE LOWER SIDE OF THE TRENCH, PLACE SILT FENCE POSTS NO MORE THAN 3 FEET APART AND DRIVE THEM 18 INCHES INTO THE GROUND.
9. A. ATTACH WIRE FENCE "HOG WIRE" OF MINIMUM 14 GAUGE WITH MAXIMUM HESH OF 6 INCHES) TO THE UPHILL SIDE OF THE POSTS, AND PLACE 12 INCHES OF THE BOTTOM OF THE FENCE INTO THE TRENCH. DO NOT USE "CRICKEN WIRE" - USE WIRE TO FASTEN THE FENCE TO THE POSTS. THE CRICKEN WIRE MUST BE AT LEAST 2 FEET HIGH AND NOT MORE THAN 2 FEET HIGH.
10. A. ATTACH SYNTHETIC FILTER FABRIC TO THE UPHILL SIDE OF THE WIRE FENCE WITH STAPLES A MAXIMUM 12 INCHES APART, AND PLACE 12 INCHES OF THE BOTTOM OF THE FENCE INTO THE TRENCH. USE ROLLS OF FABRIC AND CUT TO THE NECESSARY LENGTH IN ORDER TO HAVE THE WIRE FENCE TIGHT.
11. A. BACKFILL THE TRENCH AND TAMP THE FILL TO FIRMLY ANCHOR THE BOTTOM OF THE FILTER FABRIC AND WIRE FENCE TO PREVENT WATER FROM FLOWING UNDER THE FENCE; MAKE IT GO THROUGH THE FILTER FABRIC.

9. WHERE IT IS IMPOSSIBLE TO INSTALL THE SILT FENCE ON THE COUNTER, RUNOFF WILL FLOW ALONG THE FENCE AND POND AT THE LOWEST POINT. WHEN THE TOTAL DRAINAGE AREA BEHIND THE FENCE IS EQUAL TO OR GREATER THAN 100 SQUARE FEET (FOR EXAMPLE, A SQUARE 70 FEET ON A SIDE), A SILT FENCE OUTLET IS REQUIRED; OTHERWISE, THE CHANCE OF EROSION IS GREATER THAN 100 SQUARE FEET (FOR EXAMPLE, A SQUARE 100 FEET ON A SIDE), A SEDIMENT TRAP IS NECESSARY. THE LOWEST POINT OF THE FENCE MUST BE LOCATED IN THE FIELD, BUT CHECK THE INSTALLATION IN THE FIELD WHEN THE WIRE FENCE IS UP TO DETERMINE IF ADDITIONAL OUTLETS ARE NEEDED. SEE THE DETAILS OF THE SILT FENCE OUTLET FOR INSTRUCTIONS.
- MAINTENANCE
- MATERIALS, EQUIPMENT, AND PERSONNEL MUST BE AVAILABLE FOR MAINTENANCE AT ALL TIMES.
1. INSPECT THE SILT FENCE:
 - a. BUILDING CONSTRUCTION: TO SEE IF MACHINERY OR FALLING TREES HAVE DAMAGED THE SILT FENCE; IF DAMAGED, REPAIR IT. TO SEE THAT FILL MATERIAL HAS NOT ACCUMULATED AGAINST THE FENCE; IF IT HAS, REMOVE THE MATERIAL, REPAIR THE FENCE, AND MOVE THE FENCE OR ADD TO THE FENCE TO MAKE IT WORK AGAIN.
 - b. AFTER EACH RAINFALL: TO SEE THAT RUNOFF IS NOT FLOWING UNDER THE FENCE; IF IT IS, BURY THE BOTTOM OF THE FENCE CORRECTLY. TO SEE THAT RUNOFF HAS NOT TOPPED THE FENCE IN LOW POINTS; IF IT HAS, ADD AN OUTLET MAY BE NEEDED AT THAT POINT TO PREVENT FURTHER FAILURES.
 - c. CLEAN OUT ACCUMULATED SEDIMENT WHEN IT REACHES A DEPTH OF ONE-HALF THE HEIGHT OF THE FILTER FABRIC. PLACE THE SEDIMENT IN A DISPOSAL AREA, IF APPROPRIATE, WITH IT WITH DRY SOIL ON THE SITE.
 - d. DO NOT DISPOSE OF SEDIMENT IN A MANNER THAT WILL CREATE AN OBSTACLE, BARRIAGE, OR OTHER HAZARD TO THE FENCE ON TOP OF ACCUMULATED SEDIMENT BEHIND THE FENCE.
2. IF SILT FENCE OUTLETS ARE USED, REMOVE AND REPLACE THE STONE FILTER WITH CLEAN, WASHED STONE WHEN THE FILTER BECOMES LOGGED. DISPOSE OF ANY CONTAMINATED STONE PROPERLY.
3. REPAIR ANY BREAKS OR ROTTEN PLACES IN THE FILTER FABRIC.
5. IF THE FENCE IS SAGGING BETWEEN POSTS, INSTALL ADDITIONAL POSTS.
- WHEN MAKING REPAIRS, ALWAYS RESTORE THE SILT FENCE TO ITS ORIGINAL DESIGN CONFIGURATION.
- REMOVAL
1. WHEN GRADING IN THE DRAINAGE AREA ABOVE THE SILT FENCE HAS COMPLETED AND DISTURBED AREAS SUFFICIENTLY STABILIZED TO RESTRAIN EROSION, REMOVE THE SILT FENCE AND ANY OUTLETS MUST BE REMOVED.
2. REMOVE ANY ACCUMULATED SEDIMENT AND DISPOSE OF IT PROPERLY.
3. REMOVE POSTS, FENCE, AND FABRIC; DISPOSE OF THEM PROPERLY.
4. STABILIZE THE DISTURBED AREA WHEN THE FENCE WAS LOCATED.

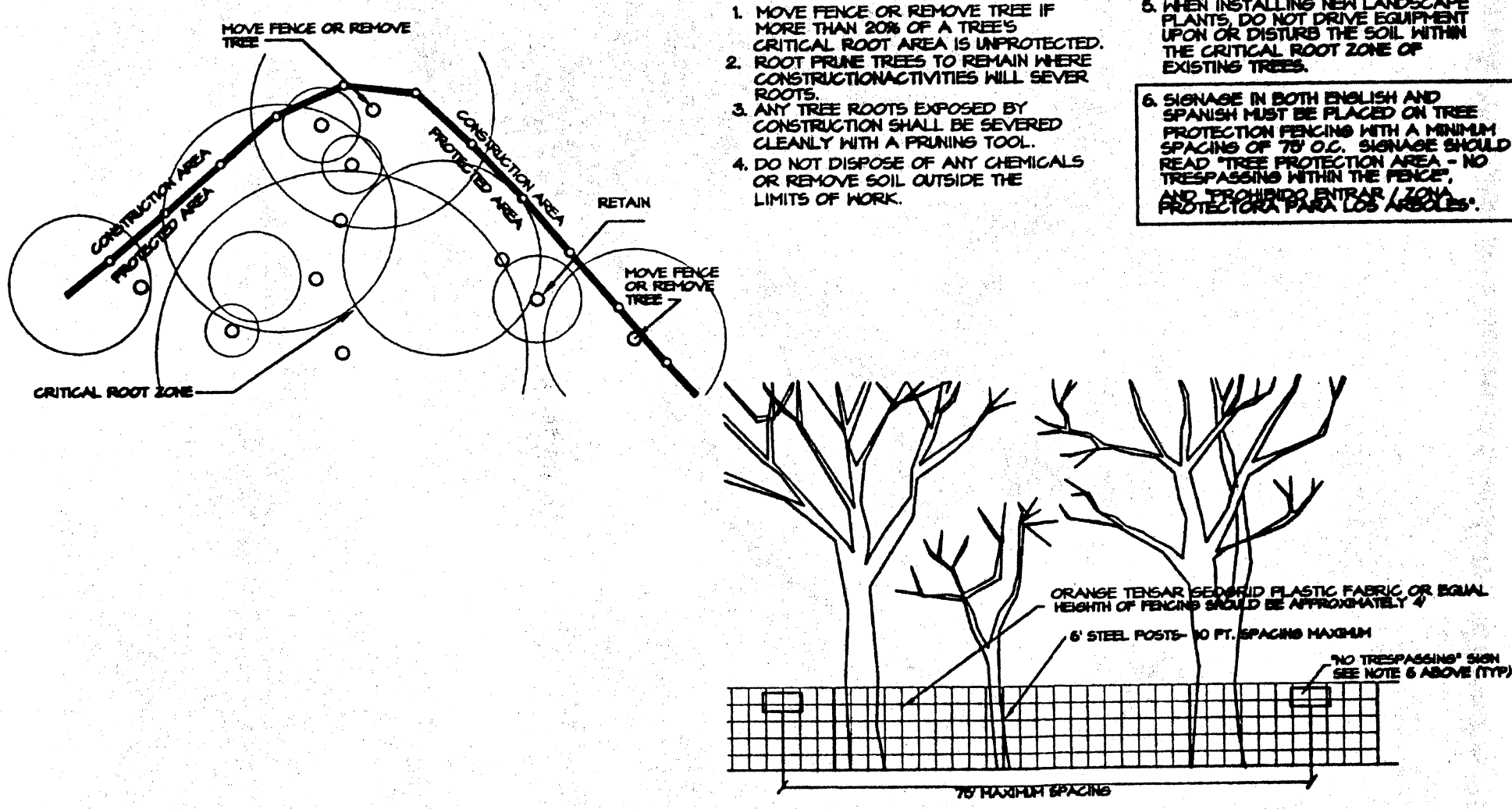
MAINTENANCE

MATERIALS, EQUIPMENT, AND PERSONNEL MUST BE AVAILABLE FOR MAINTENANCE AT ALL TIMES.

1. INSPECT THE SILT FENCE:
2. DURING CONSTRUCTION: TO SEE IF MACHINERY OR FALLING TREES HAVE DAMAGED THE SILT FENCE; IF DAMAGED, REPAIR IT. TO SEE THAT FILL MATERIAL IS NOT ACCUMULATED AGAINST THE FENCE; IF IT HAS, REMOVE THE MATERIAL, REPAIR THE FENCE, AND MOVE THE FENCE OR FILL SO THAT IT DOES NOT HAPPEN AGAIN.
3. AFTER EACH RAINFALL: TO SEE THAT RUNOFF IS NOT FLOWING UNDER THE FENCE; IF IT IS, REPAIR THE BOTTOM OF THE FENCE CORRODITY. TO SEE THAT RUNOFF HAS NOT TIPPED THE FENCE IN LOW POINTS; IF IT HAS, THE OUTLET MAY BE NEEDED AT THAT POINT TO PREVENT FUTURE FAILURES.
4. CLEAN OUT ACCUMULATED SEDIMENT WHEN IT REACHES A DEPTH OF ONE-HALF THE HEIGHT OF THE FILTER FABRIC. PLACE THE SEDIMENT IN A DRAINAGE AREA, IF APPROPRIATE, MIX IT WITH DRY SOIL ON THE SITE.
5. DO NOT DISPOSE OF SEDIMENT IN A MANNER THAT WILL CREATE AN EROSION HAZARD. DO NOT FENCE A NEW SILT FENCE ON TOP OF AN ACCUMULATED SEDIMENT BED OR THE FENCE.
6. IF SILT FENCE OUTLETS ARE USED--REMOVE AND REPLACE THE STONE FILTER WITH CLEAN, WASHED STONE WHEN THE FILTER BECOMES CLOGGED. DISPOSE OF ANY CONTAMINATED STONE PROPERLY.
7. REPAIR ANY BREAKS OR ROTTEN PLACES IN THE FILTER FABRIC.
8. IF THE FENCE IS SAGGING BETWEEN POSTS, INSTALL ADDITIONAL POSTS.
9. WHEN MAKING REPAIRS, ALWAYS REBUILD THE SILT FENCE TO ITS ORIGINAL DESIGN CONFIGURATION.

REMOVAL

1. WHEN GRADING IN THE DRAINAGE AREA ABOVE THE SILT FENCE HAS BEEN FINISHED AND DISTURBED AREAS SUFFICIENTLY STABILIZED TO RESTRAIN EROSION, THE SILT FENCE AND ANY OUTLETS MUST BE REMOVED.
2. REMOVE ANY ACCUMULATED SEDIMENT AND DISPOSE OF IT PROPERLY.
3. REMOVE POSTS, FENCE, AND FABRIC; DISPOSE OF THEM PROPERLY.
4. STABILIZE THE DISTURBED AREA WHERE THE FENCE WAS LOCATED.

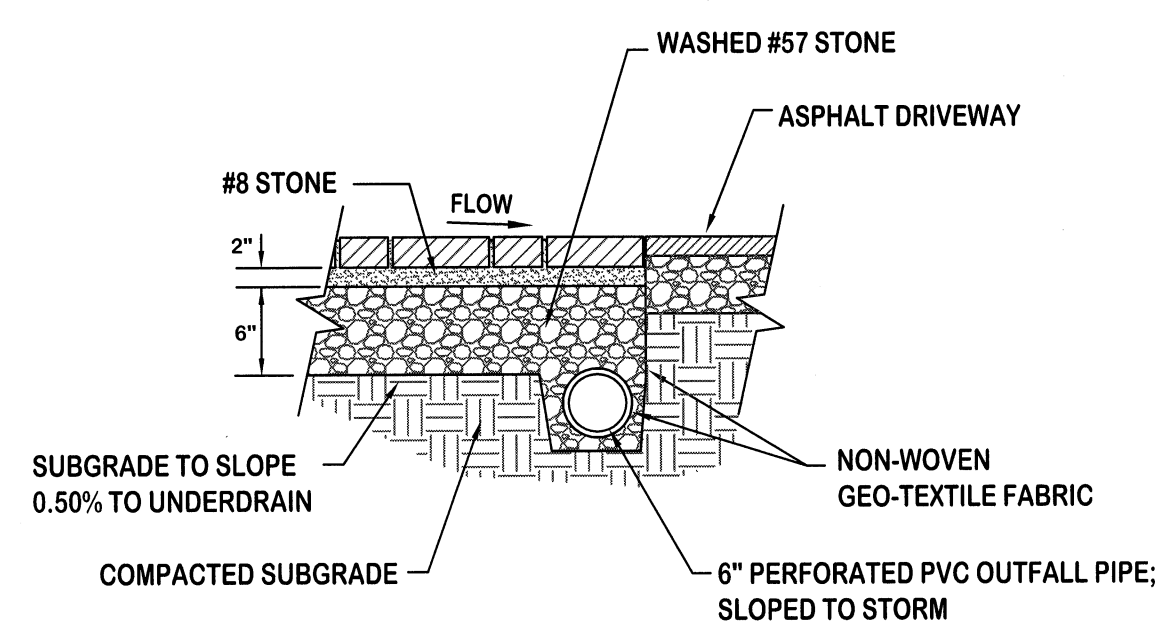


GENERAL NOTES

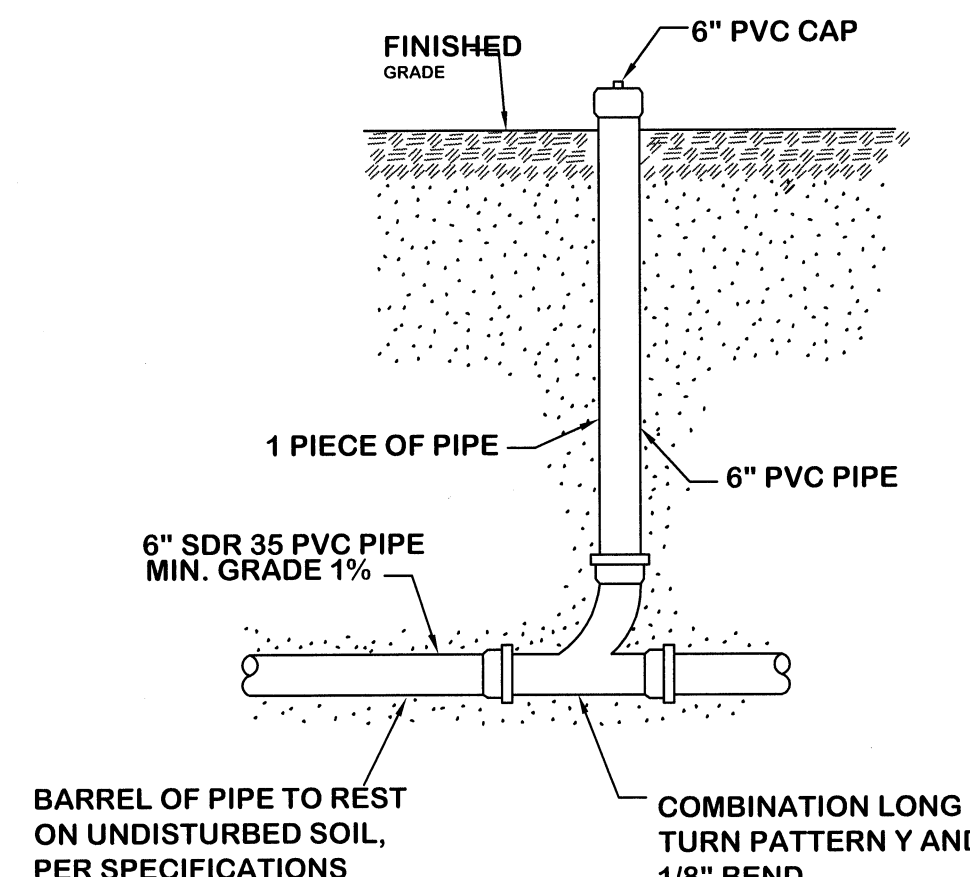
- 1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF CARBORO AND OWASA STANDARDS AND SPECIFICATIONS .**
- 2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS SET FOR OTHER PERTINENT INFORMATION.**
- 3. APPROVAL BY OWASA IS REQUIRED PRIOR TO INSTALLING THE 8" GRAVITY SEWER EXTENSION. THE SEWER EXTENSION PLANS WILL BE PROVIDED UNDER A SEPARATE SUBMITTAL TO OWASA.**
- 4. NO AREA OUTSIDE OF LIMITS OF DISTURBANCE IS TO BE CLEARED. AREAS ON LOT 12 NOT SHOWN TO BE CLEARED ARE TO REMAIN UNDISTURBED.**
- 5. ALL INSTALLED BMP'S (WATER QUALITY AND DETENTION DEVICES) MUST BE CERTIFIED BY THE ENGINEER OF RECORD AS CONSTRUCTED PER THE APPROVED CONSTRUCTION PLANS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND THAT AS-BUILT CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN.**

1. CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTION INDICATED ON PLANS.
2. STRIP TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED.
3. MAXIMUM GRADED SLOPE SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
4. AREAS TO BE GRADED SHALL BE CLEARED OF ALL EXISTING VEGETATION.
5. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY, OR PER GEOTECHNICAL RECOMMENDATIONS.

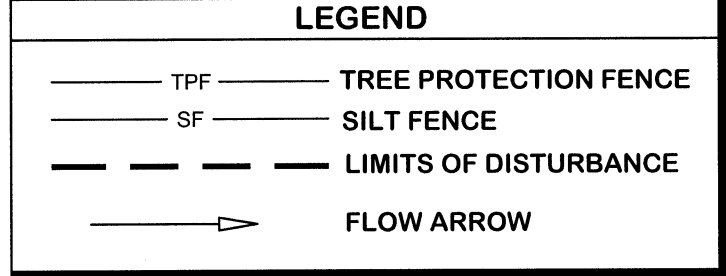
1. SEE SHEET C-5.0 FOR PLAN AND PROFILE OF UNDERGROUND DETENTION DEVICE.
2. SEE SHEET D-1.0 AND D-2.0 FOR UNDERGROUND DETENTION DETAILS



NT



NIS



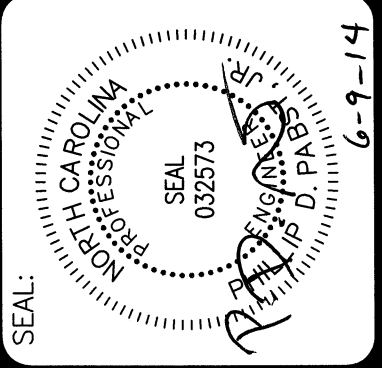
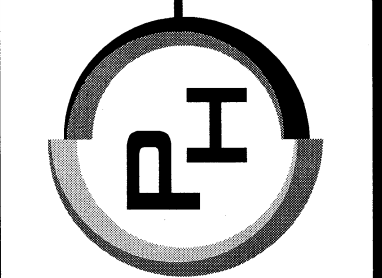
(IN FEET)

4 inch 30 ft

PABST & HILBURN, PA

ENGINEERING & CONSULTING

911 Paverstone Drive, Suite E
Raleigh, North Carolina 27615
Phone: 919.848.4399 Fax: 919.848.4395



LAKE HOGAN FARM CUP
CONVERSION OF RESERVED LOT TO ALLOW RESIDENTIAL USE
303 HOGAN HILLS ROAD, CHAPEL HILL, NC
MINOR MODIFICATION
STORM DRAINAGE/STORMWATER DETENTION

PREPARED FOR :
YOGESHBHAI & AMISHA PATEL
100-A CULBERTH ROAD
CHAPEL HILL, NC 27516

DATE : 3/11/2014

PROJECT ENGINEER:
P. E. HILBURN

PROJECT CAD DESIGNER:
A. Brown/P. E. HILBURN

PROJECT SURVEYOR:
HAROLD "TODD" SMITH LAND SURVEYING

[illegible]



5915 Farrington Road, Suite 104, Chapel Hill, NC 27517

919-403-1400 Fax: 919-403-1499

Accounting Office, PO Box 83, Pinehurst, North Carolina 28370 1-877-420-9320 (toll free)

todd@casnc.com / www.casnc.com

May 30, 2014

Re: 303 Hogan Hills Application

Dear Mr. Patel:

Your Application that was submitted to the Board on May 5, 2014 has been approved with the following condition:

- There will be an eight foot undisturbed buffer between the lot and the homes along Dairy Glen. This is the left side of the property when facing it from the street.

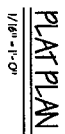
Any modifications to your project must be submitted to CAS, Inc. and approved by the Board. Included with this letter is the copy of the application that was submitted and we will send this signed letter to the Town of Carrboro, Attention Jeff Kleaveland.

Please contact me at 919-403-1400 if I can answer any questions for you.

Yours truly,

Todd Petherbridge CMCA ® AMS ®
Community Manager

Brian Lange
Board President



June 17, 2014

William & Darcia Sterling
111 Lategan Lane
Chapel Hill, NC 27516
(408) 921-9041

Town of Carrboro
Board of Alderman
301 West Main Street
Carrboro, NC 27510

RE: 303 Hogan Hills Road Building Permit Application, Lake Hogan Farms Subdivision

Dear Board of Alderman,

During the planning phase of major subdivisions, neighbors are afforded the opportunity at public hearings to provide input and comments regarding the pending development and its impact. As this permit modification is an extension of the original Lake Hogan Farms subdivision conditional use permit, we appreciate this opportunity to have our concerns heard.

We reside at 111 Lategan Lane, the property adjacent and directly south of the 303 Hogan Hills Road property. The front of our home faces the backside of the proposed home including the proposed limits of disturbance.

ISSUE

The current rendering for the project (shown on drawing 252-14 revision 2) shows no buffer or screen between our property and the proposed limits of disturbance. There is, however, an 8 foot vegetated buffer/screen designated on the current proposed plan between the 303 Hogan Hills Road property and the existing, adjacent homes along Dairy Glen. The current proposed clear cutting of trees to the property line would replace our forest view with a direct view to the street and noise of Hogan Hills Road. Implementation of the plan as proposed would detrimentally impact the aesthetic appeal and would possibly materially decrease our property value.

REQUEST

~We respectfully request that you consider requiring an 8 foot permanent, vegetated buffer/screen along the entire shared property for the limit of disturbance and a 20 foot undisturbed naturalized buffer from the southwest corner of the limit of disturbance westward out to the property line adjacent to Old NC 86.

~That the above be so noted and registered in the permanent plat or made a condition of the permit modification document.

~We ask that you consider discussing with the applicant further subdividing the lot and dedicating the remaining lot to common open space for Lake Hogan Farms.

PRECEDENT

Our request is not without historical precedent:

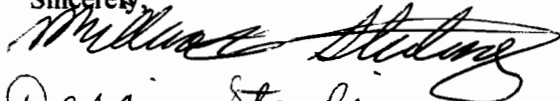
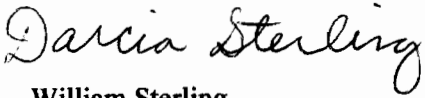
~As previously mentioned, there is an 8 foot vegetated buffer provided for the adjacent neighbors on Dairy Glen. We should be given equal consideration.

~The property was originally proposed to be a fire station which would require type A level screening.

~In May of 2011, prior to purchasing our property, we researched the disposition of the adjacent vacant land (303 Hogan Hills Road). Preliminary plans submitted to the Town of Carrboro by Horizon Custom Builders, approved by Lake Hogan Farms Homeowners Association, showed that a naturalized buffer of 20 feet adjacent to our property line was to be left undisturbed.

We appreciate your time and consideration.

Sincerely,

William Sterling

Darcia Sterling



REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



YOGESHBHAI & AMISHA PATEL
303 HOGAN HILL RD.
CARBORO, NC

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- CONTENTS4

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PROJECT NUMBER:	303H	DATE:
DRAWN BY:	DE/CH	14-FEBRUARY-2014
DATE:		
REVISIONS:		
REV:		



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

douglas janes

ARCHITECT

1309 vickers avenue
durham, north carolina
919.308.2984

douglasjanesarchitecture.com

SOLARC
DESIGN BUILD LLC.

YOGESHBAI & AMISHA PATEL
303 HOGAN HILL RD.,
CARBORO, NC

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PROJECT NAME	DATE
DRUMMOND	11-FEBRUARY-2014
REVISIONS	
NEW	

SHEET NO
E1.2



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number: 14-0218

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

Club Nova Major Modification, 103 W. Main Street

PURPOSE: Club Nova Community Inc. has submitted an application for a Major Modification of their Conditional Use Permit to authorize construction of a 1629 sf building with associated site work. The proposed use of this building will be primarily office (use category 3.000).

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Kleaveland

INFORMATION: The proposed Major Modification to the CUP seeks to allow construction of a two-story 1619 square foot, the existing building currently used as a thrift shop on the site (see Attachment C). The proposed use of this building will be primarily office (use category 3.000). The 103 W. Main Street property is zoned B-1-G, and is located in the Downtown Neighborhood Preservation overlay district; it is 0.69 acres (30,211.5 square feet) in area and identified by Orange County PIN, 9778862027. No new additional uses are proposed. The current approved uses are: Combination Use consisting of: Use # 1.340 (Single-Room Occupancy), Use # 2.110 (Retail), and Use #3.110 (Office) Use # 5.200 (Church), Use # 22.000 (Daycare) & Use # 1.110 (Single-Family Dwelling),

Background

The original Conditional Use Permit (CUP) for this property was issued on April 9, 2002 to allow construction of twenty-four (24) single-room occupancy units in a three-story apartment building at 103 West Main Street (Attachment B). As part of this permit, the existing 2,043 square foot office building and a 1,600 square foot retail building would remain in place on the property.

Access

The existing traffic circulation pattern for the property relies upon two driveways and a one-way travel-way with angled, parallel and perpendicular parking spaces. The proposed site plan will remove one of the driveways and replace the parking arrangement with two-way traffic using perpendicular parking spaces via a 24 foot travel aisle (Attachment C). These areas are paved. These arrangements satisfy the related provisions of the LUO pertaining to parking area geometry and paving.

Transportation Impact

Club Nova currently has 100 active members, and hopes, with the new facility, to increase to up to 140 members. The applicant asserts that the majority of the users of the property depend upon outside transportation rather than providing their own. Please see Attachment D for more information.

Automobile Parking

Under condition #3 of the *original* Conditional Use Permit, the Board of Aldermen granted a deviation from the required number of parking spaces (which was 23 spaces at the time) finding that 17 spaces was sufficient; the condition reads as follows:

“That seventeen (17) parking spaces shall be required for the project due to the project’s proximity to a bus line, proximity to a municipal parking lot, low rate of expected vehicular ownership amongst the residential population, and complementary hours of operation between the office use and retail use in the context of use of parking spaces.”

(For additional reference, see the original parking justification letter provided in 2002 by Club Nova (Attachment E)).

The proposed modification will add 1619 square feet of office space while reducing the amount of parking provided on-site by seven spaces. This will result in ten (10) parking spaces on-site (2 HC, 7 standard & 1 compact).

Based on the applicant’s information, the addition will raise the presumptive parking requirement from 23 to 25 spaces and will thus further deviate from these requirements. Note, that the 25 spaces amount uses lower volume parking ratios than were used on the original permit. For reference, if the original permit ratios were used, the parking required for the proposed plan would be 40 spaces.

In order to justify this arrangement the applicant has provided the attached narrative and parking survey (Attachment F). This justification also includes an interpretation of a parking survey that the applicant performed. The applicant has negotiated parking agreements for 13 *satellite* spaces to make up for their deficit. The satellite spaces are located on 5 different parcels in the immediate vicinity. Ten (10) of the satellite spaces are located further than 400’ from the parcel. Section 15-298, which regulates satellite parking, allows these spaces to be used only for employee parking.

Again, the applicant will request a deviation from the presumptive parking provisions of the LUO. Section 15-292 of the LUO allows the permit-issuing authority flexibility in the application of these provisions.

While number of parking spaces on-site does not satisfy the presumptive standard of the LUO, the Board is authorized to approve this arrangement per the provisions should they find the applicant’s justification for a deviation to be acceptable. If this determination is made, a related condition must be entered on the permit. One of the following two conditions is recommended. The first binds them to their satellite parking arrangement, while the second is a extension of the deviation that was originally granted:

- That the 10 parking spaces provided on-site in combination with the 13 satellite parking spaces that

have been encumbered by signed satellite parking agreements with their respective property owners (submitted as evidence during the public hearing), is found to be sufficient to serve the needs of the proposed permit modification. The applicant must maintain a minimum of 13 qualified satellite spaces to remain in compliance with this permit. This finding is made based upon the applicant's parking justification materials presented to the Board at the public hearing.

Loading Zone

The kitchen and retail components of Club Nova require occasional deliveries. The kitchen receives truck deliveries approximately once every two weeks while the retail facility receives random drop-offs. Section 15-300 specifies that loading zones be provided for land uses that include such deliveries as part of normal operations. Per the ordinance, based on square footage, one such space should be provided at Club Nova. The applicant is unable to provide the loading zone (there isn't one there currently) and expect deliveries to take place in generally the same manner as they do now. Truck deliveries for the kitchen are expected once every two weeks.

While staff cannot recommend approval of the arrangement, Board is authorized to approve this arrangement per the provisions of 15-292(c), pursuant to a condition describing the deviation, being placed on the permit. Such a condition might read as follows:

- That the Board of Aldermen hereby finds that that the loading and unloading areas shown on the plans presented at the hearing are sufficient to accommodate delivery operations in a safe and convenient manner though they do not satisfy the provisions of Section 15-300 by allowing this loading area to be located within a parking aisle. The Board makes this finding by accepting the applicant's written justification for this arrangement.

Bicycle Parking

The proposed plan provides a total of six (6) bicycle parking spaces, two (2) of which are covered, which satisfy the requirements for the office and retail uses on the property. The apartments, meanwhile, require a total of 36 bicycle parking spaces to be brought into compliance with the current ordinance. Deviations are not allowed to be granted for the LUO bicycle parking provisions. For this reason, the applicant will request that the existing bicycle parking non-conformities be allowed to remain per the provisions of 15-126 (c-2) which will be discussed below in this report.

Drainage, Grading, Erosion Control

Per Section 15-263 (a-6), if the property has at least 10,000 sf of existing impervious surface and, the cost of the proposed redevelopment of the lot exceeds fifty percent (50%) of the appraised value of the existing improvements on the lot, the project is exempted from the stormwater quality and quantity provisions of Section 15-263. The existing impervious surface at the Club Nova site exceeds 10,000 sf and the applicant has provided the attached cost analysis to provide evidence that the improvements cost is less than 50% of the appraised valuation of the property (Attachment G). Their stormwater plans have been prepared accordingly as described below.

The site changes due to the proposal will require modifications to the storm drainage system. The revised

parking area drainage will be accommodated with a new inlet located to the south, adjacent to the existing apartment building. This will convey water by pipe to a rip rap dissipater, whereupon an existing drop inlet will convey the water to Carr Street via an existing drainage easement. The roof runoff from the new building addition will be directed into two rain gardens which will then direct water into Main Street. The total additional square footage of impervious surface is 2,820 square feet.

The plans have been reviewed by the Town Engineer and are found to be satisfactory pursuant to an agreement with the owners of the apartments on site to allow the new catch basin to be located on their grounds. The applicant has now acquired this approval and thus the plans are acceptable.

As is customary, the following condition is recommended:

- 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.

Grading, Erosion Control

Grading is minimal and the amount of disturbed area is less than is required for an Orange County Erosion Control Permit. This being said, runoff protections will be reviewed and required during construction plan review.

Utilities

The plans have been reviewed by OWASA and found to be acceptable subject to construction plan review. The changes to the site will necessitate relocating various existing water utilities as well as a power pole. In addition, a grease trap will be required for the kitchen facility.

Fire Safety

The plans have been found to be satisfactory by the Fire Department subject to construction plan review. There are two existing fire hydrants located on the north side of W. Main Street, each less than 500' feet from the property thereby satisfying related provisions in the LUO. There is on-site a dedicated Fire Department Connection (FDC) for the purpose of charging the sprinkler system on the apartment building should their water supply fail. The proposed building will be required to follow all applicable fire safety provision of the state's building code.

Lighting

The existing lighting will remain as it was approved during the original permitting except that a pole light will be relocated and shielded to be brought into compliance with the related lighting standards of Section 15-242.5 of the LUO. No new lighting poles are proposed. The plans include a note that requires the project complies with the lighting provisions of the LUO. Such compliance will remain a continuing condition of the permit.

Refuse Collection

The applicant has reconfigured the dumpster arrangement for the property with a dumpster enclosure (with recycling receptacles) located interior to site. Access to the containers has been found to be acceptable by Orange County Solid Waste and Public Works. The containers are screened and enclosed in compliance with Section 15-250 of the LUO.

Landscape Plans

The new addition will necessitate the removal of trees along the street frontage to accommodate hardscape and the building footprint. Two crepe myrtles and the plantings associated with the rain gardens will soften the street façade of the property. In other areas of the site, two redbuds and a laurel oak are proposed. Behind the new building is proposed a private courtyard for the benefit of the residents and members.

Screening

The project screening remains in compliance with respect to the adjacent properties.

Shading

Because they are providing only 10 parking spaces, they are exempt from the 20% parking area shading provisions of Section 15-317. While they are proposing additional plantings adjacent to the parking area, they won't be meeting the 20% shading amount.

Existing Non-Conformities Requested to Remain (15-126(c-2)):

Section 15-126(c-2) of the LUO, allows applicant's with existing facilities to provide written justification to allow certain ordinance non-conformities to remain if they can demonstrate that the benefit of complying with the ordinance is substantially disproportionate to the to the cost of compliance. The applicant is making such a case for the following items; please see their attached justification letter (Attachment H):

1. 10' sidewalks: Section 15-221(f) of the LUO requires that sidewalks be widened to a full ten feet. The proposed site plan shows an eight foot sidewalk.
2. Bicycle Parking: As mentioned previously, the applicant requests that the current bicycle parking arrangement be allowed to continue.

Miscellaneous

Section 15-185.1 *Downtown Neighborhood Protection Overlay District*; the property is located within this overlay district but is not subject to its provisions. Section 15-185.1 applies only to the first 50 feet of land adjacent to a residentially zoned property. The proposed building's location is approximately 150' from the neighboring residentially zoned property.

Section 15-178 *Architectural Standards for Downtown Development*. Because the elevations vary slightly from the provisions of this section, the Appearance Commission will need to review them to formally determine if they "substantially achieve" the purpose of the standards. In particular, the proposed elevations do not have as much glazing (windows) as is recommended by the ordinance. For example, on the first floor the ordinance recommends 60% and the building is providing only 38%.

The architect expects that the building elevations will substantially resemble those presented to the Board however slight variations in actual construction are to be expected. For example, the height of the retaining walls for the rain gardens and the configuration of the windows may differ slightly. The architect may speak to these matters.

Section 15-49 (c-1) of the LUO requires the applicant provide a Construction Management Plan and to this end they have provided the attached excerpt from their review response letter (Attachment I). Staff finds that additional information will be necessary for this plan to full comply with the LUO and recommends the following condition.

- That prior to construction plan approval, the applicant demonstrate compliance with the provisions of the Land Use Ordinance pertaining to Construction Management Plans (Section 15-49(c-1)).

The NC State building code will likely require the existing sidewalk to be covered in the proximity of the construction area.

Regarding the *Downtown "Guidelines for Design"* planning document, street furniture (trash receptacles, bike racks, & public benches) identified by the blue urban "color code" are recommended. The applicant is not providing these amenities.

Joint Review: Please see the attached combined recommendations from the Joint Advisory Boards (Attachment J). At the time of this report's publishing the Appearance Commission comments had not yet been provided.

FISCAL & STAFF IMPACT: Staff time, applicant fees collected.

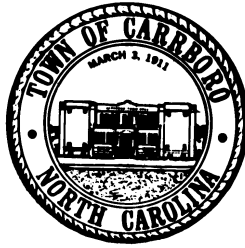
RECOMMENDATION: Town staff recommends that the Board of Aldermen review the proposed permit modification and if they find it acceptable complete the attached CUP worksheet (Attachment A):

1. That all previously adopted conditions from the August 9, 2002 CUP shall remain in effect, subject to this permit modification;
2. That the 10 parking spaces provided on-site in combination with the 13 satellite parking spaces that have been encumbered by signed satellite parking agreements with their respective property owners (submitted as evidence during the public hearing), is found to be sufficient to serve the needs of the proposed permit modification. The applicant must maintain a minimum of 13 qualified satellite spaces to remain in compliance with this permit. This finding is made based upon the applicant's parking justification materials presented to the Board at the public hearing.
3. That the Board of Aldermen hereby finds that that the loading and unloading areas shown on the plans presented at the hearing are sufficient to accommodate delivery operations in a safe and convenient manner though they do not satisfy the provisions of Section 15-300 by allowing this loading area to be located within a parking aisle. The Board makes this finding by accepting the applicant's written

justification for this arrangement.

4. 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.
5. That prior to construction plan approval, the applicant demonstrate compliance with the provisions of the Land Use Ordinance pertaining to Construction Management Plans (Section 15-49(c-1)).
6. Must obtain a NCDOT driveway permit prior to construction plan approval.
7. That any and all easements be obtained prior to construction plan approval.

TOWN OF CARRBORO



CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete
☐ The application is incomplete

II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

- ☐ The application complies with all applicable requirements of the Land Use Ordinance
☐ The application is not in compliance with all applicable requirements of the Land Use Ordinance for the following reasons:

III. CONSIDERATION OF PROPOSED CONDITIONS

If the application is granted, the permit shall be issued subject to 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.
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.

IV. GRANTING THE APPLICATION

- ☐ The application is granted, subject to the conditions agreed upon under

Section III of this worksheet.

V. DENYING THE APPLICATION

- ☐ The application is denied because it is incomplete for the reasons set forth above in Section 1.
- ☐ The application is denied because it fails to comply with the Ordinance requirements set forth above in Section II.
- ☐ The application is denied because, if completed as proposed, the development more probably than not:

1. Will materially endanger the public health or safety for the following reasons:

2. Will substantially injure the value of adjoining or abutting property for the following reasons:

3. Will not be in harmony with the area in which it is to be located for the following reasons:

4. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen for the following reasons:

TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, JUNE 19, 2014

**Recommendations Regarding 103 West Main Street
Conditional Use Permit Modification**

The Carrboro Planning Board recommends that the Board of Aldermen approve the conditional use permit modification for Club Nova at 103 West Main Street with the four recommendations proposed by staff and two additional recommendations as described below.

1. That ten (10) parking spaces shall be required for the project due to the project's proximity to a bus line, proximity to a municipal parking lot, low rate of expected vehicular ownership amongst the residential population, complementary hours of operation between the office use and retail use and, the provision of 13 satellite parking agreements. The applicant is required to continue to seek satellite parking spaces should such spaces be lost due to unanticipated circumstances.
2. That the Board of Aldermen hereby finds that the loading and unloading areas shown on the plans are sufficient to accommodate delivery operations in a safe and convenient manner though they do not satisfy the provisions of Section 15-300 by allowing this loading area to be located within a parking aisle. The Board makes this finding by accepting the applicant's written justification for this arrangement.
3. 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 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 DWF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in the data table. The data will be tied to horizontal controls.

4. That prior to construction plan approval, the applicant demonstrate compliance with the provisions of the Land Use Ordinance pertaining to Construction Management Plans (Section 15-49(c-1)).
5. That the designer simplify the design, matching the annex siding material as that building is not expected to be removed and this will improve the public scale of the building.
6. That the designer make the street-facing side of the project inviting to the entire public, and retain the walls of the rain garden as urban seating.

Moved: Clinton; Seconded: Cohen

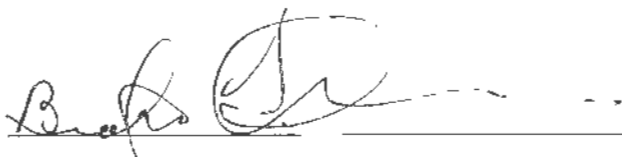
VOTE:

AYES: (7) Adamson, Clinton, Cohen, Davis, Foushee, Hunt, Poulton

NOES: (0)

ABSENT/EXCUSED: (0)

ABSTENTIONS: (0)



Braxton Foushee, Chairman

June 19, 2014

Town of Carrboro Planning Board



TOWN OF CARRBORO

Environmental Advisory Board
301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, JUNE 19, 2014

MAJOR MODIFICATION TO CUP FOR CLUB NOVA

Motion was made by Michelle Holder and seconded by Matthew Arnsberger that the EAB recommends that the that the Board of Aldermen consider the following input as part of the application for a Major Modification to the CUP for Club Nova. The EAB requests that the applicant:

- 1) pursue, to the greatest extent possible, installation of a solar thermal and/or solar electric system;
- 2) as warranted, pursue an outside investor for the above-mentioned solar thermal and/or solar electric system;
- 3) demonstrate that it has sought some viable means to reduce its stormwater runoff, given that its proposal to install planters would mitigate a limited amount of runoff—with 320 square feet of planting area and 800 square feet of roofing area, a storm event of as much as a .25 inches of rain could completely saturate three-foot planters.

Associated Findings

By a unanimous show of hands, the EAB membership also indicated that no members have any financial interests that would pose a conflict of interest to development of this property.

VOTE:

AYES: Arnsberger, Rivin, Holder

ABSENT/EXCUSED: Crook, Reddy, Sinclair

NOES: None

ABSTENTIONS: None

for Sam C. Crook (Chair) 6/20/2014 (Date)



TOWN OF CARRBORO

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

June 5, 2014

SUBJECT: Major Modification to the Club Nova Conditional Use Permit

MOTION: The TAB recommends that the Board of Aldermen approve the Conditional Use Permit modification, with the following recommended conditions:

1. Increase the amount of bike parking
2. Provide shading for the parking lot
3. Ensure the planter at the north end of the property is of such a height that it affords comfortable sitting

Moved: Nicopoulos

Second: LaJeunesse

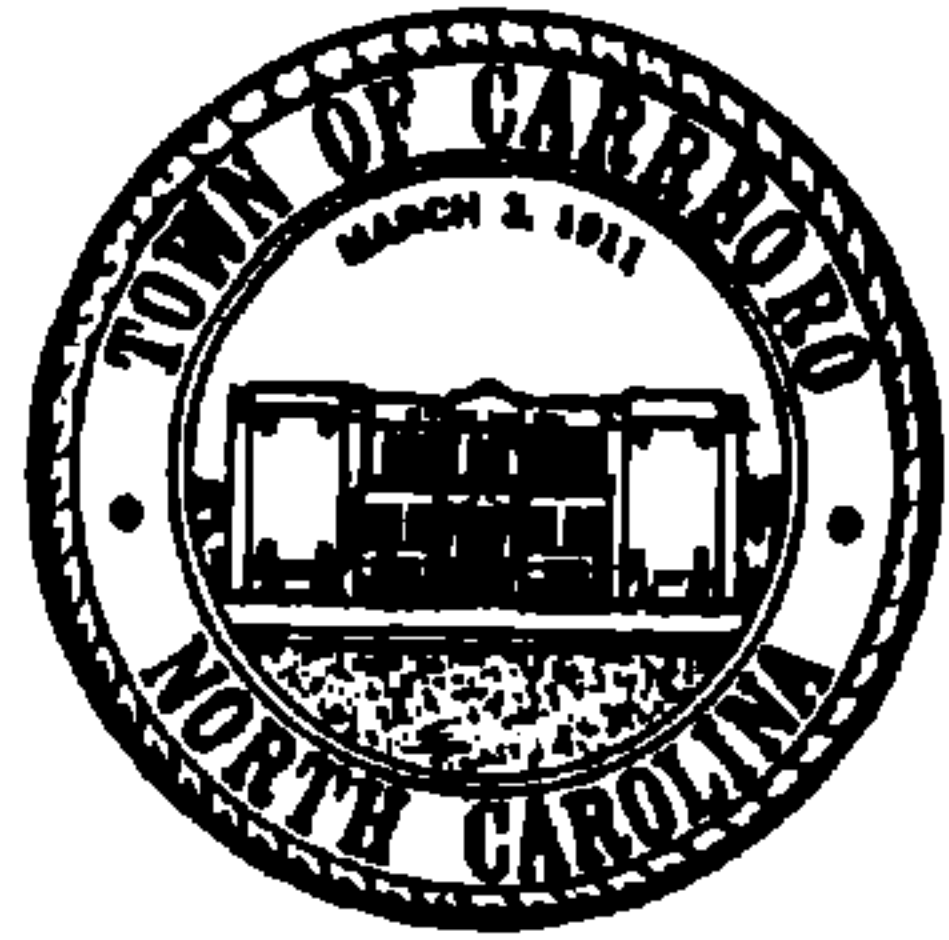
VOTE: Ayes (3): Štolka, LaJeunesse, Nicopoulos. Nays (0). Abstain (0). Absent (4): Haac, Barclay, McDuffee, Boone.

Jeff S Blm
for
Kurt Štolka

TAB Chair

6 / 20 /14
DATE

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



NORTH CAROLINA
ORANGE COUNTY

BOOK **2598** PAGE **163**

TOWN OF CARRBORO
CONDITIONAL USE PERMIT GRANTED

9778-85-1938
PB

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: OPC Foundation
OWNER: OPC FOUNDATION
PROPERTY LOCATION (Street Address): 103 West Main Street
TAX MAP, BLOCK, LOT(S): 7.99.B.7
PROPOSED USE OF PROPERTY: Construction of a 24-unit single-room occupancy apartment building. An existing office building and an existing retail building would remain on the property.
CARRBORO LAND USE ORDINANCE USE CATEGORY: Combination Use (27.000), consisting of Single-Room Occupancy (1.340), Retail (2.110) and Office (3.110)
MEETING DATES: April 9, 2002

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 15064 of the Land Use Ordinance.
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 seventeen (17) parking spaces shall be required for the project due to the project's proximity to a bus line, proximity to a municipal parking lot, low rate of expected vehicular ownership amongst the residential population, and complementary hours of operation between the office use and retail use in the context of use of parking spaces; and
4. That the applicant shall dedicate to the Town additional right-of-way along West Main Street to a distance of three-feet (3') beyond the back edge of the existing sidewalk; and

5. That the applicant be required to submit letters from all utility companies expected to serve the development prior to construction plan approval. The letters shall state that the utility company is able and willing to serve the proposed development.
6. That fire flow calculations be submitted to and approved by the Town of Carrboro Fire Chief and Town Engineer prior to construction plan approval.
7. That an intercom system be incorporated into the construction plan to enhance the level of communication and accessibility between residents and visitors to the complex.
8. That a painted crosswalk be added to the construction plans located between the clubhouse and the main entrance to the apartment building.

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.

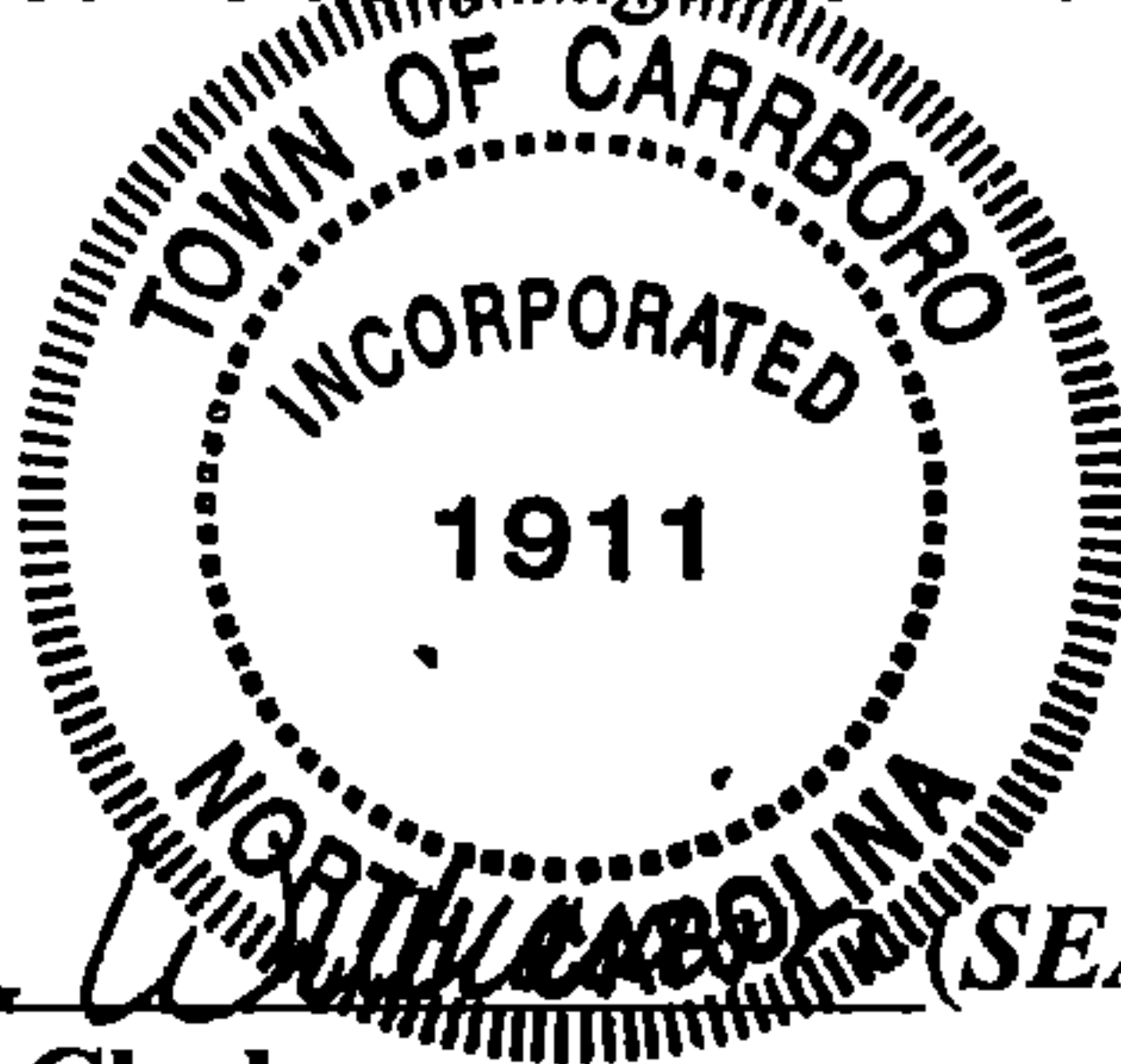
NORTH CAROLINA

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:

Sarah C. Williamson (SEAL)
Town Clerk

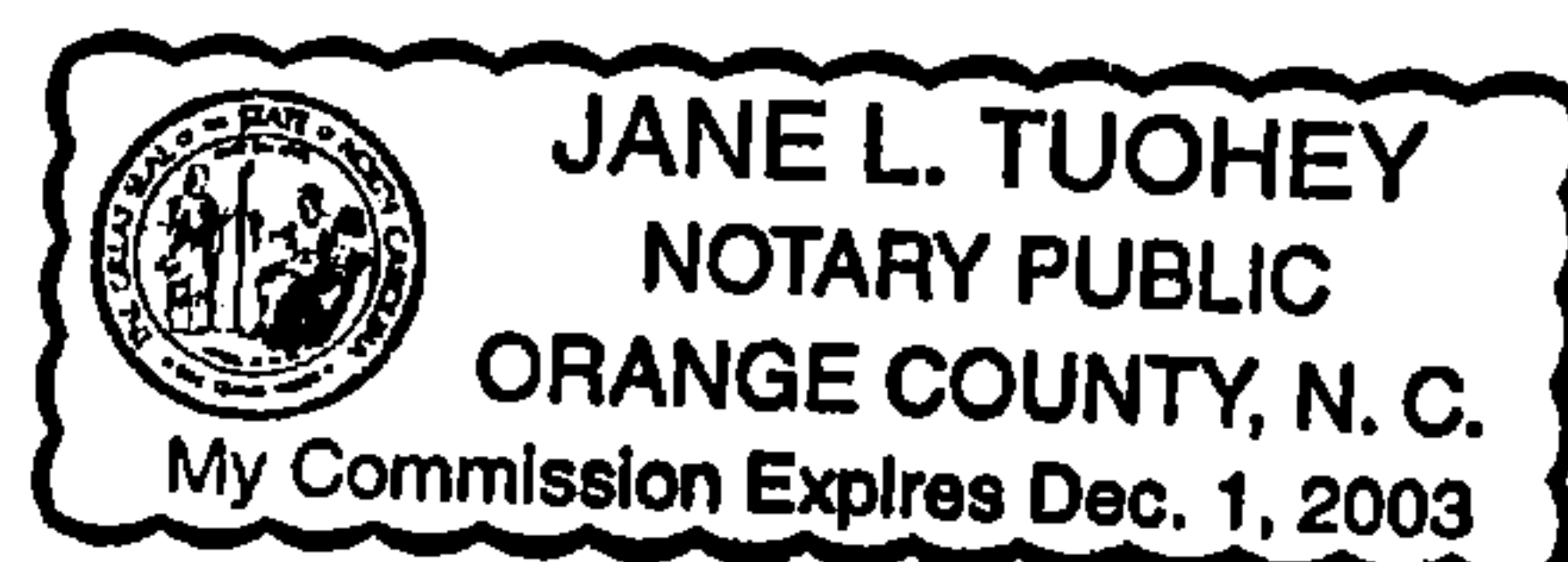


THE TOWN OF CARRBORO

BY *Robert W. Morgan*
Town Manager

I, *Jane L. Tuohey*, a Notary Public in and for said County and State, do hereby certify that Sarah C. Williamson, Town Clerk for the Town of Carrboro, personally came before me this day and being by me duly sworn says each for himself that she knows the corporate seal of the Town of Carrboro and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Carrboro, that Robert W. Morgan, Town Manager of said Town of Carrboro and Sarah C. Williamson, Town Clerk for the Town of Carrboro subscribed their names thereto; that the corporate seal of the Town of Carrboro was affixed thereto, all by virtue of a resolution of the Board of Aldermen, and that said instrument is the act and deed of the Town of Carrboro.

IN WITNESS THEREOF, I have hereunto set by hand and notarial seal this the 14 day of May, 2002.



Jane L. Tuohey (SEAL)
Notary Public

My Commission Expires: 12-01-2003

Notary Public

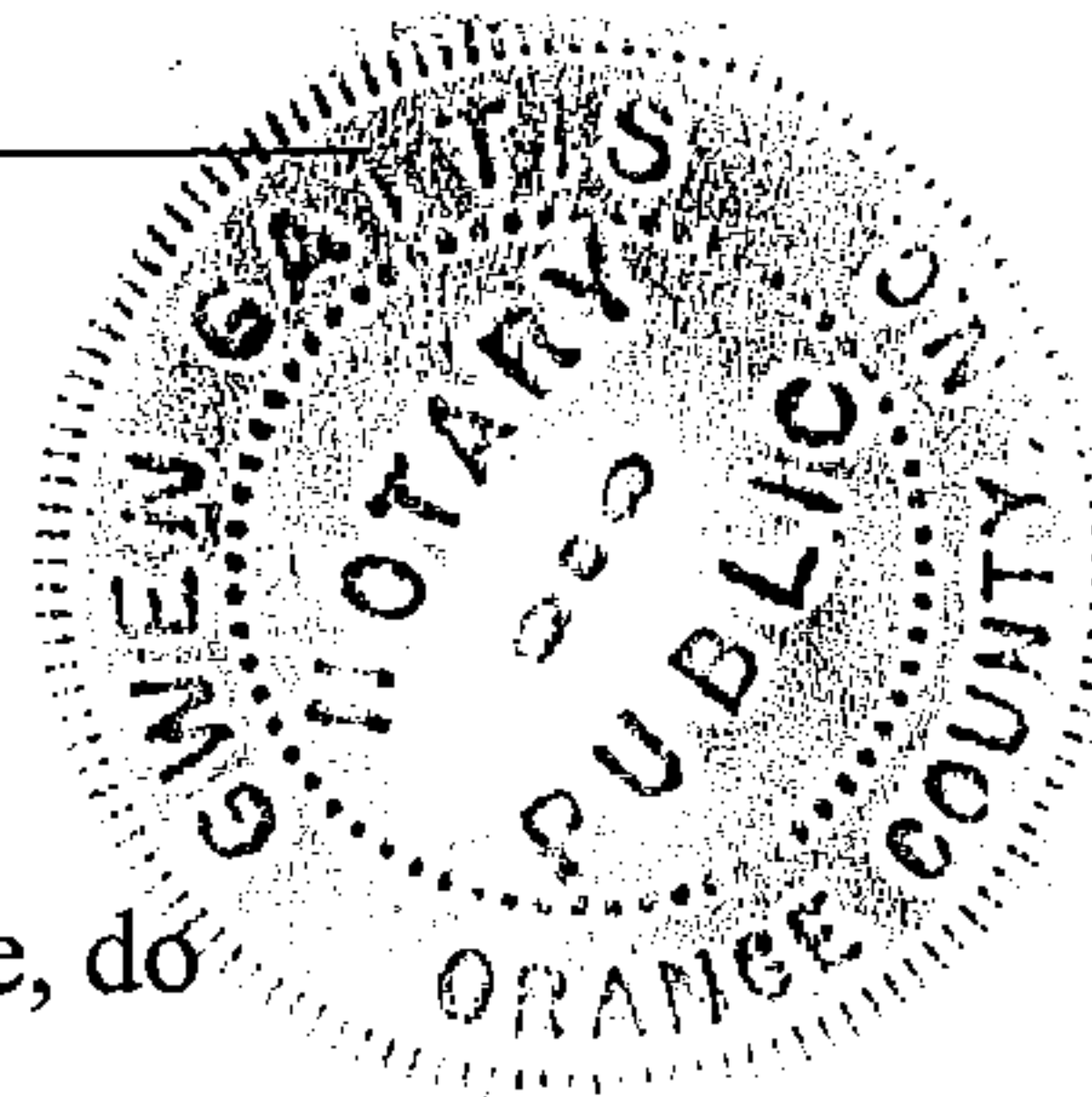
I (We), OPC Foundation for Mental Health, owner(s), do hereby acknowledge receipt of this Conditional Use Permit. The undersigned owner(s) do further acknowledges that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding upon them and their successors in interest.

Sue Baker, Chairperson
Owner OPC Foundation

Owner

NORTH CAROLINA
ORANGE COUNTY

I, Gwen Gathis, a Notary Public in and for said County and State, do hereby certify that Sue Baker, Chairperson- OPC Foundation appeared before me this day and acknowledged the due execution of the foregoing instrument.



WITNESS my hand and notarial seal this the 6th day of May, 2002.

Gwen Gathis
Notary Public

My Commission Expires: June 28, 05

(Not valid until fully executed and recorded)

STATE OF NORTH CAROLINA
COUNTY OR ORANGE

The foregoing certificate(s) of _____ Notary/Notaries Public of the designated governmental units (is) (are) certified to be correct.

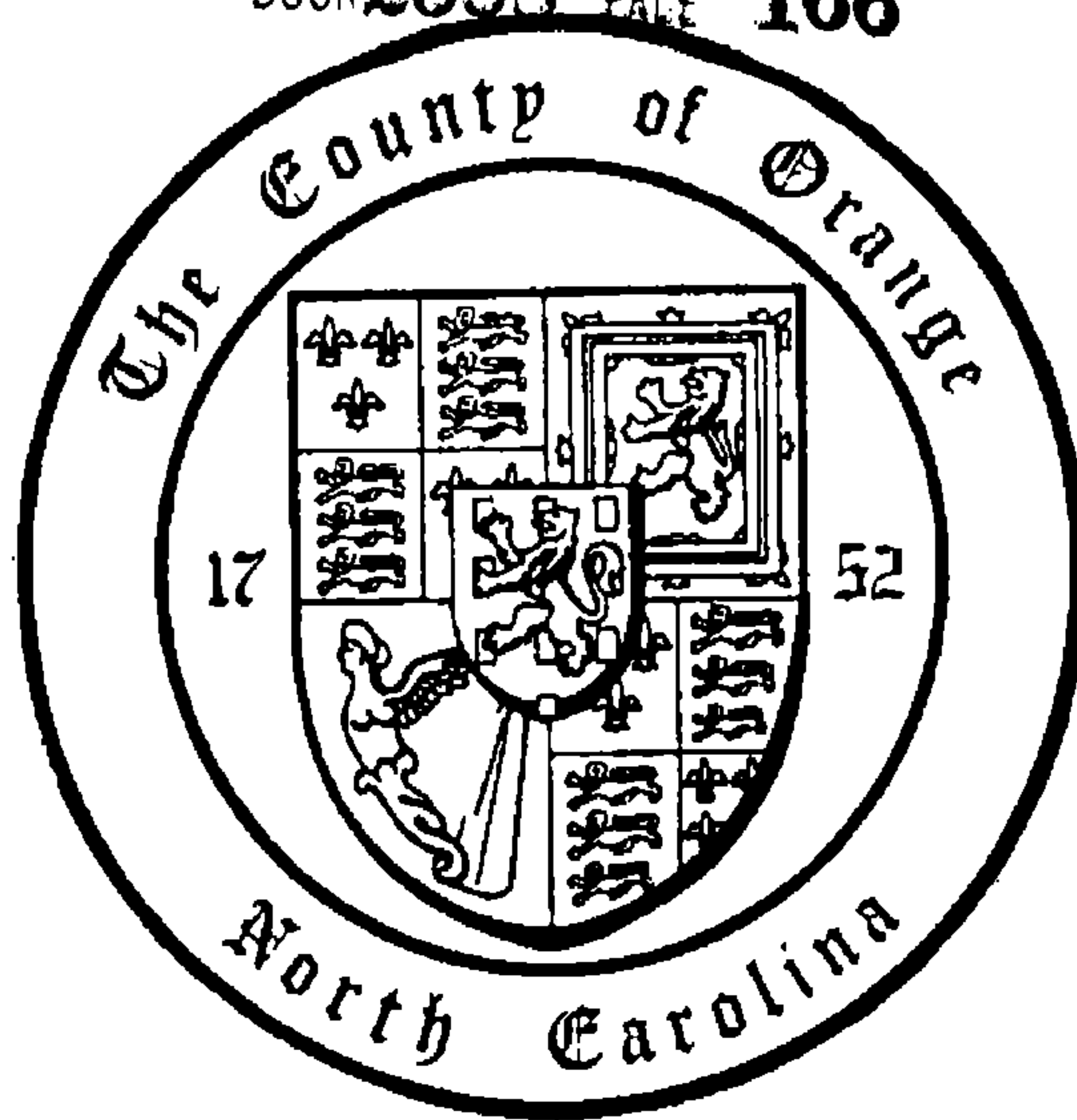
This the ____ day of _____, A.D. 2002.

Register of Deeds

By: _____
Assistant/Deputy Register of Deeds

PREPARED BY AND RETURN TO:

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



Joyce H. Pearson
Register of Deeds
Orange County
North Carolina

FILED
23 MAY 2002, at 04:26:21pm
Book 2598, Page 163 - 166
Joyce H. Pearson
Register of Deeds,
Orange County, N. C.

State of North Carolina, County of Orange

The foregoing certificate/s of Jane L. Tuohey and Gwen Gattis, Notary/Notaries Public for the Designated Governmental units is/are certified to be correct. See filing certificate herein.

This day May 23, 2002

JOYCE H. PEARSON, REGISTER OF DEEDS By:

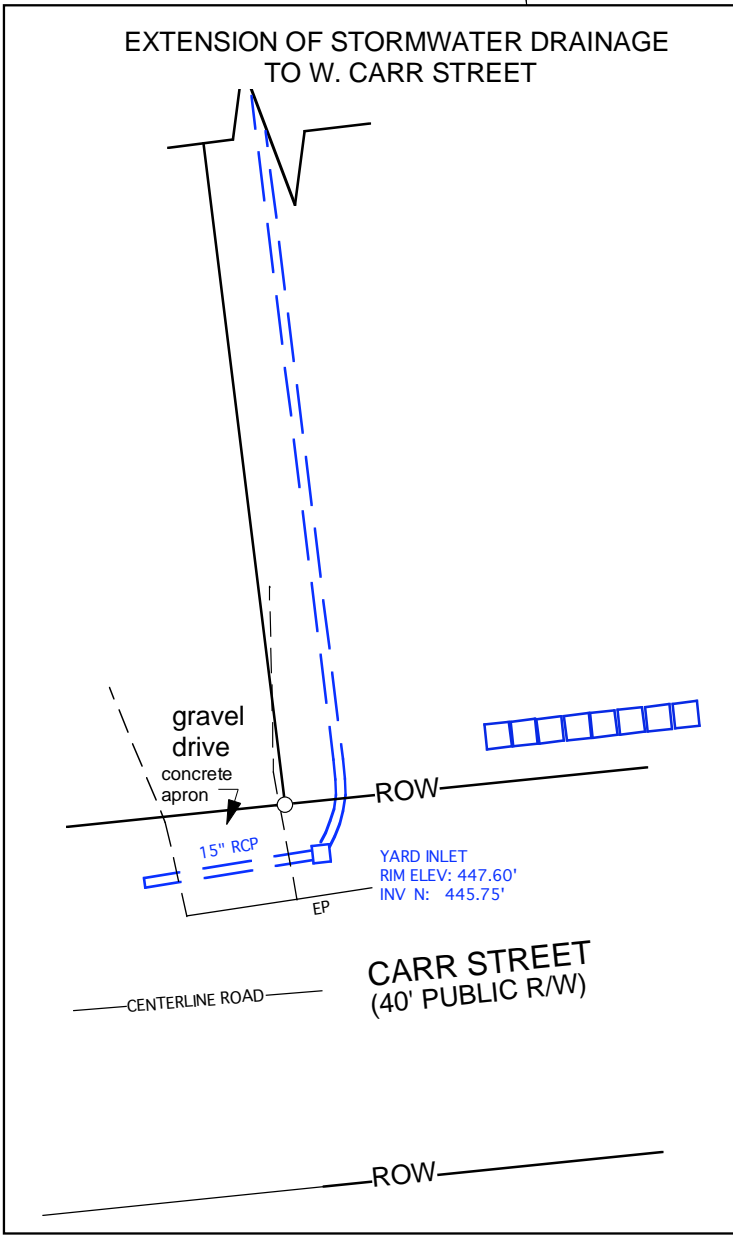
Linda C. Clayton
Deputy/Assistant Register of Deeds

Demolition Notes

- 1 remove existing concrete
- 2 remove existing tree
- 3 remove existing plantings
- 4 remove existing ramp

Tree Legend

- A - 8" hardwood, multi
- B - 8" maple
- C - 8" maple
- D - 14" hardwood, multi
- E - 6" hardwood, multi
- F - 24" maple
- G - 8" hardwood, multi
- H - 6" hardwood, multi
- I - 18" cedar
- J - 18" hardwood
- K - 12" cedar
- L - 10" hardwood
- M - 4" hardwood, multi
- N - 4" hardwood, multi
- O - 4" hardwood, multi
- P - 4" hardwood, multi
- Q - (4) crape myrtles



Approximately 256-ft west to fire hydrant on northern side of Main Street
Approximately 310-ft west to fire hydrant on southern side of Main Street

105 W. Main St.
PIN: 977860041
Holton Rentals, LLC
Zoning - B1G/DNP
Uses - 2,100

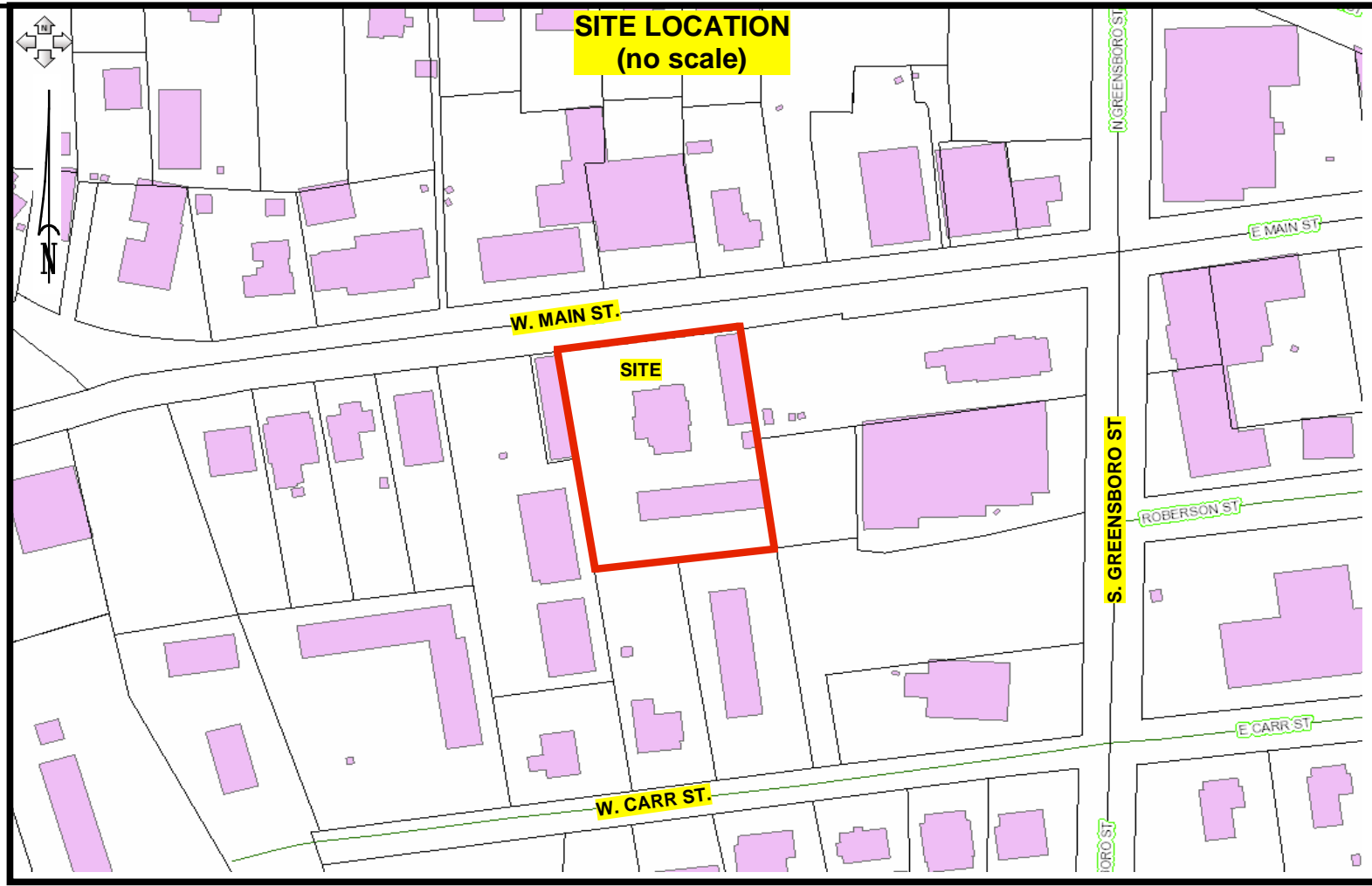
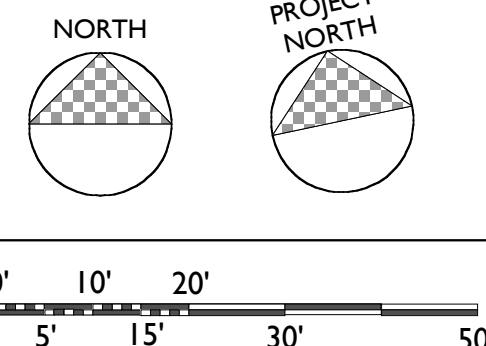
107 W. Main St.
PIN: 9778850829
Holton Rentals, LLC
Zoning - B1G/DNP
Uses - 2,100

102 W. Carr St.
PIN: 9778851728
Jeffrey Boer
Zoning - R75
Uses - 1,110

100 W. Carr St.
PIN: 9778852709
Larry Riggsbee & Bobby Riggsbee
Zoning - R75
Uses - 1,110

PRELIMINARY-NOT FOR RECORDING OR CONVEYANCE

Existing Conditions 1" = 20'



Project Summary

Owner - Club Nova Community Inc.
Applicant - Jack Haggerty, Architect Inc.
Permit Sought - Modification to Conditional Use Permit (no addition of uses)
Address: 103 W. Main St., Carrboro, NC 27510
PIN & Tract Size : All proposed work is on Unit 1, 2 and Common Area
9778862027 - 0.66 ac. / 28,775 s.f.
9778862027.001 - Unit 1 - 0.195 ac. / 8,477 s.f.
9778862027.002 - Unit 2 - 0.066 ac. / 2,889 s.f.
9778862027.003 - Unit 3 - 0.236 ac. / 10,303 s.f.
Common Area - 0.163 ac. / 7,106 s.f.
Zoning District: B-1G
Overlay Zoning Districts: None
Existing Permitted Use Categories: 1,340 (SRO), 2,110 (retail), 3,110 (office)
Proposed Uses: No new proposed uses
Maximum Building Height Permitted: 4 stories
Building Height: 2 story
Building Size - Clubhouse - 1,827 s.f. (existing)
Annex - 1 st. flr. - 1,740; 2nd flr. - 1,740 **Total - 3,480 s.f. (existing)**
New Addition to Annex - 1 st. flr. - 791; 2nd flr. - 828 **Total - 1,619 s.f. (proposed)**
Total Annex Area - 5,099 s.f. (new and proposed)

Building Setbacks - B-1-g - no property line setbacks, except 30' from street centerline, 10' from rear if adjoining property zoned R-7.5

Parking Summary

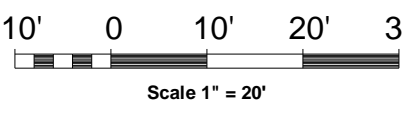
Required (presumptive)
Clubhouse - 2,000 use, retail (Thrift Shop)- 1,827 s.f./ 1 space for 300 gross square feet **6 spaces**
Annex (incl. new Addition) - 3,000 use, office (CN project space) - 5,071 s.f./ 1 space for 400 gross square feet **13 spaces**
Apartments - 1,340 (apartments - SRO) 24 units/ 1 space for every 4 units **6 spaces**
Total Presumptively Required 25 spaces
Provided
8 standard spaces
1 compact space
1 H/C w/ aisle
10 parking spaces on site
Total Provided on Site 6 total
Total Satellite Parking - off-site parking agreements will be finalized and a parking justification letter will be submitted prior to Joint Advisory Board meeting.

Miscellaneous Project Notes

Owner will maintain property in accordance with Carrboro Land Use Ordinance Section 15-67 so that all facilities described in this document can be used or will perform in manner intended.
Developer/Owner/Contractor is required to schedule and coordinate an on-site Pre-Construction Meeting prior to site disturbance w/ representatives of all approving applicable agencies.
Developer/Owner/Contractor is required to provide appropriate and sufficient controls to alleviate depositing mud, stone and other construction related materials on public roadway surfaces. Any materials deposited on the roadway shall be removed promptly either manually, mechanically and/or street washing.
All construction vehicles, equipment and related materials cannot be placed, stored and/or kept within any portion of the public right of way at any time. All on-site materials shall be secured and confined to the lot under construction.
All outdoor lighting is required to meet the applicable requirements of Article XV of the Town of Carrboro Land Use Ordinance
Fire lane striping, as needed, will be coordinated with the Fire Marshal prior to the issuance of a CO per Chapter 12 of the Carrboro Town Code.
An all-weather travel surface must be in place on the roadway prior to receiving building permits.
Per §15-67; The recipient of any zoning, special use, conditional use or sign permit or his successor, shall be responsible for maintaining all common areas, improvements or facilities required by this chapter or any permit issued in accordance with its provisions, except those areas, improvements or facilities with respect to which an offer of dedication to the public has been accepted by the appropriate public authority. As illustrations, and without limiting the generality of the foregoing, this means that private roads and parking areas, water and sewer lines, and recreational facilities must be properly maintained so that they can be used in the manner intended, and required vegetation and trees for screening, landscaping, or shading must be replaced if they die or are destroyed.

Sheet Index (C-3 & C-4 contain standard Town of Carrboro and NCDOT construction details. These sheet will be submitted at construction plan review.)

- EC-1 - Existing Conditions, Demolition Notes, Project Notes
- SP-1 - Enlarged Site Plan, Shading & Screening Notes
- C-1 - Site Modifications - Drainage
- C-2 - Site Modifications - Utilities
- C-5 - Erosion Control
- A-2 - Preliminary Floorplans
- A-3 - Preliminary Elevations



LEGEND

	stream buffer
	spot elevations existing
	spot elevations proposed
	axis ing on ours
	proposed on ours
	planting screening
	deciduous tree
	roof drain
	dis urbed area
	tree protection fence
	sil fence
	check dam
	bio garden
	power pole
	fire hydrant
	gas pipe
	stormwater
	sanitary sewer
	water
	bicycle rack
	stormwater detention
	Denotes Approx Tree Line

All topographic and boundary information is from survey drawings provided by Freehold Surveyors dated various 2012-2014 and from field measurements. A guarantee of accuracy is not implied or intended. Prior to beginning field activities contractor should verify locations of all existing easements, utilities, structures, and other appurtenances both aboveground and below. It will be contractor's responsibility to report deviations from design drawings. Contractor will be responsible for repairs to damages and site restoration.

PRELIMINARY NOT FOR CONSTRUCTION

SGI Technical Services
200 North Greensboro Street Suite B 13A
Carrboro, NC 27510
phone: (919) 942 7612 fax: (919) 942 3647
email: stevena@sgitech.net

Project Name
CLUB NOVA ADDITION and SITE WORK CUP Modification

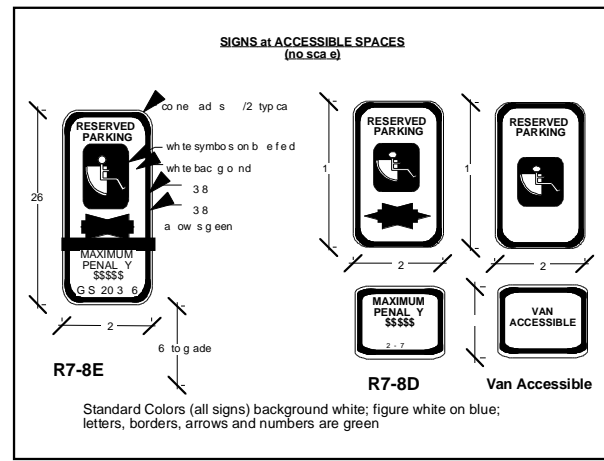
Developer/Owner/Applicant
CLUB NOVA Community INC. 103 W. MAIN ST. CARRBORO, NC 27510

Drawing Title

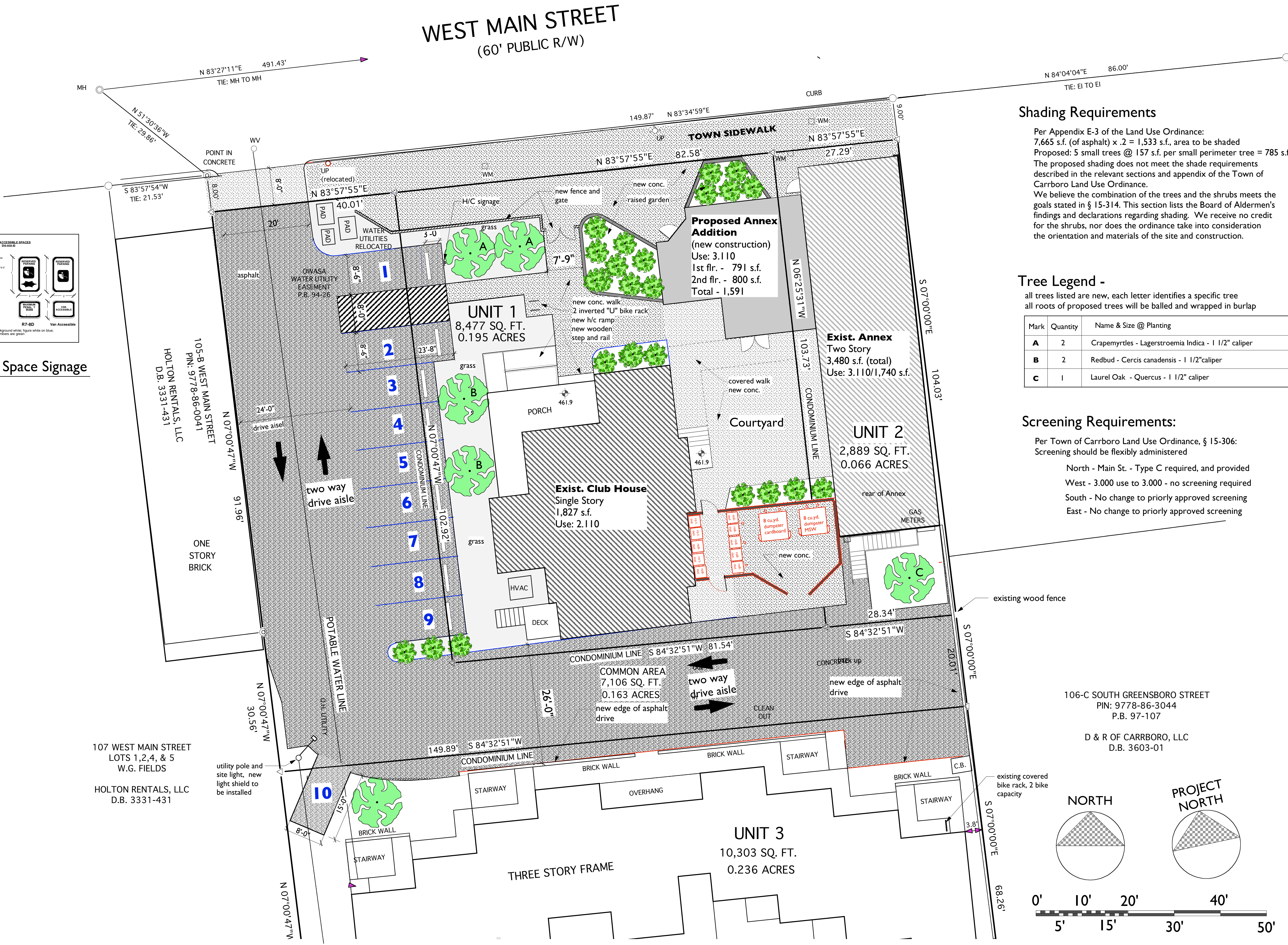
EXISTING CONDITIONS

Revisions		
Number	Description	Date
submittal 1	initial submittal	Oct 2013
submittal 2	second submittal	May 2014
submittal 3		

Drawn by	SAA	EC-1
Checked by	Sheet _____ of _____	
Date	Scale 1"=20'	



Accessible Space Signage



Site Plan - 1" = 10'

Shading Requirements

Per Appendix E-3 of the Land Use Ordinance:
7,665 s.f. (of asphalt) x .2 = 1,533 s.f., area to be shaded
Proposed: 5 small trees @ 157 s.f. per small perimeter tree = 785 s.f.
The proposed shading does not meet the shade requirements described in the relevant sections and appendix of the Town of Carrboro Land Use Ordinance.
We believe the combination of the trees and the shrubs meets the goals stated in § 15-314. This section lists the Board of Aldermen's findings and declarations regarding shading. We receive no credit for the shrubs, nor does the ordinance take into consideration the orientation and materials of the site and construction.

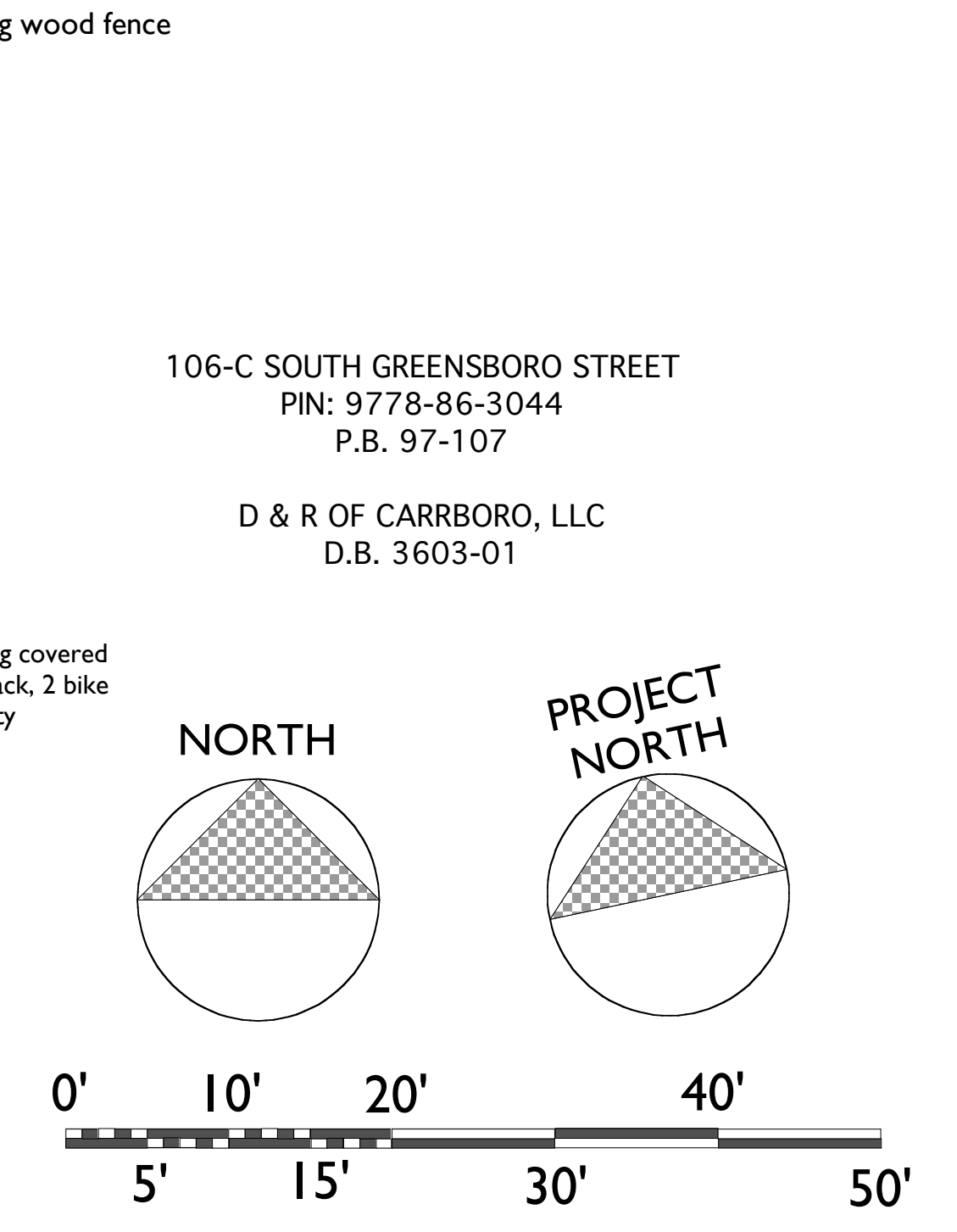
Tree Legend -

all trees listed are new, each letter identifies a specific tree
all roots of proposed trees will be balled and wrapped in burlap

Mark	Quantity	Name & Size @ Planting
A	2	Crapemyrtles - Lagerstroemia Indica - 1 1/2" caliper
B	2	Redbud - Cercis canadensis - 1 1/2" caliper
C	1	Laurel Oak - Quercus - 1 1/2" caliper

Screening Requirements:

Per Town of Carrboro Land Use Ordinance, § 15-306:
Screening should be flexibly administered
North - Main St. - Type C required, and provided
West - 3.000 use to 3.000 - no screening required
South - No change to priorly approved screening
East - No change to priorly approved screening



Jack Haggerty, Architect
205 W. Main St., Ste 213, Carrboro, NC 27510
919 967 -5191 jack@jackhaggertyarchitect.com

Addition and sitework for
Club Nova Community Inc
103 W. Main St.
Carrboro, NC
owner: Club Nova Community Inc., T. 919 967-6985, F. 919 968-2522

Modification to an
Existing
Conditional
Use Permit

Oct. 2, 2013
April 18, 2014

SP-1

General Notes

1. Prior to any construction within the right-of-way, owner will secure permit from NCDOT and/or Town of Carboro.
2. Disturbed areas within rights-of-way shall be repaired (by contractor) as specified by NCDOT and/or Town of Carboro DPW.
3. Owner will maintain property in accordance with Carboro Land Use Ordinance Section 15-67 so that all facilities described in this document can be used or will perform in manner intended.
4. Property owner will store large construction vehicles and equipment on site owner's property.
5. Owner/Developer will coordinate pre-construction meetings with applicable local approving agencies prior to site disturbance.
6. Existing driveway turnouts shall be removed and replaced per Town of Carboro specifications for 6" vertical curb with standard 24" gutter. Sidewalks will be repaired/replaced/installed in accordance with Town standards. Town Department of Public Works shall be contacted in advance of all removals for inspections (DPW, David Poythress 968-7716). Driveway permits, obtainable from DPW, and/or NCDOT, as applicable, will be required, prior to installation of new driveways.
7. All damages to Public Infrastructure shall be restored in accordance with Town of Carboro standards. Approval by Town representative shall be required prior to issuance of CO.
8. Construction vehicles, equipment, and related materials shall not be delivered, temporarily placed or stored within any portion of the public right-of-way. All materials stored on-site shall be confined and secured.
9. Signage will not be part of the project. No sign permit is being sought at this time.

Pavement Repairs

1. NOTE: Adhere to recommended controls for traffic closure whenever construction activities impact or take place upon E. Main St. See typical asphalt pavement repair detail on sheet C-3.
2. All work within E. Main St. R.O.-W shall be reviewed and coordinated with NCDOT and/or Carboro Public Works. Contact Street Superintendent David Poythress at 918-7432, prior to any disturbance within the public right-of-way.
3. Asphalt cuts shall be sharp and neat. Asphalt pavement and subgrade shall be restored to original or design elevation and condition in accordance with the regulations of the Town of Carboro Development Ordinance, NCDOT requirements and in cooperation with the TOC Department of Public Works.
4. Subgrade and fill below it must be replaced with suitable, compactable material placed and compacted in maximum 8 inch lifts. Upper 6 inches of subgrade shall be compacted to 100% AASHTO T99 as confirmed by independent test. Fill that is found to be loose, or soft, or composed of unsuitable materials must be replaced.
5. Unless directed otherwise by Department of Public Works, base course shall consist of 8 inch thickness of NCDOT Type ABC crushed stone. Stone shall be free of foreign materials and shall be handled and placed in 4 inch lifts, watered if necessary, and compacted to 100% AASHTO T99 specifications in accordance with NCDOT guidelines.
6. Pavement surfaces shall meet NCDOT specifications for Type 1-2 asphalt or NCDOT approved equivalent. The asphalt shall be handled and placed in a single 2 inch layer in accordance with NCDOT guidelines.

Erosion & Sediment Control

1. Owner/developer is required to adhere to NC Sediment Control Act, the Orange County Soil Erosion and Sedimentation Ordinance and Sections 15-262 and 15-264 of the TOC LUO. Owner/Developer shall provide site controls to prevent off-site sediment migration including temporary stone construction entrances to minimize or eliminate transport of sediments from site to public right-of-way. Public road and sidewalk surfaces shall be continually maintained and kept clear of debris and sediments.
2. During construction activities, owner/contractor shall install temporary Dandy Curb Bags or approved equivalent inlet protection devices at each area inlet or catch basin that may intercept surface runoff from the construction site. Note: protect all inlets that may be affected around site perimeter.
3. During construction activities, owner/contractor shall install temporary Check Dams in roadside ditches that may intercept surface runoff from the construction site.
4. Construction entrances shall be constructed as shown in detail on sheet C-3.
5. Collected runoff or groundwater water that is pumped from site must be discharged through approved sediment filtering bag.

Site Grading and Soil Replacement

1. Subgrade repairs will be necessary where high plasticity or other soils not suitable for supporting structures are encountered.
2. Following removal of existing structures, gravel, asphalt and concrete, a licensed Geotechnical engineer shall direct and approve all excavation and soil repairs/replacement.
3. All soils from either on or off-site that are used as structural fill must be approved by Geotechnical engineer. Adequate soil placement and soil density must be verified by third party testing.
4. Slabs-on-grade support - Minimum 4" thickness stone placed beneath concrete slabs (minimum 6" beneath parking area) shall be ABC, not #57 or #67. No high plasticity soils shall be present within final 12-inches of soil subgrade. Adequate compaction shall be verified by third party.
5. Parking lot paving - Use 2-in thickness 1-2 or equivalent asphalt over minimum 8-in stone base. In traffic aisles or areas subject to light truck traffic, use 3-in thickness 1-2 or equivalent asphalt over minimum 8-in stone base. Pavement in areas subject to heavy truck loading should be 2-in 1-2 asphalt over 2" binder and 8-in ABC.
6. All areas to be paved or re-paved shall be predrilled in presence of geotechnical engineer prior to placement of base coarse stone. Soil repair shall be directed by engineer. In all cases, adequate subgrade support and compactive effort shall be verified by third party testing.
7. If dewatering such as trenching, ditching, sumping and/or pumping is required to control surface water and/or groundwater during construction, note 5 under Sediment and Erosion Control will apply.

Pipe, Valve & Inlet Installation

1. All RCP shall be Class III or stronger. Alternate drainage pipe materials must be pre-approved by engineer/architect/TOC.
2. Manufacturer's recommendations for pipe and material loading, unloading, storage, handling and installation are assumed part of this specification.
3. Where feasible, existing stormwater piping may be integrated into new subsurface stormwater system. Pipes, inlets or any other ancillary equipment that might be re-used must be approved in advance by the Town DPW if proposed use is within or connected to the public stormwater drainage system. For other possible re-use, advance approval by owner/architect/engineer will be required.
4. Material and installation requirements as specified in the NC Fire, Plumbing, Mechanical, Electrical and Building Codes will apply.
5. Drainage Structures - Where applicable, all street storm water curb inlet hoods shall have the following message imprinted into the casting - fish logo with "Dump No Waste - Drains to Jordan Lake". Public storm water manholes shall have the following imprinted into the casting - "Town of Carboro - Entry Permit Required - Storm Water - Danger". Private manholes/covers shall replace "Town of Carboro" with "Private".
6. All public street water valves, sanitary and storm sewer manhole adjustments and new installations require that concrete stabilization pads be placed around the utility access points within the roadway. Refer to OWASA Stds. 513.02 and 532.06-1.

Handicapped curb cut/sidewalk connections

1. The required detectable truncated zone surfacing within the approach ramp must be red modular truncated dome units set on 4" thick 3000 psi concrete with bedding sand.
2. Slopes of access ramps shall be maximum 12(h):1(v) in all cases.

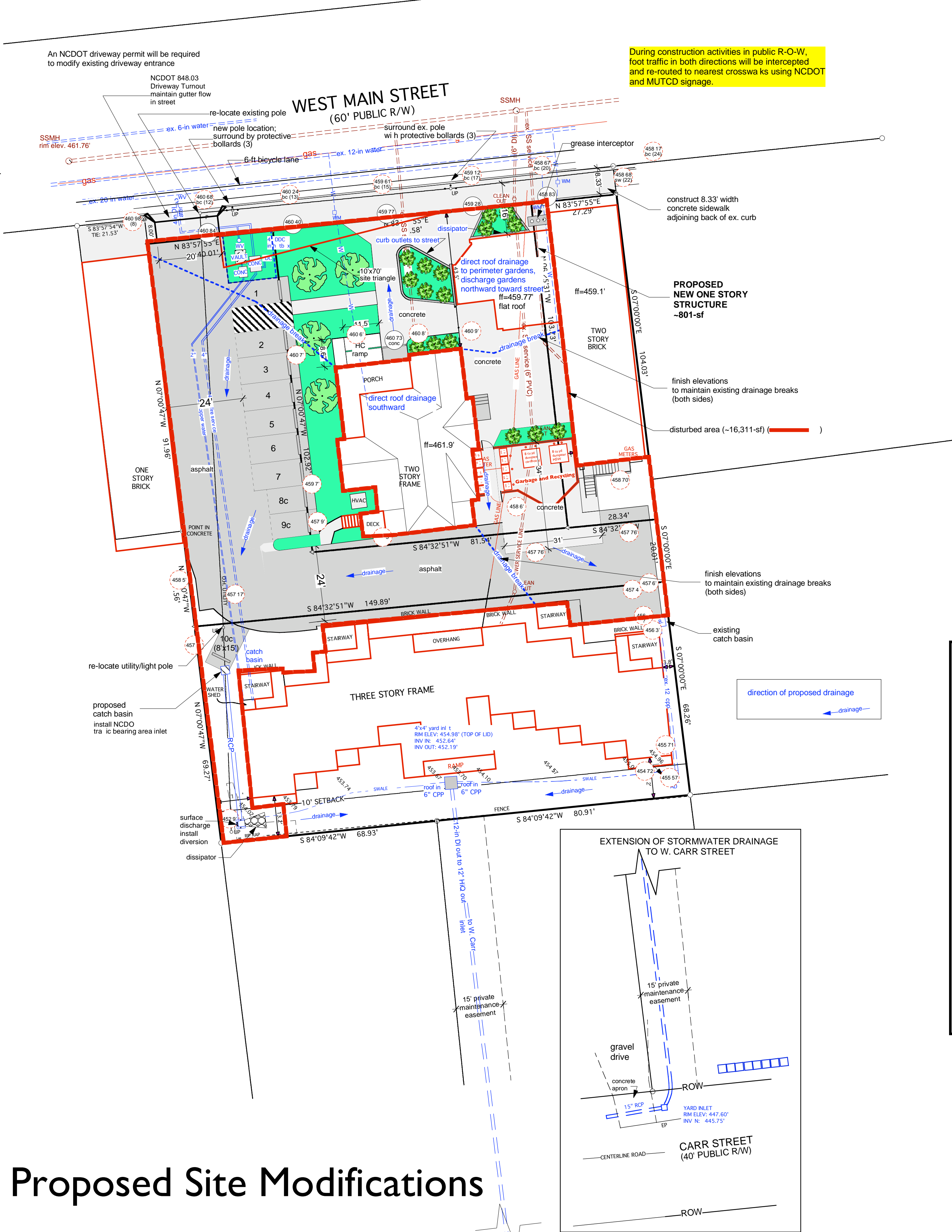
NCDOT

1. All curbs and gutter, drainage, sidewalk, and wheel chair ramps, etc. within the NCDOT right of way shall meet NCDOT standards.
2. No work shall be performed prior to issuance of approved NCDOT encroachment agreements. Encroachment agreements shall be issued upon receipt of approved plans and any necessary performance bonds.

Pre-Construction Meeting

Prior to any demolition or construction activity on the site, applicant will hold a pre-demolition, pre-construction conference that includes representatives of OC Solid Waste, OC Erosion Control Division, NCDOT, Town of Carboro DPW, Town of Carboro Inspections and Zoning, the mechanical grading and utility contractors, the Project Engineer and Architect, and other involved parties.

CONTACT the National "Call Before You Dig" 811 to have underground facilities located before beginning any excavation.



During construction activities in public R.O.-W, foot traffic in both directions will be intercepted and re-routed to nearest crosswalks using NCDOT and MUTCD signage.

Site Description

1. Name: Club Nova
2. Address: 103 W. Main St, Carboro, NC 27510
owner address: same
3. Parcel ID: PIN #9778862027
4. Area: 0.66-ac +/- (-28,775-sf)
5. Application: CUP
6. Zoning: B1(g)
7. Existing Use: commercial, residential development
8. Soil Type: LuB, Iredell Urban, slopes 1%-8%

Required Setbacks for B1(g) Zone

sides: 0-ft
front: 30-ft from street centerline
rear: 10-ft (setback for adjoining zoning district)

DRAINAGE SUMMARY

SITE (no donations): 0.66-ac. (28,775-sf)

pre-development impervious surfaces:
buildings (3): 9,717-sf
concrete pads: 146-sf
pavement (conc.): 9,105-sf
TOTAL pre-development site impervious: 18,968-sf (66%)
pre-dev. portion draining to E. Main Street: 2,544-sf

post-development impervious surfaces:
buildings (4): 10,518-sf
concrete incl pads: 3,484-sf
pavement (asph): 7,798-sf
TOTAL post-development impervious: 21,788-sf (76%)
post-dev. portion draining to E. Main Street: 2,591-sf

TOTAL increased impervious surface: 2,820-sf
increased impervious flow southward (W. Carr): 2,773-sf
increased impervious flow northward (E. Main): 47-sf

TOTAL post-development impervious flow southward: 19,197-sf
TOTAL post-development impervious flow northward: 2,591-sf

design impervious for 12-in pipe to W. Carr St: 20,771-sf
post-construction impervious areas flowing to 12" pipe: 19,197-sf

NOTE: Estimated disturbed area is 16,311-sf. According to North Carolina General Statutes and Sections 262 and 264 of the Town of Carboro LUO, the site owner/developer and contractor are required to mitigate any and all issues related to drainage, sedimentation, and erosion control caused by the proposed project.

NOTE: Prior to issuance of a Certificate of Occupancy, all installed stormwater systems and BMPs must be certified by the Engineer of Record as constructed in accordance with the Approved Construction Plans. Upon completion of project, As-Built Construction drawings must be provided to the Town of Carboro and to OWASA.

10' 0' 10' 20' 30'

Scale 1" = 20'

2 foot contour interval

LEGEND

- stream buffer
- spot elevations - existing
- spot elevations - proposed
- existing contours
- proposed contours
- planting screening
- deciduous tree
- roof drain
- disturbed area
- tree protection fence
- silt fence
- check dam
- bio garden
- power pole
- fire hydrant
- gas pipe
- stormwater
- sanitary sewer
- water
- bicycle rack
- stormwater detention
- Denotes Approx Tree Line

All topographic and boundary information is from survey drawings provided by Freehold Surveyors, dated various 2012-2014, and from field measurements. A guarantee of accuracy is not implied or intended. Prior to beginning field activities, contractor should verify locations of all existing easements, utilities, structures, and other appurtenances both aboveground and below ground. It will be the contractor's responsibility to report deviations from design drawings. Contractor will be responsible for repairs to damages and site restoration.

PRELIMINARY NOT FOR CONSTRUCTION

SGI Technical Services

200 North Greensboro Street, Suite B 13A
Carboro, NC 27510
phone: (919) 942-7612 fax: (919) 942-3647
email: stevena@sgitech.net

Project Name

CLUB NOVA ADDITION
and SITE WORK
CUP Modification

Developer/Owner/Applicant

CLUB NOVA
103 W. MAIN ST.
CARRBORO, NC 27510

Drawing Title

GRADING and DRAINAGE

Revisions

Number	Description	Date
submittal 1	initial submittal	Oct 2013
submittal 2		
submittal 3		

Drawn by

SAA

Checked by

Sheet

Date

Scale

1"=20'

C-1

Proposed Site Modifications

CONTACT the National "Call Before You Dig" 811 to have underground facilities located before beginning any excavation.

NCDOT R-O-W

- Specifications from the latest version of the "Policies and Procedures for Accommodating Utilities on Highway Rights of Way" by NC Division of Highways are applicable to this project. Please refer to this document for information not specifically cited on this drawing. The following list is a summary only and is not intended to be a comprehensive listing of NCDOT requirements and specifications.
- An NCDOT Encroachment Agreement must be obtained by owner/contractor in order to perform work within the E Main St Public R O W (right of way).
- The NCDOT Division Engineer or his representative shall be notified prior to performing work within the Public R O W in order to establish work schedule.
- Materials shall not be stored in the public roadway. Vehicles shall not be parked within the traveled way. There shall be no blockage of drainage.
- NCDOT material requirements are applicable for pipe installations within the E Main St St public R O W. Ductile iron pipe shall be class 50 min. strength. Copper pipe for sizes 3/4" to 2" shall be Type K meeting ASTM specification B 88. Smooth Wall Steel Pipe shall meet AP 5L Grade B specifications. Spiral Welded Steel Pipe shall meet ASTM specification A 211. Circular Black Steel Pipe shall meet ASTM specification A 120 or A 569. Additional materials are listed in the NCDOT document cited in item 1. Materials not specifically listed must be approved in advance by NCDOT. Pipelines that are not of ferrous material shall have locating tape installed.
- Top of pipes installed within public R O W shall be at least 3 ft below the surface.
- Open cuts shall not exceed 10 ft depth. Pipe shall be properly bedded on uncontaminated soil uniformly firm over entire length and shaped to fit pipe for at least 10% of outside diameter. If rock is encountered in excavation, it shall be undercut at least 6 in and backfilled with suitable material. Soil shall be compacted to at least 95% of standard density (ASTM D 1557). Excess excavated material shall be removed and disposed of outside limits of R O W in manner approved by NCDOT.
- All areas disturbed during the construction or maintenance shall be restored to the satisfaction of the Division Engineer or his representative.
- Contractor shall exercise every caution to prevent erosion of soil or off-site migration of sediments or pollutants. NCDOT, NCDENR and Orange County Erosion Control and Mitigation rules apply. Disturbed surfaces shall be restored in manner specified by NCDOT immediately upon completion of disturbing activity.
- 10 x 70 site triangle shall be free of construction and plants greater than 2 ft height.

TOWN OF CARRBORO - GENERAL NOTES TO OWNER/CONTRACTORS:

- Per section 15.246 of the LUO, all new utilities as well as relocated utilities must be located underground.
- Per section 15.248 of the LUO, please note that as-built drawings must be submitted to the Town for any utilities installed within the public right of way (water/sewer). All utilities installed by a utility company (electric, gas, cable, telephone) should be shown on as-built drawings maintained by the utility company.
- Coordinate two-lane controls for traffic closure with Town DPW and/or NCDOT whenever construction activities impact or impair traffic on E Main Street. See typical asphalt pavement repair detail.
- All work within the public R O W must be reviewed and coordinated with Carrboro Public Works. Contact Street Superintendent David Poythress at 919.7432 prior to any disturbances within the public right of way.

TOWN OF CARRBORO - FIRE DEPARTMENT

- The 2012 North Carolina Fire Code (NCFC) and/or the International Fire Code (IFC) with North Carolina Amendments apply to this project.
- All fire line installations shall comply with OWASA and NFPA 24 Standards.
- NOTIFICATION: Contractor shall notify Fire Marshal at least 24 hours prior to flushing all fire lines. Flushing must be witnessed by fire department personnel.

OWASA Construction:

- Sprinkler System, Water Meters, Service Laterals, Pipe Backflow Preventers and ancillary equipment must comply with OWASA specifications for materials and installation.
- Where meters and valves are installed outside of public ROW, an access and maintenance easement must be provided to OWASA.
- If a fire hydrant is to be installed, location must be approved by OWASA. Town and owner sewer service connections to building must be D.P. within OWASA easements but can be PVC outside OWASA easements.
- Use Town recommended two-lane controls for traffic closure if construction activities impact or take place on E Main St. See typical asphalt pavement repair details.
- All public street water valves, sanitary and storm sewer manhole adjustments and new installations require concrete stabilization pads to be placed around the utility access points within the roadway. Refer to OWASA Std 513.02 (water valve) and Std 512.06.1 (sewer and storm detail).
- For water and sewer extensions into the public right of way, Contractor must obtain approved NCDOT Encroachment Agreement prior to any work within the roadway. Contractor shall be responsible for pavement restoration in accordance with NCDOT and/or Town pavement repair specifications.
- Install thrust blocks per OWASA specifications wherever directional changes occur in Water Main.

PIPE INSTALLATION:

- Pipe shall be handled, unloaded, stored and installed per manufacturer's instructions. If there is any conflict between manufacturer's recommendations and OWASA specifications, the OWASA rules shall apply unless agreed upon between contractor, manufacturer and OWASA. All pipe and materials shall conform to requirements of NC Building/Plumbing Code and local ordinances. Installation and storage shall be in accordance with NC Building/Plumbing Code and local ordinances. Adhere to manufacturer specifications for storage and installation.
- All work shall conform to the best practices of the trade and standards set forth in the specifications. OSHA regulations and labor practices shall apply especially as regards worker safety in excavations. Contractor is responsible for caving and all damages resulting hereof. Contractor is responsible for establishing correct line and grade between manholes.
- All piping shall have a minimum of 3 ft of cover. Pipes will not be installed with less cover unless arranged in writing with OWASA in advance.
- Where applicable, excavation width shall be at least 24" plus nominal pipe diameter to allow room for making joints.
- When directed by the Project Engineer, the Chief Engineer or OWASA representative, unsuitable material shall be replaced to a suitable depth and width.
- Pipe shall not be placed in water. Removal and proper disposal of water in trenches shall be the responsibility of contractor (see instructions regarding removal of collected water).
- All rock shall be excavated to a minimum depth of 6 in below the barrel of the pipe. At least 6 in clearance shall be provided on each side of pipe for the full depth of the excavation. ASTM #67 washed stone shall be placed in all areas where rock has been excavated.
- Pipe shall be placed per OWASA instructions directly upon stone bedding or approved backfill. In no case shall pipe be brought to grade by blocking under the pipe barrel. Pipe shall be uniformly supported along its entire length. After it has been brought to grade, earth fill shall be placed carefully and tamped to hold pipe in position.
- At end of day's progress, open pipe shall be plugged to prevent entry by water or silt. The pipe cannot be used to remove groundwater from excavation. Collected runoff or groundwater water that is pumped from site must be discharged through approved sediment filtering bag.
- Dechlorination requirements (where applicable) shall be as specified by OWASA.

ORANGE COUNTY (OC) SOLID WASTE:

- By OC ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste must be recycled.
- By OC ordinance, all haulers of construction waste must be properly licensed.

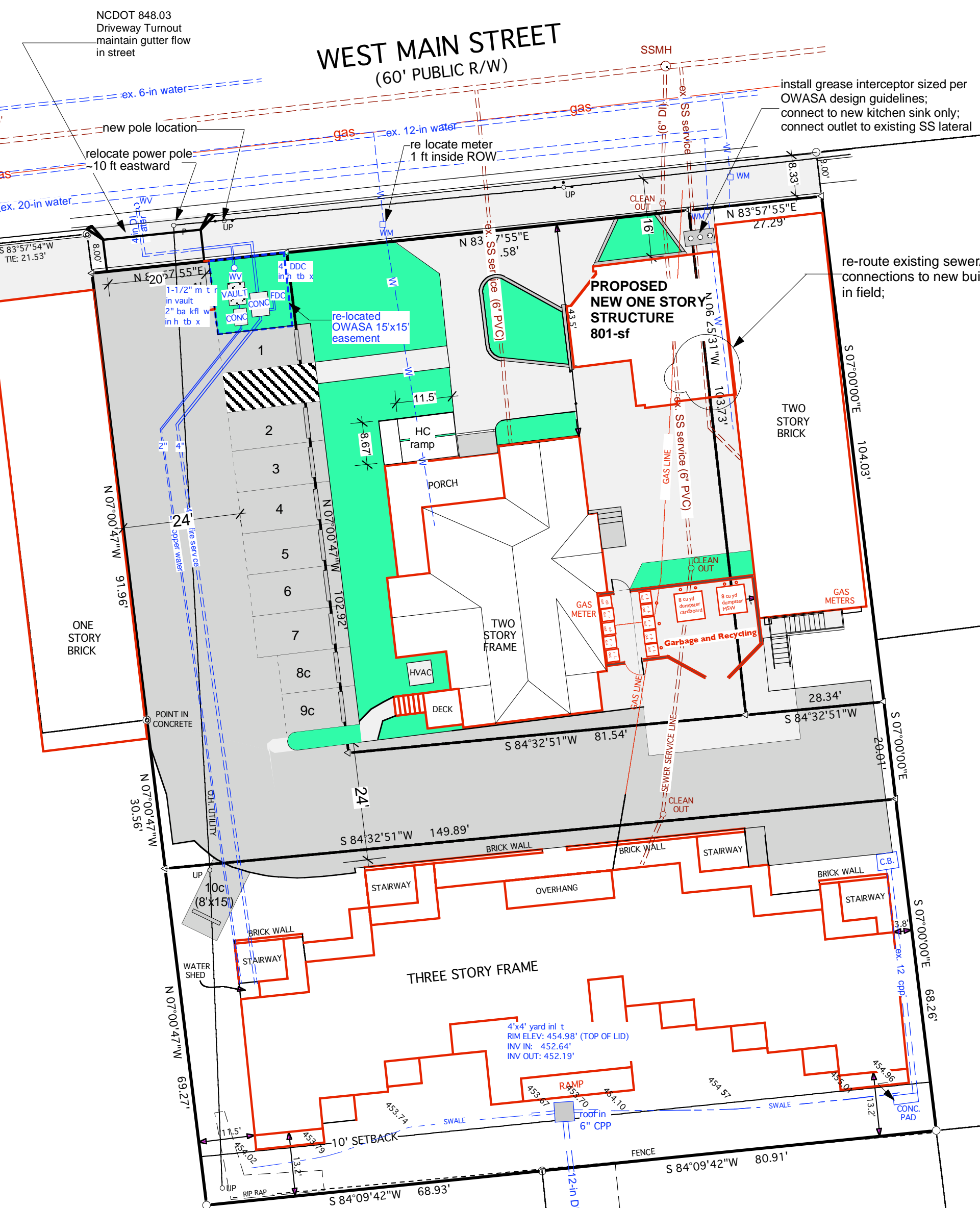
Asphalt Pavement Repairs:

- Asphalt cut shall be sharp and neat. Asphalt pavement and subgrade shall be restored to original elevations and condition on site. Repairs within R O W shall be in accordance with NCDOT requirements and the Town of Carrboro Development Ordinance and in cooperation with the Town Department of Public Works.
- Within R O W, subgrade and fill below it must be replaced with suitable, compactible material placed and compacted in maximum 8 inch lifts. Upper 6 inches of subgrade shall be compacted to 100% AASHTO T99 as confirmed by independent test. Fill that is found to be loose or soft or composed of unsuitable materials must be replaced.
- Within R O W, base course shall consist of 8 inch thickness of NCDOT Type ABC crushed stone. Stone shall be free of foreign materials and shall be handled and placed in 4 inch lifts, watered if necessary, and compacted to 100% AASHTO T99 specifications in accordance with NCDOT guidelines. Pavement or pavement repairs in ROW or public streets must be acceptable to NCDOT and Town. Base course may be reduced to six inches in non-driveway or non-accessway areas.
- The pavement surface shall meet NCDOT specifications for Type 2 asphalt or current NCDOT equivalent. The asphalt shall be handled and placed in a single 2 inch layer in accordance with NCDOT guidelines.

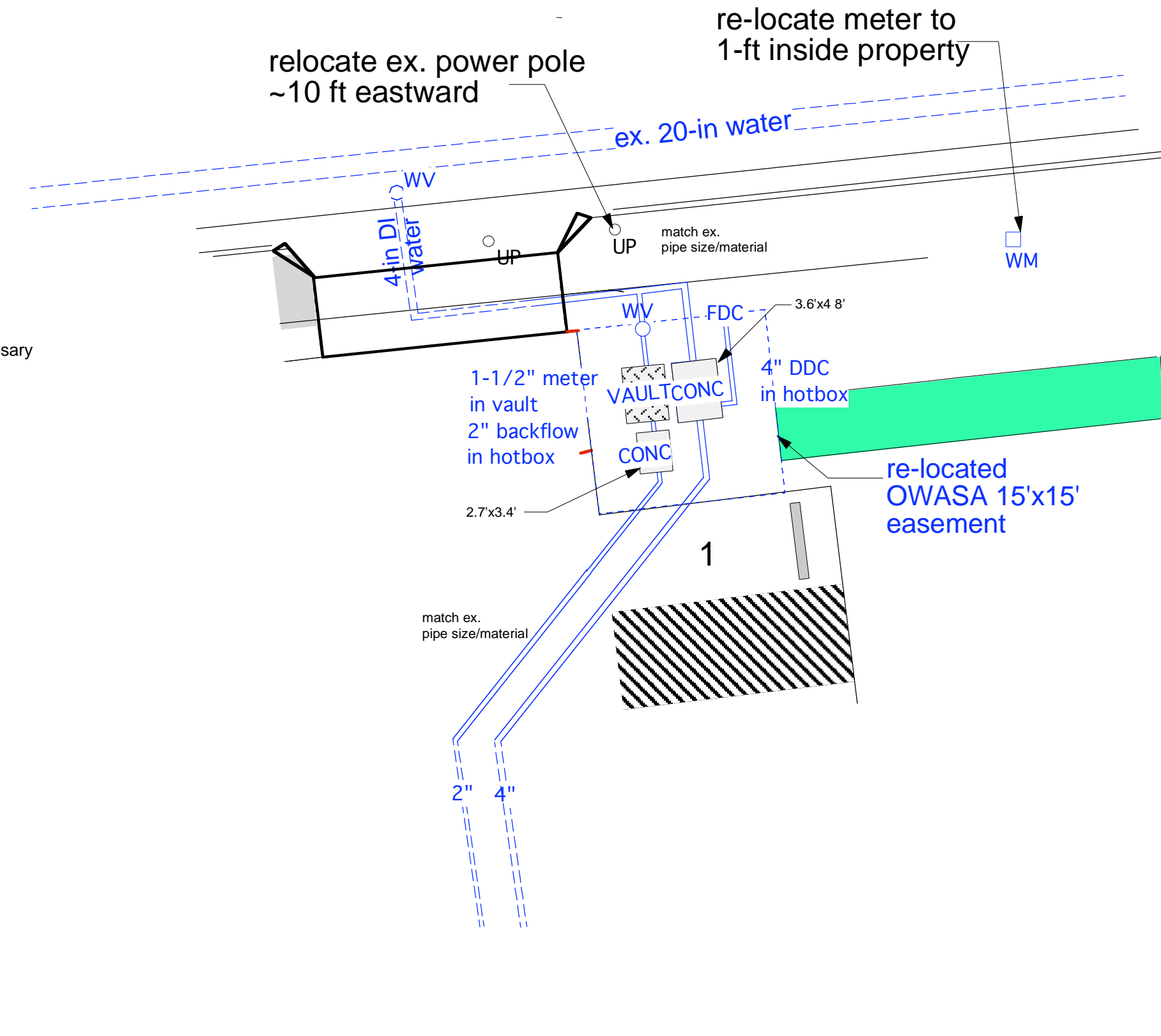
Sidewalk Repairs:

- All public sidewalks shall be restored to original width and condition and constructed of concrete in accordance with specifications set forth in Appendix C of the Town of Carrboro LUO, especially C.12 Sidewalks.
- Owner/contractor is responsible for fully restoring all damaged sidewalk, curbing, street surfaces, and damages within the public right-of-way.
- Owner/contractor must discuss sidewalk replacement and installation with NCDOT and Town of Carrboro Department of Public Works, coordinate all finish elevations to restore original preventing conflicts with drainage, access, utilities and services.

Approximately 256-ft west to fire hydrant on northern side of Main Street
Approximately 310-ft west to fire hydrant on southern side of Main Street



RELOCATION OF WATER METER and BFPs (scale 1"=10')



NOTES:

- Existing Hot-Boxes shall be Re-located.
- Install BFPs in accordance with manufacturer requirements on concrete pads; minimum 4-in thickness, 3000-psi, 1 bar reinforced, air-entrained portland cement concrete over 4-in stone base on compacted subgrade. Follow manufacturer's recommendations for size of concrete pad beneath Hot-Box (recommended pad dimensions - dimensions as existing).
- Existing backflow preventers shall re-located.
- Existing access easement must be modified as specified by OWASA. It must be prepared by Land Surveyor, registered in State of NC.
- OWASA 1.3.4. Consumer Responsibility**
The consumer has the primary responsibility of preventing pollutants and contaminants from entering his/her potable water system or the public potable water system. The consumer's responsibility starts at the point of delivery from the public potable water system and includes all of his/her water system. The consumer, at his/her expense, shall install, operate, test, and maintain approved backflow prevention assemblies as directed by OWASA. The consumer shall maintain accurate records of tests and repairs made to backflow prevention assemblies and shall maintain such records for a minimum period of three (3) years. The records shall be on forms approved by OWASA and shall include the list of materials or replacement parts used. Following any repair, overhaul, repiping, or relocation of an assembly, the consumer shall have it tested to ensure that it is in good operating condition and will prevent backflow. Tests, maintenance and repairs of backflow prevention assemblies shall be made by a Certified Backflow Prevention Assembly Tester.

6. OWASA SECTION 9. FIRE PROTECTION SYSTEMS

- 9.1 All connections for fire protection systems connected with the public water system 2" and smaller shall be protected with an approved double-check valve assembly as a minimum requirement. All fire systems using toxic additives or booster pumps shall be protected by an approved reduced pressure principle detector assembly at the main service connection.
- 9.2 All connections for fire protection systems connected with the public water system greater than two 2" shall be protected with an approved double-check detector assembly as a minimum requirement. All fire protection systems using toxic or hazardous additives or booster pumps shall be protected by an approved reduced pressure principle detector assembly at the main service connection.
- 9.3 All existing backflow prevention assemblies 2-1/2" and larger installed on fire protection systems that were initially approved by OWASA shall be allowed to remain on the premises, as long as they are being properly maintained, tested and repaired as required by this Ordinance. However, if the existing assembly must be replaced (once it can no longer be repaired), or in the event of proven water theft through an unmetered source, the consumer shall be required to install an approved double-check detector assembly or reduced pressure principle detector assembly as required by this provision.

- 6c. No framing may begin until fire hydrants (as needed) are operational.
- 6d. Fire suppression systems in existing buildings shall remain. Additional systems are not proposed.
- 6e. Distances to nearest fire hydrants are indicated on sheet C-2 drawing.

TOWN OF CARRBORO DPW - PROJECT SPECIFIC INSTRUCTIONS

- Neither NCDOT or Town will accept a patch or partial repair of public sidewalk. Where work under existing sidewalk is necessary, it is required that entire sidewalk panel be removed and replaced.
- Valve box in public sidewalk. Refer to OWASA details 513.01 and 513.02. In Street Location. Use In Street Location detail employing concrete where asphalt is shown. Construct the square concrete valve box pad as shown and incorporate into sidewalk construction using dimensions indicated in OWASA detail.
- An NCDOT Right of Way Encroachment Agreement is required to occupy or perform work within the public right of way (R O W). Contact District Office Mr. DeAngelo Jones @ 336.570.6833. A three-party encroachment agreement with NCDOT and OWASA will be necessary. A pedestrian and/or traffic control plan will be required.

NOTE: Upon completion of installation within public R-O-W, contractor/owner must restore all pavement, sidewalks, ramps, driveways, landscaping, curbs/gutters, and other features within the public R-O-W to condition acceptable to Town of Carrboro, OWASA and NCDOT.

NOTIFICATIONS

- (1) Carrboro Fire Department personnel must witness flushing of fire lines. Fire Marshal must be notified at least 24-hrs in advance.
- (2) An NCDOT Right-of-Way Encroachment Agreement is required to occupy or perform work within the public right-of-way (R-O-W). Contact District Office - Mr. DeAngelo Jones @ 336-570-6833.
- (3) All work within the public R-O-W must be reviewed and coordinated with Carrboro Public Works. Contact Street Superintendent David Poythress at 919-7432, prior to any disturbances within the public right-of-way.
- (4) Dechlorination requirements (where applicable) shall be as specified by and pre-arranged with OWASA.

CONTACT the National "Call Before You Dig" 811 to have underground facilities located before beginning any excavation.

10' 0 10' 20' 30'

Scale 1" = 20'

2 foot contour interval

LEGEND

- stream buffer
- spot elevations - existing
- spot elevations - proposed
- existing contours
- proposed contours
- planting screening
- deciduous tree
- roof drain
- disturbed area
- tree protection fence
- silt fence
- check dam
- bio garden
- power pole
- fire hydrant
- gas pipe
- stormwater
- sanitary sewer
- water
- bicycle rack
- stormwater detention
- Denotes Approx. Tree Line

All topographic and boundary information is from survey drawings provided by Freehold Surveyors, dated various 2012-2014, and from field measurements. A guarantee of accuracy is not implied or intended. Prior to beginning field activities, contractor should verify locations of all existing easements, utilities, structures, and other appurtenances both aboveground and below. It will be contractor's responsibility to report deviations from design drawings. Contractor will be responsible for repairs to damages and site restoration.

PRELIMINARY NOT FOR CONSTRUCTION

SGI Technical Services

200 North Greensboro Street, Suite B 13A
Carrboro, NC 27510
phone: (919) 942.7612 fax: (919) 942.3647
email: stevena@sgitech.net

Project Name

CLUB NOVA ADDITION AND SITE WORK CUP Modification

Developer/Owner/Applicant

CLUB NOVA 103 W. MAIN ST. CARRBORO, NC 27510

Drawing Title

UTILITY PLANS

Revisions

Number	Description	Date
submittal 1	initial submittal	Oct 2013
submittal 2		
submittal 3		

Drawn by

SAA

Checked by

Sheet

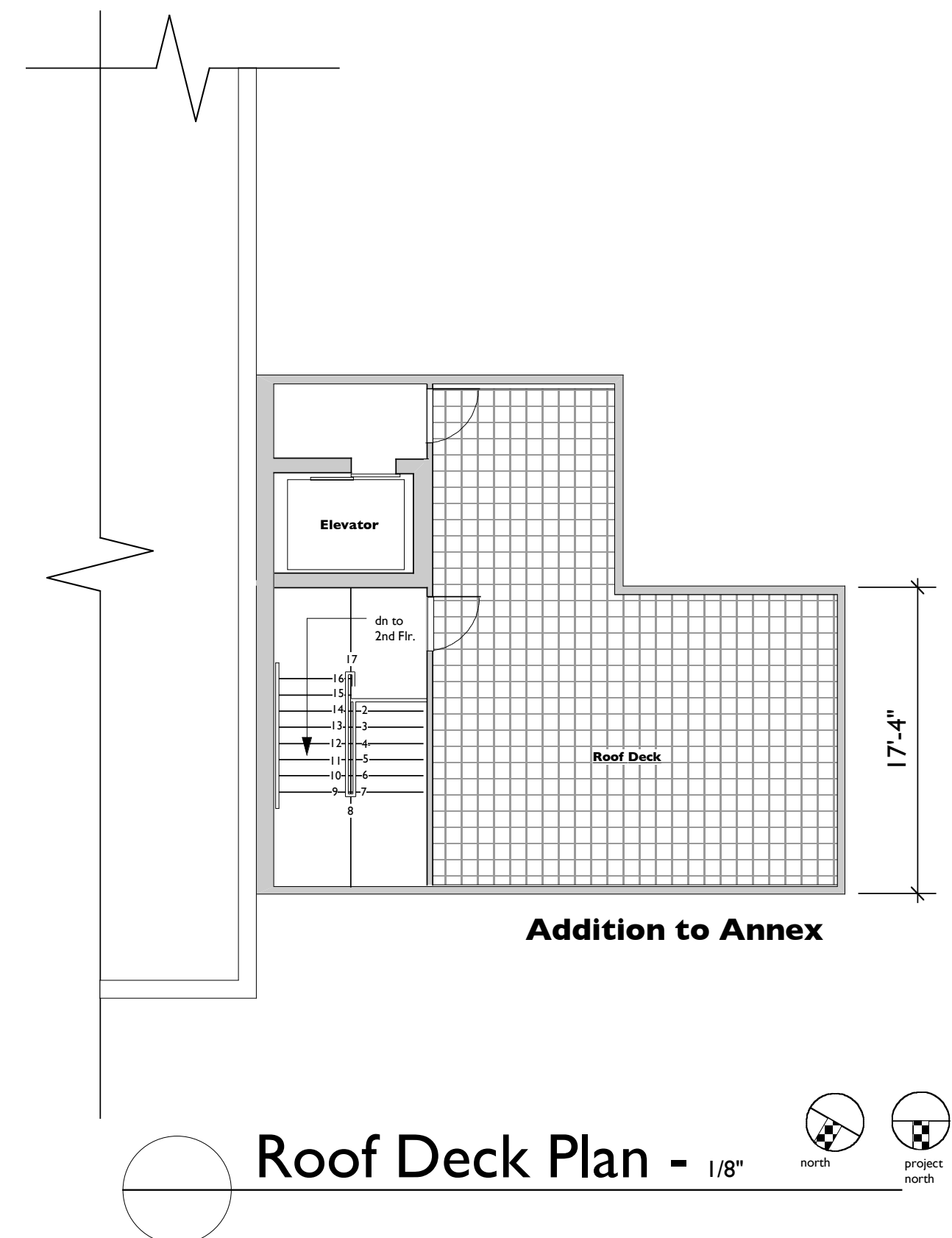
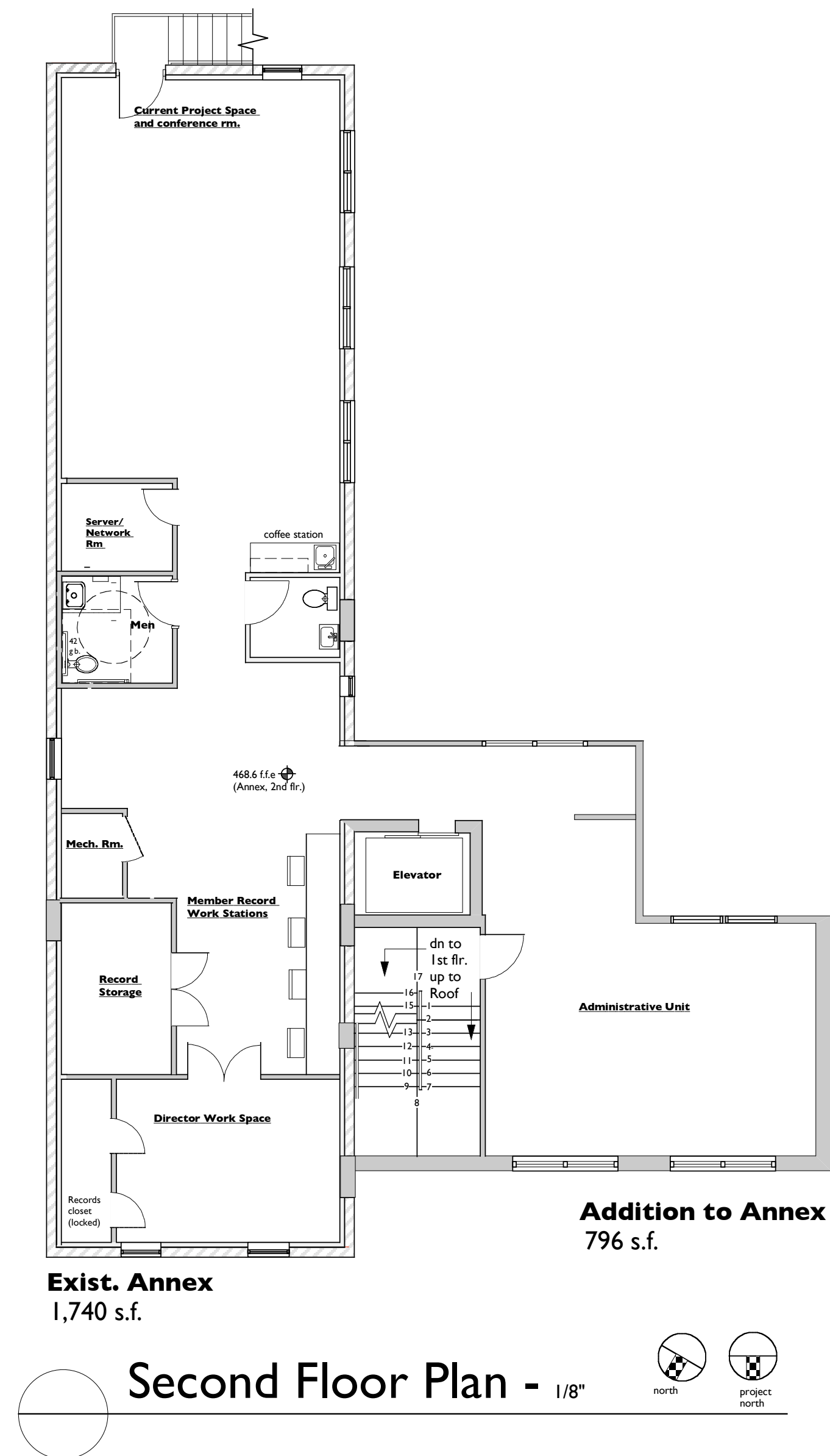
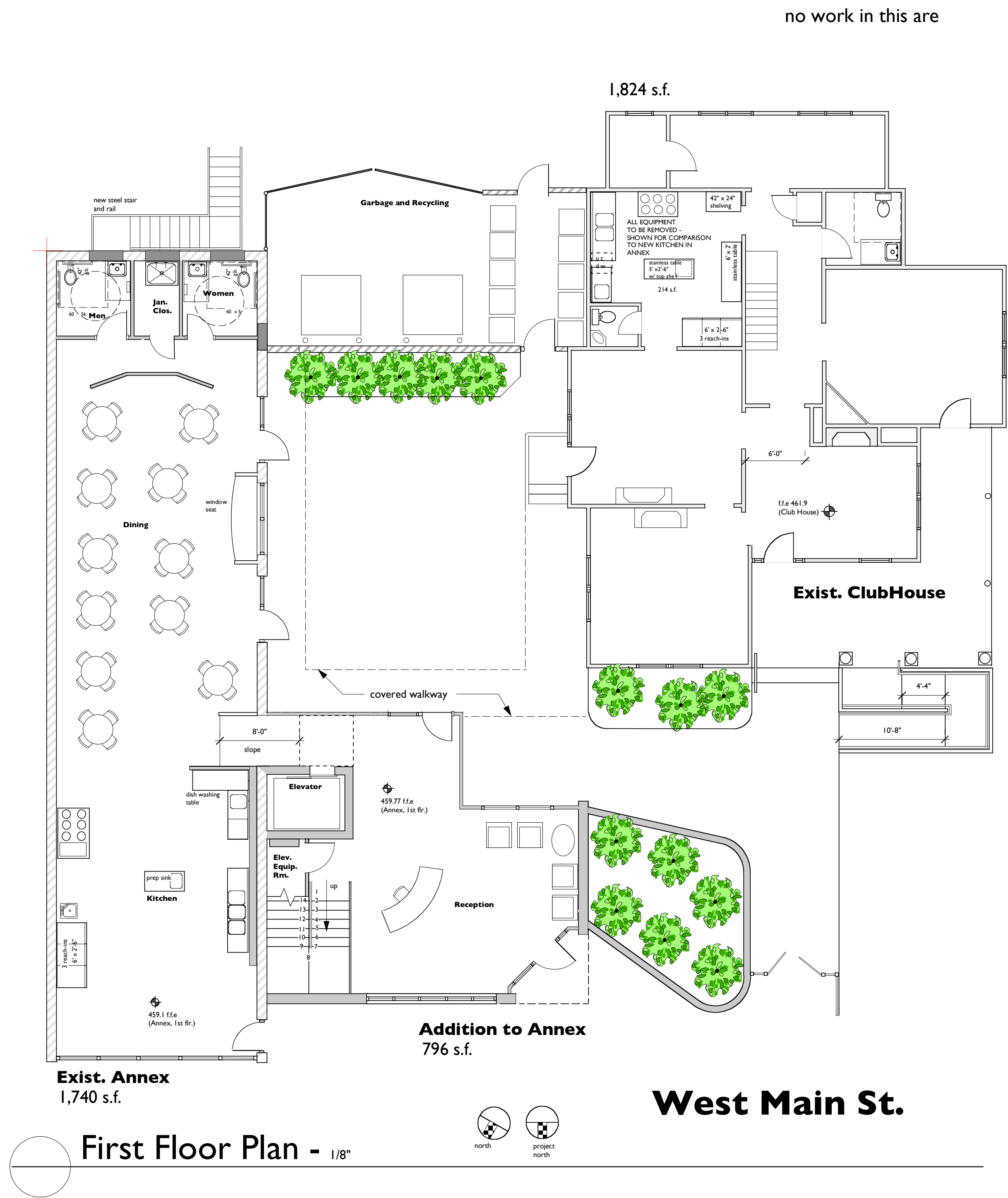
Date

29 April 2014

Scale

1"=20'

C-2



Jack Haggerty, Architect
205 W. Main St., Ste 213, Carboro, NC 27510
919 967 -5191 jack@jackhaggertyarchitect.com

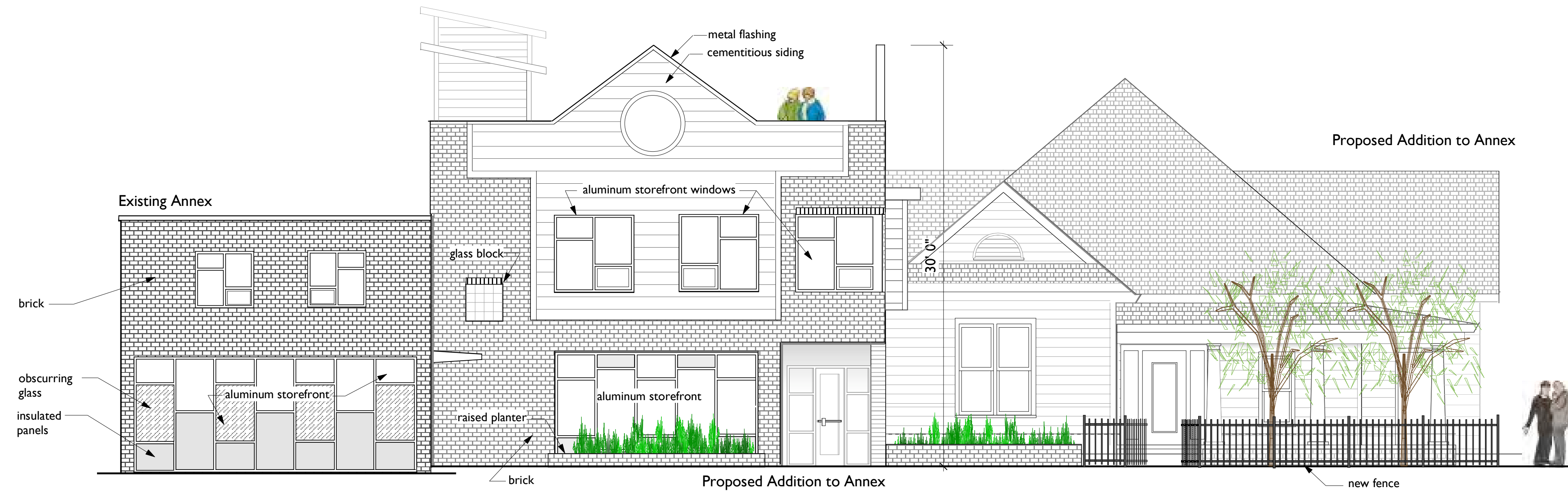
Addition and sitework for
Club Nova Community Inc
103 W. Main St.
Carrboro, NC
owner: Club Nova Community Inc., T. 919 967-6985, F. 919 968-2522

Modification to an
Existing
Conditional
Use Permit

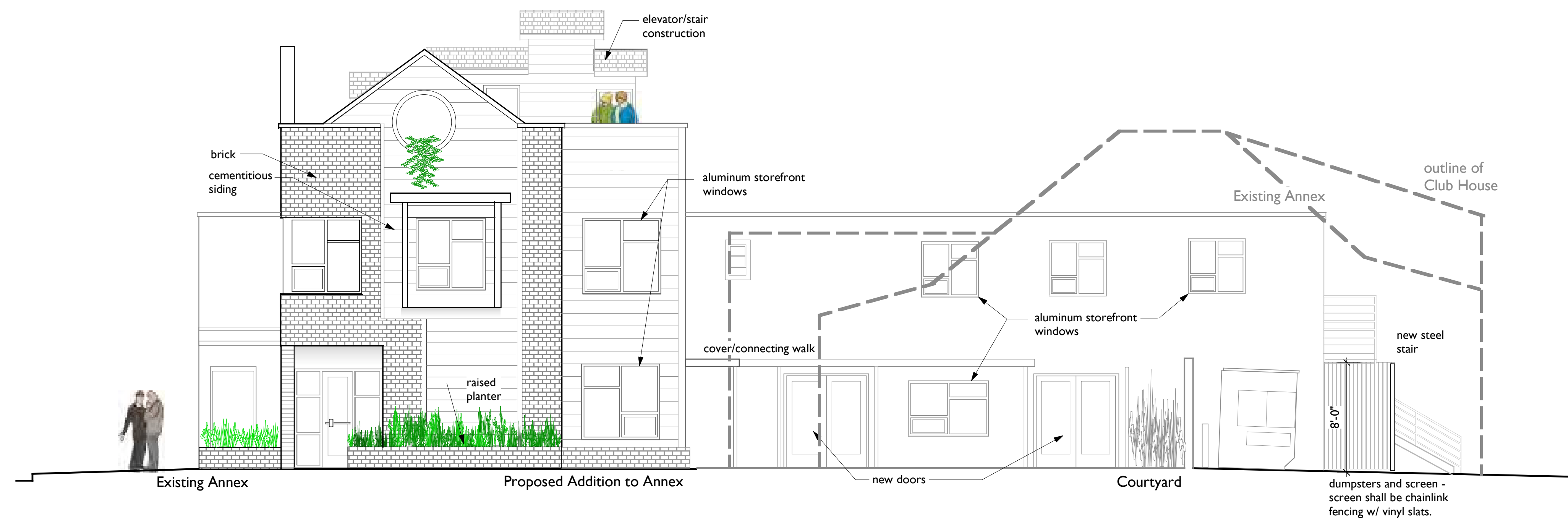
Oct. 2, 2013
April 18, 2014

A-2

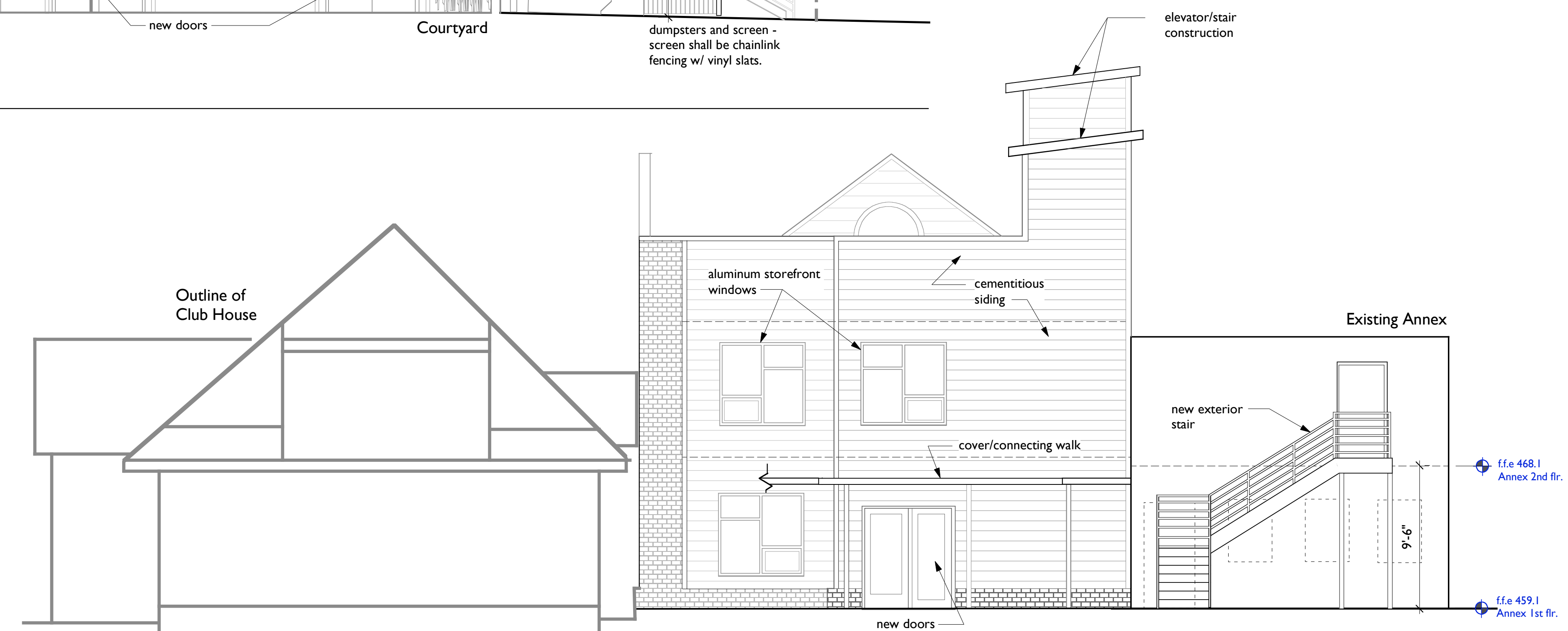
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Club Nova - North Elevation - 3/16"



West Elevation - 3/16"



South Elevation - 3/16"

Jack Haggerty, Architect
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919 967 -5191 jack@jackhaggertyarchitect.com

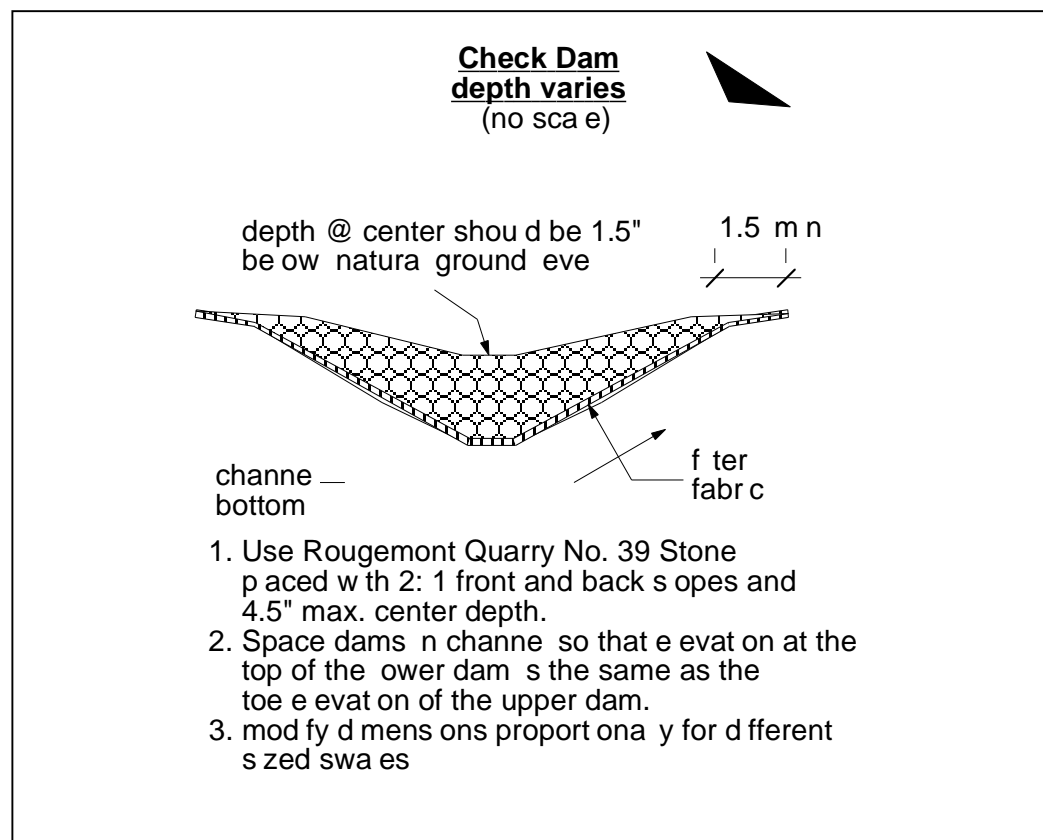
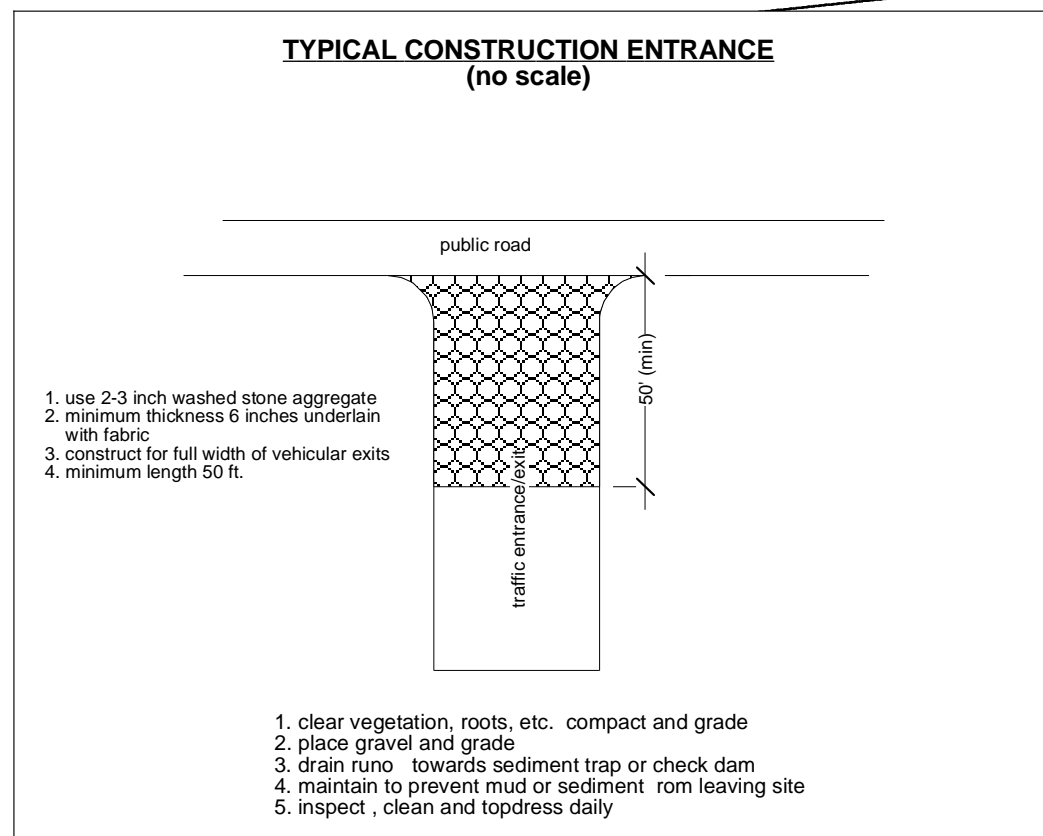
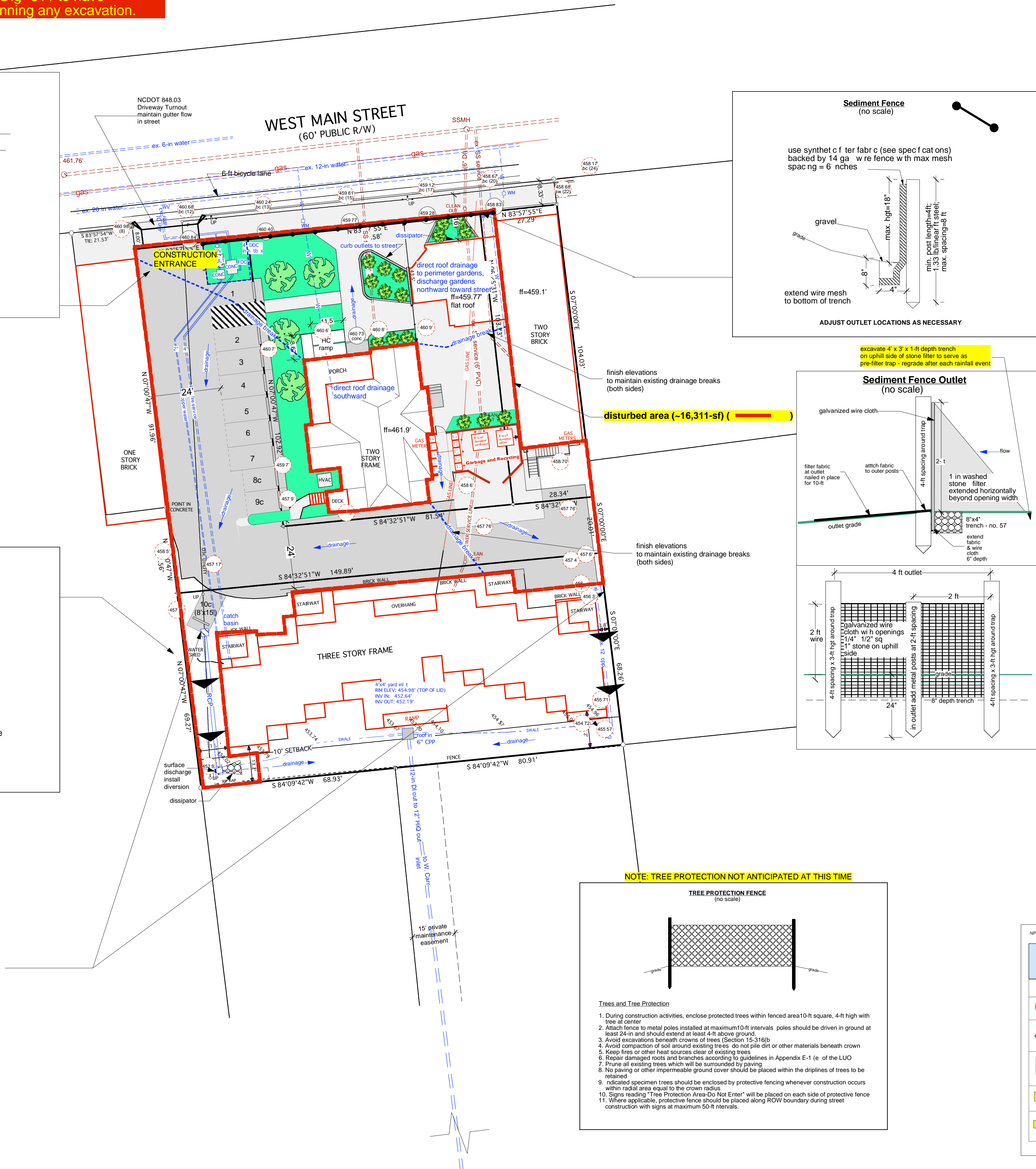
**Addition and sitework for
Club Nova Community Inc**
103 W. Main St.
Carrboro, NC
Owner: Club Nova Community Inc., T. 919 967-6985, F. 919 968-2522

**Modification to an
Existing
Conditional
Use Permit**

Oct. 2, 2013
April 24, 2013

A-3

CONTACT the National "Call Before You Dig" 811 to have underground facilities located before beginning any excavation.

[illegible]

Site Description

Site Description

1. Name: Club Nova
2. Address:
103 W. Main St, Carrboro, NC 27510
owner address: same
3. Parcel ID: PIN #9778862027
4. Area: 0.66-ac +/- (~28,775-sf)
5. Application: CUP
6. Zoning: B1(g)
7. Existing Use: commercial, residential development
8. Soil Type: luB, Iredell Urban, slopes 1%-8%

Required Setbacks for B1(g) Zone

sides: 0-ft
front: 30-ft from street centerline
rear: 10-ft (setback for adjoining zoning district)

Orange County Solid Waste

1. By OC (Orange County) ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste must be recycled.
2. By OC ordinance, all haulers of construction waste must be properly licensed.
3. Prior to any demolition or construction activity on the site, applicant will hold a pre-demolition, pre-construction conference that includes OC Solid Waste staff.
4. Note: Trash pickup will be by TOC.

Soil Export/Disposa

Should it become necessary, soil removed from site will be transported to TBD.

Erosion and Sediment Controls

- 1 Owner/developer must control erosion in accordance with NC General Statutes. Land disturbing activities shall be conducted in accordance with requirements of NCDENR Land Quality Division and the Orange County Erosion Control Authority. An erosion control permit from OCEC Authority is required if land disturbance exceeds 20,000 sq ft.
- 2 Contractor shall be responsible for the construction and installation of the measures shown on the plans. Where required, bio retention garden should be constructed after completion of sediment producing activities that could impact future performance.
- 3 Developer/contractor shall maintain designated Construction Entrance(s) to prevent and minimize the transportation of mud, stone and other construction related materials. Periodic stilt and/or sidewalk washing shall be required on all paved surfaces. All materials shall be removed immediately. Periodic stilt and/or sidewalk washing or sweeping may be required.

Notes to EROSION CONTROL PLAN

- 1 Disurbed area ~16 311 sf (0-4 ac)
- 2 f applicable sediment traps shall not be installed within stream buffers or OWASA easements
- 3 f specified details for traps skimmers emergency spillways etc shall be provided with construct ion plans
- 4 Where required pipe outlets from sediment traps shall not be discharged directly into streams
- 5 Turbulent dissipator pads with fabric underlayment will be required at all pipe outlets including roof drains
- 6 Turbid water that is pumped from the site must be passed through a silt sack or other approved sediment filtering device






CONSTRUCTION SEQUENCE

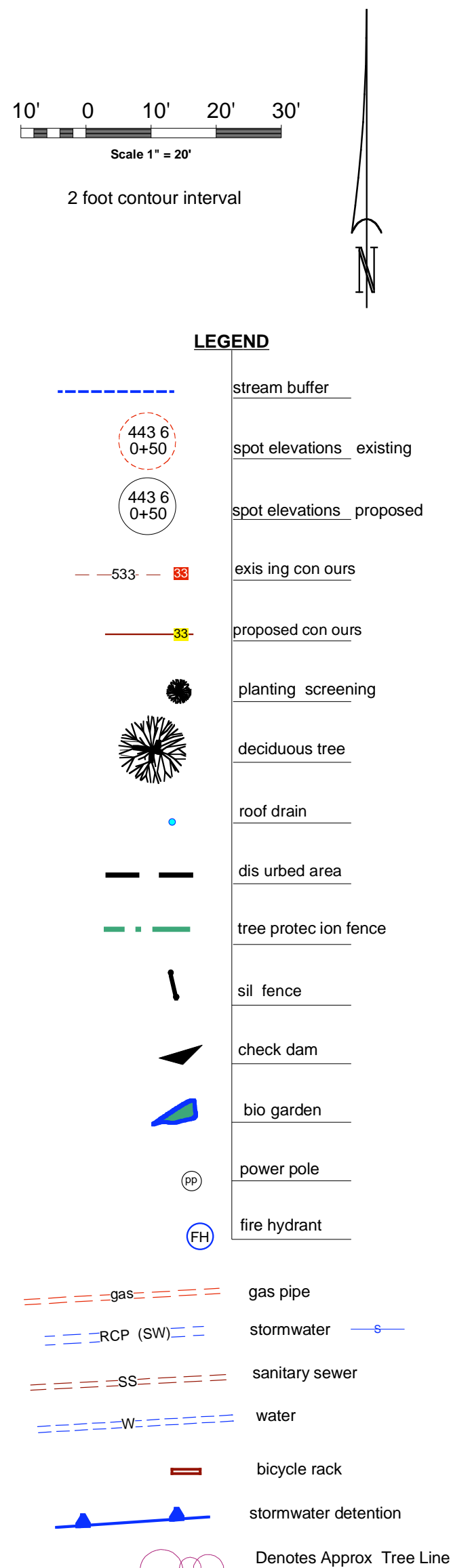
- | | |
|-----|--|
| 1 | Prior to beginning field activities an on site meeting will be arranged with a representative from the town, the grading contractor, the demolition contractor, and all parties involved in land disturbing activities |
| 2 | Clear only as necessary for installation of on site controls install construction entrance(s) perimeter silt fences and sediment bag(s) install tree protection fences if required |
| TBD | |

- 9 Final landscaping planting
- 10 Remove sediment controls

Adjustments to sequence may be necessary to facilitate construction and at all times contractor/owner is responsible for preventing off site migration of sediments and pollutants. Changes to project may necessitate modifications to permit.

STABILIZE ALL DISTURBED SURFACES WITHIN n-DAYS OF DISTURBANCE, AS DESIGNATED IN TABLE USING SEASONALLY APPROPRIATE GRASS AND EXCELSIOR MATTING WITH POLY-NET OR EQUIVALENT MATERIAL.

NEW STABILIZATION TIMEFRAMES (Effective Aug. 3, 2011)			
	<u>SITE AREA DESCRIPTION</u>	<u>STABILIZATION</u>	<u>TIMEFRAME EXCEPTIONS</u>
	Perimeter dikes, swales, ditches, slopes	7 days	None
	High Quality Water (HGW) Zones	7 days	None
	Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
	Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
	All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HGW Zones.



All topographic and boundary information is from survey drawings provided by Freehold Surveyors dated various 2012-2014 and from field measurements. A guarantee of accuracy is not implied or intended. Prior to beginning field activities, contractor should verify locations of all existing easements, utilities, structures, and other appurtenances both aboveground and below. It will be contractor's responsibility to report deviations from design drawings. Contractor will be responsible for repairs to damages and site restoration.

PRELIMINARY NOT FOR CONSTRUCTION

Sgi Technical Services
200 North Greensboro Street Suite B 13A
Carrboro NC 27510
phone: (919) 942 7612 fax: (919) 942 3647
email: stevena@sgitech.net

Project Name

CLUB NOVA ADDITION and SITE WORK CUP Modification

Developer/Owner/Applicant

CLUB NOVA
103 W. MAIN ST.
CARRBORO, NC 27510

Drawing Tiles

EROSION PLAN

LANDSCAPE PROTECTION PLAN

Revisions

Number	Description	Date
submittal 1	initial submittal	Oct 2013
submittal 2		
submittal 3		

Drawn by **SAA**

Checked by _____

Date
29 April 2014

Scale 1"=20'

C-5

Jack Haggerty, Architect Inc.

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Carrboro, NC 27510

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Addition to Club Nova

Project Narrative

The proposed project is a two-story addition to the existing Annex building. The first floor of the Annex is the current location Club Nova Thrift Shop. The second floor of the Annex is project space. The proposed addition to the Annex will be more project space and a reception/greeting area. The largest project space is the Culinary Unit and the accompanying Dining Room, which will be moved from the Clubhouse to the first floor of the existing Annex. The Thrift Shop will move to the current Clubhouse (the wooden, former residence.) The new construction will result in courtyard between the Annex, the proposed addition, and the Clubhouse. The courtyard will be for the use of Club Nova members and staff.

The Addition to the Annex will be constructed on ingress location of the current loop drive. The current egress portion of the drive will be widened to become a two-way driveway entry. The backflow devices located along West Main St. and an existing utility pole near the new driveway entrance will be relocated. The driveway will be widened to 24', and the parking along the western edge of the property will be re-worked as part of the new driveway work. The public sidewalk along W. Main St. will be widened to 8'-4".

The addition to the Annex will be a two-story structure of brick and cementitious siding. The materials of the proposed addition are chosen to relate it to the brick Annex to which it is attached, and the proposed siding relates to the siding of the Club House, the long time base of Club Nova. The gabled roof shapes around the roof deck echo the sloped roofs of the Club House.

Item #7 - Traffic Impact Statement

Only a few of the approximately 70 Club Nova members typically drive or leave vehicles at Club Nova. Most members of Club Nova travel there by private vehicles (and are dropped off), public transport, or transportation provided by Club Nova.

Staff members park at the project site and parking spaces will be dedicated for use by patrons of the Thrift Shop.

The site is served by regular Chapel Hill Transit bus service, with a J route stop directly in front of the project, and there are stops for the F and CW routes within one block of Club Nova.

Municipal lot parking is available South Greensboro St. and at the West Weaver St. lots.

Club Nova currently has 100 active members and hopes to grow to a capacity of 140. The new members will come by private, public or Club Nova provided transportation.

Item #24 – Tree Removal justification Letter

All existing trees are to be removed from the site – see Site Plan for new, proposed trees. This is a downtown lot, and the Owner wants to use the lot as intensely as possible. A number of the trees were planted during the last project, and they were planted very close to the driveway, not in compliance with §15-317 (c). Other trees were existing, but interfere with required accessibility measures, the new construction and /or the repair of the existing driveway. Finally, some of the existing trees are too close to the Clubhouse.

Item #25 – Satellite Parking Agreement

Club Nova is currently pursuing satellite-parking agreements.

Item #27 - Environmental Impact Letter

The proposed project adds approximately 2,700 s.f. of new impervious surface area to the lot. The new project provides 1,700 s.f. of new building and an expanded waste and recycling facility (which serves the apartments – CASA – as well as the Club Nova Annex and Thrift Shop), and a courtyard. In addition to the new building and driveway, the proposed design provides two new planting beds along the new, wider Main St. sidewalk and a yard around the Clubhouse itself. The site design provides for greater use of a downtown lot while simultaneously providing for relief from a hard, urban-scape with trees, gardens and a yard.

The intention is to build the new addition as sustainably as possible. Building materials will be as local as possible. Choices of mechanical, plumbing and lighting systems will be toward efficiency, balanced by the budget restrictions of a service oriented non- profit.

Item # 38 - Existing Non-Conforming features

The proposed project doesn't provide:

1. a loading space. Currently there is food delivery approximately once every two weeks.
2. the proposed shading doesn't meet the requirements of §15-314.

Let us know if additional information is required. Thanks for your assistance in the preparation of this application.

Jack Haggerty



★
**Club Nova
Community Board**

Matthew Cox

Gretchen Davis

M. Patricia DeVine

Taralyn Farrell

Esphur E. Foster

Gary Gaddy

Jim Huegerich

Carla Kruse

Bill Massengale

Marcia Morey

Barbara Nettles-Carlson

Michael Norton

Dan Pollitt

Anna Scheyett

Segun Shelton-Green

Shirley Strobel

Glenn Veit

Director

Karen Kincaid Dunn

**Conditional Use Permit
Club Nova Proposed 24 Unit Apartment Building
Parking Justification Letter**

The Carrboro Land Use Ordinance (LUO) section 15-291(a) requires "sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question." 15-291(g) defines the parking requirements. Section 15-291(b) states that the requirement "should be flexibly administered," and 15-291(f) allows the permitting authority to determine the parking requirements. 15-292(a) says further that for several reasons "the permit-issuing authority may permit deviations from the presumptive requirements of Subsection 15-291(g)," and may require "less parking whenever it finds that such deviations are more likely to satisfy the standard set forth in subsection 15-291(a)." Therefore, for the reasons outlined below we are requesting a reduction in the parking requirement for the Conditional Use Permit for the OPC Club Nova 24 Unit Apartment Building.

Club Nova is a psychiatric rehabilitation program. The Club House building itself houses the core club units of administration/communications, culinary, and program. These units are comprised of teams made up of staff and members who jointly "run" the clubhouse. Currently, there are 7 staff, of which one does not drive. There are two vans for picking-up members. The club is located on a bus route and many of the members ride the bus. The Club House building is 2043 square feet, which under the prescriptive use for the office space would require 1 parking space per 200 square feet or a total of 10 spaces. For the reasons above, we would request that this requirement be reduced to 8 spaces.

The Thrift Shop is another Club Nova unit established to provide members non-specific pre-employment skills and low priced goods, as well as to generate some income for the club program from sales to the public at large. This 1600 square feet of retail space would by prescriptive standards require 1 parking space for every 200 square feet of retail space or eight (8) spaces. Since there is a city parking lot just around the corner, a bus stop right in front of the building and 1/2 the clientele will be from the site, we would like to reduce the number to six (6) parking spaces.

The 24 SRO units are being built to serve a population with disabilities and that uses the 811 rent subsidy program. Under the prescriptive standard, the SRO's require 1 parking space for every 4 units or in this case six (6) parking spaces. In the current 8 apartments that serve the same population only 1 tenant has a car, and there is no indication that this will change. We are therefore requesting that the six (6) required parking spaces for the proposed SRO's be reduced to three (3).



Club Nova

103 D West Main Street
Carrboro, North Carolina 27510

919-968-NOVA (6682)
Fax 919-968-1764

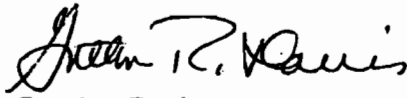
★
**Club Nova
Community Board**

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We feel further justified in this reduction in parking due to the off set hours of operation for the various uses proposed on the site. The Club House is open from 8 AM to 5 PM Monday through Friday. The heaviest use of the Thrift Shop is projected to be Saturday when the Club House is closed. The SRO residents who have cars are also likely to have jobs, which means that they will not all be parking there during the same hours that the Club House and Thrift Shop are in operation.

Our parking needs will be covered by the 17 total proposed spaces above.


Gretchen Davis
OPC Foundation, Owner

Jack Haggerty, Architect Inc.

205 W. Main St., Ste. 211

Carrboro, NC 27510

919.967.5191

jack@jackhaggertyarchitect.com

June 13, 2014

Club Nova

Modification to Existing Land Use Permit

Parking Justification Letter

Club Nova conducted a parking survey over two weeks in July 2013. The vehicles on the lot were counted three times a day: at 9am., Noon and 4pm. The survey is attached. The survey includes all vehicles – the vehicles associated with CASA (the apartments) as well those attributable to Club Nova – staff and shoppers at the Club Nova Thrift Shop. The maximum number of vehicles was twenty.

The application drawings show 10 parking spaces on site. In addition to these spaces, Club Nova has submitted to the town satellite parking agreements for twelve additional spaces, bringing the total to 22 spaces.

The satellite spaces at the IFC, the Music Loft and The Framer's Corner are all on W. Main St. and within 400' of the main entrance(s) of Club Nova. The spaces on Roberson St. are further than 400' and are intended for use of the employees. (§15-298)

Request for Flexible in Administration of the Parking Requirement - §15-292

The presumptive parking requirement is for 25 spaces. With the provision of a motorcycle space* and secure parking for 5 bicycles, the presumptive requirement can be reduced by two spaces, making the presumptive requirement for the proposed modification 23 spaces.

Club Nova requests a deviation from the presumptive requirements of Subsection 15-291(g) for the reasons listed below:

1. The site is served by Chapel Hill Transit bus service, with a J route stop directly in front of the project, and there are stops for the F and CW routes within one block of Club Nova.
2. Many Club Nova members are dropped off in the morning and picked up in the evening by private vehicles that do not remain on site. Club Nova also uses vans to pick up members and take them home in the evening. Two spaces, numbers 1 and 2 (see SP-1), have been made larger so that these large vans can be accommodated on site without impeding vehicular circulation on the site.
3. Municipal lot parking is available South Greensboro St. and at the West Weaver St. lots.
4. There is both covered and uncovered bike parking on the lot.

5. Though the thrift shop is not oriented primarily toward walk-in trade, a considerable portion of the business at the thrift shop is from walk-in, non-destination shoppers.

* A motorcycle/scooter space is not currently shown on the site plan, but we are confident one can be provided and will show it on the construction plan drawings. There are two covered bike racks on site and one proposed uncovered.

Club Nova will be meeting with CASA representatives to work out on-site parking allotment. For the most part, Club Nova staff will park offsite (4- 5 staff members.) There are two parking spaces dedicated for the use of the Club Nova buses, and a few spaces (2-3 spaces) will be allotted to Club Nova staff on site. We believe there will be continuing informal parking on the lot. There is room for two to three spaces behind the Existing Annex building. These spaces cannot be occupied on the days the garbage/recycling trucks will visit the site, but they do provide additional parking on the site.

Though the proposed spaces, with the satellite spaces, exceed the number needed as shown by the survey, Club Nova will continue to seek satellite parking and requests the parking requirement be flexibly administered.

Staff
Caretaker
Office
TS
Residents working
2 WKS

Club Nova Parking Survey

Number of Cars- Vans- Trucks Parked on Site

Staff
Off Site

Day & Date	9 am.	Noon	4 pm.	
July Mon 1	10	15	9	
Tues 2	16	13	8	1
Wed 3	15	20	17	
Thur 4	10	19	17	
Fri 5	10	17	9	1
Sat 6	8	— MISSED —		
Sun 7	~~~~~			
Mon 8	10 11	17	17	1
Tues 9	19	17 17	15 15	
Wed 10	11	13	9	11
Thur 11	~~~~~ MISSED ~~~~~			
Fri 12	15	16	15	
Sat 13	11	— MISSED —		
Sun 14	~~~~~			
Mon 15	13	~	13	
TUES 16TH	12	17	MISSED	
WED. 17TH				

-CLOSED-

-CLOSED-

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April 15, 2013

Club Nova, 103 W. Main St.

§15-263 & Project Cost Analysis

§15-263(a)6 of the land use ordinance lists three conditions which, if applicable to a proposed redevelopment, require the applicant to satisfy the storm water requirements listed in Article 16.

§15-263(a)6

Notwithstanding the other provisions of this subsection, if (i) a lot is within a commercial district described in Section 15-136 or a manufacturing district described in 15-137, (ii) on the date that a development permit application is submitted and the fees paid, the lot is already developed to the extent that the lot contains at least 10,000 square feet of impervious surface area, and (iii) the reasonably estimated cost of the redevelopment of the lot as proposed in the development permit application exceeds the greater of \$100,000, or fifty percent (50%) of the appraised value of the existing improvements on the lot, then the requirements of this section shall be applicable to such redevelopment. For purposes of this subdivision (a)(6), the terms “cost” and “appraised value” shall have the same meaning as provided in Subsection 15-125(c) of this chapter.

The proposed Club Nova project meets all three of the conditions. Club Nova is in one of the districts listed (i); there is currently more than 10,000 sf. of impervious surface on the lot (ii); and the redevelopment cost exceeds 50% of the “appraised valuation” of the existing improvements on the lot (iii).

We believe that the redevelopment cost of a proposed project, (iii), should include only the cost of new work that results in an increase in impervious surface. This would include additions to the existing building(s), and/or the expansion of parking, and/or the addition of sidewalks and other impervious surface areas occasioned by the new construction (e.g. a larger trash/recycling facility.) We believe the inclusion of costs that go solely toward renovation should be excluded from the sum of the redevelopment costs. Supporting that argument, §15-263(a)(7), the very next section of the ordinance, excludes re-surfacing or re-paving (of parking areas) from inclusion as project cost. Repaving work is parking lot renovation. To exclude the cost of parking lot renovation, but to include the cost of building renovation is inconsistent, and it may have the unintended effect of discouraging costly renovations to older, and possibly historic, structures. The discouraged renovation would likely have made the existing building(s) more energy efficient, more accessible and more useful to the Owner. In most cases re-use of a building is preferable to demolition.

This is not a request to eliminate the ordinance, but only to make the ordinance applicable to costs that actually increase the impervious surface on the lot. If an applicant wanted to add 10,000 s.f. to a 6,000 s.f. building and 50 new parking spaces, it is likely the cost of the new

building addition and parking area would be twice the cost of the existing improvements, and the ordinance, as written, would be in effect.

As the overall figures below show, the renovated space at Club Nova is more than twice the size of the new construction; consequently the renovations are costly and constitute a large percentage of the project costs (without increasing the amount of impervious surface.) Secondly, a considerable portion of the project cost is re-paving work. The existing driveway and parking areas are in poor condition and need to be replaced.

Some overall figures relating to the work at Club Nova.

Site Impervious Surface

- Existing Impervious Surface –	18,968 s.f
Club House –	2,270 s.f
Annex-	1,780 s.f.
Apts.-	5,667 s.f.
Walks and parking -	9,251 s.f.
- New impervious Surface-	21,788 s.f.
Club House –	2,270 s.f
Annex-	1,780 s.f.
Apts.-	5,667 s.f.
New Building	801 s.f.
Walks and parking-	11,270 s.f.

The Increase in impervious surface is 2,820 s.f., an increase of approximately 15% in impervious surface. Regarding the buildings:

- New Building –	1,591 s.f. (both floors)
- Annex (to be renovated)-	3,480 s.f. (both floors)

The Annex (renovated space) is more than twice the size of the proposed addition (new construction) and includes a commercial quality kitchen and new toilet rooms and offices. The proposed renovation is extensive and expensive.

Project Cost Analysis

The budget estimate was prepared by Mike Porco of Professional Building Systems, Inc. (9/5/2013) and is attached. I have attached also the drawings that were used for pricing. The site drawing is dated 10/2/13, but it describes the work PBS priced.

This project cost analysis below separates the renovation costs of the existing Annex building and the repaving work from the work that results in an increase in the amount of impervious surface on the lot. The increased impervious surface area includes the addition to the Annex and the newly-paved areas.

Total Estimated Cost of New Addition to the Annex, New Paving, Repair and Resurfacing of Existing Paving and Renovation of the Annex – \$ 949,080 (budget estimate) See attached estimate from PBS.

	New Project	Annex Renovation/ Paving Repair
Div. 1*	56,523	32,469
Div. 2**	120,840	81,090
Div. 3:	18,709	
Div. 4	39,803	1,590
Div. 5	32,966	
Div. 6	19,928	31,270
Div. 7	33,602	1,272
Div. 8	26,118	23,808
Div. 9	25,175	41,128
Div. 10		1,113
Div. 14	53,000	
Div. 15	19,928	61,692
Div. 16	29,998	52,682
Fee & Contingency	85,182	59,194
Total	561,772	387,308

Notes

*Division 1 – This number is General Requirement costs. From the total shown, costs specific to the new construction (as opposed to costs for the renovation of the Annex) have been subtracted, and the remainder has been apportioned to either the Annex or new construction based on the ratio determined by the review of Divisions 2 through 16.

Division 2 –The actual increase of impervious surface on the site is 2,670 s.f. (approximately a 14% increase.) Of this, the new building accounts for approximately 30% of the increased area. Even though there is only a 14% increase in impervious surface attributable for the project, we have attributed 25% of the cost of paving repair as part of the new project cost.

Appraised Valuation of Buildings (per §15-125) – See attached

Annex -	\$193,570.00
Club House -	\$103,717.00
Apts. -	\$1,079,503.00
Total -	\$1,376,790.00

Conclusion: The cost of the new construction (excluding repair and renovation) is \$560,182, which is less than 50% of appraised valuation of the existing improvements.

Attached:

1. Preliminary construction budget estimate, prepared by Professional Building Systems
2. Tax “cards” from Orange County tax office

Jack Haggerty, Architect Inc.

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Carrboro, NC 27510

919.967.5191

jack@jackhaggertyarchitect.com

April 15, 2014

June 2, 2014

Club Nova, 103 W. Main St.

Existing Non-Conformities to Remain, and New Exterior Lighting

Sidewalk: The project proposes widening the existing sidewalk from 3'-8" to 8'. The 8' width will make it the widest sidewalk along W. Main St. The sidewalk cannot be widened to 10' on the western portion of the lot due to OWASA easement (see application drawings). The sidewalk is wider in places along the northern property line (at W. Main St.), but no dedication of right of way is proposed.

Bicycle Parking: The cost of providing bicycle racks for the apartments is disproportional to any foreseeable benefit of the installation of additional covered bicycle racks at the apartments.

j. Good Neighbor Policy- General – No 4.000, 9.400 or 2.150 uses are proposed
§15-161 – No new uses are being added, no new activities are anticipated.

§15-162 – Odors - There is food preparation. We have no knowledge of offensive odors.

§15-163 – Noise - No new uses are being added. No new activities are anticipated. We have no knowledge of excessive noise. All construction activity will be limited to 7am – 7pm.(g)

§15-164 - Only good vibrations come from Club Nova.

§15-165 - There is no outside of storage of fuels or chemicals.

§15-166 - No activities will generate air pollution.

§15-167 - Liquid waste will be properly disposed of - see Sheet C- 2 for grease interceptor information.

§15-168 - Water consumption: No 4.000, 9.400 or 2.150 uses are proposed.

§15-169 - Electrical disturbance: No 4.000, 9.400 or 2.150 uses are proposed.

- 6. Construction Management Plan – With the exception of the sidewalk work and the new driveway entrance along W. Main St., all of the proposed construction will be within the lot. The first order of construction will be the re-working of the new driveway entrance and the closure of the current eastern driveway entrance (to be abandoned.) Because the Club House, the apartments and the Annex (initially) will remain in use, access to these structures is required. Pedestrians will be diverted east and west of the driveways. We will meet with town staff to determine the best location for diversions. The closest crosswalks are at the intersection of W. Main St. and Greensboro St. (on the eastern side) and the intersection of W. Main St. and Jones Ferry Road on the western side. It seems diversions closer to the project site would be desirable. We don't anticipate this impediment to sidewalk use to last long.

The future Courtyard (see SP-1) will be the staging/storage area for the construction. The Thrift Shop will cease to operate during the construction of the Annex Addition and the renovation of the Annex. The Club House will continue to be used by the staff and members of Club Nova throughout the whole of construction. The Annex Addition is not on the right of way, and we believe there is sufficient room for construction of it behind a construction fence located at the edge of the right of way.

Club Nova staff will use the second floor of the Annex during the renovation of the first floor and construction of the Annex Addition. After renovation of the first floor of the Annex is complete, Club Nova staff will occupy the lower floor of the Annex while the second floor of the Annex is being renovated. We will coordinate with the inspections department for sequence and temporary occupancy permits.

The last portion of the work will be the site work. Once again the sidewalk will need to be closed during the widening of it. We do not anticipate this closure/diversion to last long.

Club Nova will make off-site arrangements for construction parking.

We understand that because of occupancy throughout the construction of the project, there must be reviewed and approved access to all of the buildings, allowing police, fire, EMT and pedestrian access to all occupied buildings.

7. No response required. We are hoping to make the January JAB.
8. We are currently waiting for the appraisal.
9. a. No response required
b. Club Nova is not proposing any public benches, trash receptacles or public bike racks.
10. Done.

Sheet EC-1

1. No response required
2. Done.
3. Done.
4. Done.
5. Done.
6. Done.
7. No response required.
8. See SP-1, and Existing Non-Conformity attachment.
9. Done.
10. No revision required. Tree was removed.
11. Done.
12. See EC-1
13. This facility serves only Club Nova members, staff and guests. See "General, 5.a."
14. Done.
15. Done.
16. Done.
17. Done
18. Done.
19. Done.
20. The notes have been added to the drawings. Notes c,d, & e are added to the sheet C-2, under OWASA Notes.

Sheet SP-1

1. The pick-up/ drop-off has been abandoned.
2. "Project North" is a convenience.
3. NCDOT requested a Drop Curb Type driveway cut that has no radii.



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number: 14-0220

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

Public hearing on Land Use Ordinance Amendments Relating to Land Uses Associated with Drive-In and Drive-Through Windows

PURPOSE: The purpose of this item is for the Board of Aldermen to consider potential text amendments to the Land Use Ordinance affecting land uses with drive-in and drive-through windows. A draft ordinance has been prepared. The Board must receive public comments before taking action on the draft ordinance.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327; Mike Brough 919-929-3905

INFORMATION: The Board of Aldermen discussed the topic of land uses with drive-in and drive-through windows at length during several meetings in 1997 and 1998 with a focus on the impact of such land uses in the downtown areas, mainly in the B-1(c) and B-1(g) zoning districts. Following a public hearing on June 9, 1998, the Board adopted text amendments which included the performance standards for businesses with drive-in windows found in Section 15-176.1 of the LUO, Supplementary Use Regulations (*Attachment C*).

In the second half of 2013, the Board of Aldermen considered requests from two development projects including a drive-in/drive-through component. At the October 22, 2013 meeting, the Board directed staff to prepare an ordinance that would remove land uses with drive-in and drive-through windows as a potential use for future development in all zoning districts. In follow-up, staff reviewed historical information and more recent findings related to the environmental, accessibility and land use implications of such uses. The Board of Aldermen reviewed this information at a work session on March 11, 2014. Board members considered the currently defined and permitted drive-in and drive-through window uses, along with the zoning districts within which they are currently allowed, as shown in the following two tables.

Use Classification	Description
2.140	Retail/No Outside Display/Drive-In Window

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Version: 1

2.240	Retail/Outside Display/Drive-In Window
2.340	Retail/Storage of Goods Outside Building/Drive-In Window
3.230	Bank with Drive-In Window
3.250	Freestanding ATM
6.260	Drive-In Movie Theaters
8.300	Drive-In Restaurant
8.400	Drive-Through Restaurant
16.100	Dry Cleaners with Drive-In Window

Zone	2.140	2.240	3.230	3.250	6.260	8.300	8.400	16.100
B-1(c)				C				
B-1(g)				C				
B-3	C	C	C	C				C
B-3T	C	C	C					C
B-4	C		C	C	C	C	C	C
B-5*								
M-1	C	C						C
M-2			C					
CT				C				
O				C				
O/A				C				C

The general discussion regarding these uses in the late 1990s and during the March 2014 work session focused on four main areas which when in balance support a vibrant and successful community. These include: environmental concerns linked to idling, walkability, economic development and ensuring that all citizens have equal access to services.

At the close of the March work session, the Board directed staff to prepare an ordinance removing all land uses with drive-in and drive-through windows except for pharmacies, which are currently included as part of Use Classification 2.140 (Retail/No Outside Display/Drive-in Window). Use Classification 2.140 is currently allowed in the B-3, B-3T, B-4 and M-1 zoning districts subject to a conditional use permit. (The agenda materials from the March 11, 2014 work session may be found at the following link:

<https://carrboro.legistar.com/LegislationDetail.aspx?ID=1679129&GUID=0A6F6B7A-22CE-4D72-AD98-BD21BC2FA1A3&Options=&Search=>>)

A draft ordinance has been prepared that, if adopted, would remove eight of the nine uses identified in the table above from the Table of Permissible Uses (Use 6.260 Drive-in Movie Theaters and Use 16.000, dry cleaners with drive-in windows, were omitted from the initial draft ordinance but have been added in a revised draft

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dated June 16, 2014.) Freestanding ATM machines would remain a permitted use, and a new use would be added to the Table of Permissible Uses 2.113, entitled “Pharmacies with drive-through windows.” Pharmacies with drive-through windows and would be allowed subject to the issuance of a conditional use permit.

The draft ordinance was presented at the June 5th Joint Review meeting and at the June 11th Economic Sustainability Commission meeting. Advisory board members identified a few nuances related to potential uses that share elements of a drive-in but are not true drive-in uses per se, such as parcel pick-up and other delivery methods whereby a patron arrives by vehicle and remains in the car while an attendant from the store brings the purchased items outside. Another permutation of a drive-through use relating to pharmacies involves a scenario where a pharmacy is located within a larger business, such as a pharmacy in a grocery store or a pharmacy in a big box store. In these examples the pharmacy often includes a drive-through window and the grocery store often provides a parcel pick up station. Planning staff’s initial interpretation is that the proposed ordinance, as currently written, would not prohibit these types of uses. In addition, pharmacies without drive-in windows would still be allowed under use classification 2.140 for retail.

The draft ordinance was also referred to Orange County. Comments from the advisory boards and Orange County are provided (Attachment E).

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the resolution finding consistency, and the draft ordinance provided in the attachments.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND
USE ORDINANCE

Draft Resolution No.

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO PROHIBIT DRIVE-IN AND DRIVE-THROUGH BANKS, RESTAURANTS, AND OTHER ENTERPRISES EXCEPT DRIVE-THROUGH PHARMACIES.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is consistent with adopted plans and policies, and specifically the following provisions in Carrboro Vision 2020:

3.21 The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.

3.25 Walkability should be encouraged downtown and pedestrian safety and comfort should be goal. The town should improve lighting and shading, and create auto barriers.

3.27 Carrboro should consider pedestrian-only spaces downtown.

4.0 Transportation: The safe and adequate flow of bus, auto, bicycle and pedestrian traffic within and around Carrboro is essential.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to remain consistent with its adopted plans or policies.

Section 3. This resolution becomes effective upon adoption.

This the 24th day of June 2014.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR REJECTING AN AMENDMENT TO THE TEXT OF
THE CARRBORO LAND USE ORDINANCE

Draft Resolution No.

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO PROHIBIT DRIVE-IN AND DRIVE-THROUGH BANKS, RESTAURANTS, AND OTHER ENTERPRISES EXCEPT DRIVE-THROUGH PHARMACIES.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with Town plans and policies.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing regulations are appropriate.

Section 3. This resolution becomes effective upon adoption.

This the 24th day of June 2014.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO PROHIBIT
DRIVE-IN AND DRIVE-THROUGH BANKS, RESTAURANTS, AND OTHER
ENTERPRISES EXCEPT DRIVE-THROUGH PHARMACIES

Draft 6-17-2014

THE CARRBORO BOARD OF ALDERMEN ORDAINS:

Section 1. The Table of Permissible Uses of the Carrboro Land Use Ordinance is amended by removing all the letters S, C, and Z from the district columns opposite the following use classifications to indicate that such uses are not permissible within the Town's planning jurisdiction.

2.140	Sales and rentals of goods, merchandise, and equipment, no storage or display of goods outside fully enclosed building, drive in window
2.240	Sales and rentals of goods, merchandise, and equipment, display of goods outside fully enclosed building allowed, drive in window
2.340	Sales and rentals of goods, merchandise, and equipment, storage of goods outside fully enclosed building allowed, drive in window
3.230	Banks with drive-in windows
<u>6.260</u>	<u>Drive-In Movie Theaters</u>
8.300	Drive-in restaurants (service to and consumption in vehicle on premises)
8.400	Drive-through restaurants (service directly to vehicles primarily for off-premises consumption)
<u>16.000</u>	<u>Dry Cleaners with Drive-In Windows</u>

Section 2. The Table of Permissible Uses is amended by adding a new use classification 2.113, entitled "Pharmacies with drive-through windows" and by placing the letter "C" under the following zoning district columns to indicate that this use is permissible with a conditional use permit within those zoning districts.

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

ARTICLE XI

SUPPLEMENTARY USE REGULATIONS

PART II. MISCELLANEOUS SUPPLEMENTARY USE PROVISIONS

Section 15-176.1 Businesses with Drive-In Windows (AMENDED 06/09/98)

In addition to other applicable provisions of this chapter, use classifications 2.140, 2.240, 3.230, 3.250, 8.300, 8.400, and 16.100 shall be subject to the following requirements:

- (1) The entrance/exit doors of such uses shall be located in such a manner that a person entering/exiting such business is not required immediately to cross a drive-in window exit lane.
- (2) Drive-in windows shall be located in such a fashion that vehicles using or waiting to use such drive-in or drive-through facilities do not interfere with vehicles seeking to enter or leave parking areas.
- (3) Where it is necessary for patrons wishing to park and enter such businesses to cross a drive-in window lane, crosswalks leading from parking areas to building entrances shall be clearly marked.
- (4) The vehicular entrances or exits of such uses shall not be located within 300 feet of the intersection of the centerlines of intersecting streets.
- (5) A building housing an 8.400 classification use may not be located closer than 1,000 feet to the nearest point of another building housing an 8.400 classification.
- (6) A Type B screen shall be erected, on the exterior border, from the service window to the entrance of the stacking lane.

Article X

PERMISSIBLE USES

Section 15-146 Table of Permissible Uses.¹

The following Table of Permissible Uses should be read in close conjunction with the definitions of terms set forth in Section 15-15 and the other interpretative provisions set forth in this article.

¹The Table of Permissible Uses was amended 05/12/81 to add the R-SIR-2 and W categories.

The Table of Permissible Uses was amended 12/07/83 to delete the W category and to add the C, R-40, R-80, B-5, and WM-3 categories.

The Table of Permissible Uses was amended 02/04/86 to add the R-2, B-1(c), B-1(g), and CT categories; 04/05/88 the B-3T; and 04/16/91 the O and OA zones.

The Table of Permissible Uses of the Carrboro Land Use Ordinance was amended 6/22/04 to modify the permit requirements for the 8.000 uses.

The Table of Permissible Uses was amended 5/24/2005 modifying the use classification 15.800.

The Table of Permissible Uses is further amended 5/24/2005 by adding a new classification 17.400 Underground Utility Lines.

The Table of Permissible Uses is amended 3/7/06 by adding the letter “S” opposite use classifications 3.110, 3.120, and 3.130 under the B-3 district column to indicate that these uses are permissible with the special use permit in that district.

The Table of Permissible Uses is further amended 3/7/06 by replacing the designation “ZC” opposite use classification 3.150 under the B-3 district column with the designation “S” to indicate that this use is permissible in this district with a special use permit.

The Table of Permissible Uses is amended 6/26/07 by modifying the use classification 21.000 Cemetery and Crematorium by creating two new subcategories for this use so that the permit requirements now read as follows: 21.200 All other cemeteries; and 21.300 Crematorium.

The Table of Permissible Uses is amended by deleting the entries for 1.510 Hotels and Motels and 1.530 Bed and Breakfast, renumbering the remaining Temporary Residential use classification that is remaining, 1.520 Tourist Homes and other Temporary Residences Renting Rooms for Relatively Short Periods of Time, from 1.520 to 1.510; and a new use classification 34.000 Temporary Lodging with associated permit requirements.

Art. X PERMISSIBLE USES (con't)

The Table of Permissible Uses is amended 6/26/07 by changing adding the letter “S” opposite use classification 22.100 under the B-1-C district column to indicate that this use is permissible with a Special Use Permit in that district. The Table of Permissible Uses is further amended by adding the letter “Z” opposite use classification 22.200 under the B-1-C district column to indicate that this use is permissible in this district with a Zoning Permit.

The Table of Permissible Uses is amended 6/26/07 by changing the letter “S” to letter “Z” opposite the classification 22.200 under the B-2, B-4, and CT district column to indicate that this use is now permissible with a Zoning Permit in these districts.

The Table of Permissible Uses is amended 6/26/07 by relabeling use 22.300 as Senior Citizens Day Care, Class A and by changing the letter “S” to letter “Z” opposite the classification 22.300 under the B-2, B-4, and CT district column to indicate that this use is now permissible with a Zoning Permit in these districts.

The Table of Permissible Uses is amended 6/26/07 by adding a new use classification, 22.400, Senior Citizens Day Care, Class B and adding the letter “S” opposite this use classification under the columns for the R-2, R-3 R-7.5, R-10, R-15, R-20, RR B-2, B-4, and CT zoning districts, by adding a “Z” under the columns for the B-1(G), B-1(C), B-3, M-1, O, and O/A zoning districts.

The Table of Permissible Uses is amended 11/27/07 by adding the letter “C” opposite use classifications 2.112, 2.120, 2.150, 3.120, and 3.220 under the WM-3 district column to indicate that these uses are permissible with a Conditional Use Permit in that district.

The Table of Permissible Uses is amended 6/24/08 by adding a new use classification 8.700 entitled “Mobile prepared food vendors” and by adding the letter “z” opposite this use classification under the B-1(C), B-1(G) and M-1 zoning district columns to indicate that this use is permissible in those districts with a zoning permit.

The Table of Permissible Uses is amended 10/28/08 by adding the letter “C” opposite use classifications 2.210, 2.220, 2.230 under the WM-3 district column to indicate that these uses are permissible with a Conditional Use Permit in that district.

The Table of Permissible Uses is amended 11/24/09 by the addition of a “Z(l)” opposite the 5.110 use classification in the column for the B-4 zoning district to indicate that these uses are permissible with a zoning permit in that district, subject to the limitations provided in Section 15-147(m).

The Table of Permissible Uses is hereby amended 6/22/10 to include “electronic gaming operations” as use # 6.150 and to add the electronic gaming definition. Electronic gaming operations shall be permitted with a special use permit in the B-4 zoning district, and the Table of Permissible Uses is amended accordingly.

Art. X PERMISSIBLE USES (con't)

The Table of Permissible is hereby amended on 4/23/13 is amended by changing the permit designation “ZS” to “ZC” wherever the former designation appears in the table under the zoning district columns applicable to the commercial and manufacturing districts. No change shall be made with respect to use classification 26.100 (major subdivisions).

²Use classifications amendment/repeal dates are as follows:

1.112—Amended 10/01/85	8.600—Amended 06/22/04
1.120—Amended 10/01/85	9.100—Amended 6/25/02
1.420—Amended 05/10/83; 06/22/04	15.147—Amended 06/22/04
1.480-- Amended 04/19/05	15.800—Amended 05/24/05
1.640—Amended 10/22/85	17.400—Amended 05/24/05
1.700—{Repealed}	18.200---Amended 11/12/85
1.800	19.100---Amended 05/12/81
2.110	19.200---Amended 05/12/81
2.120	21.000—Amended 06/20/06
2.111--Amended 04/15/81; 12/14/82	21.100—Amended 06/20/06
2.210—Amended 05/28/02 ; 10/28/08	21.200—Amended 06/20/06
2.220—Amended 10/28/08	21.300—Amended 06/20/06
2.230—Amended 5/28/02; 10/28/08	22.100—Amended 06/26/07
3.110—Amended 03/7/06	22.200—Amended 06/26/07
3.120—Amended 03/7/06	22.300—Amended 06/26/07
3.130---Amended 03/7/06	2.120—Amended 11/27/07
3.140---Amended 12/07/83	2.150—Amended 11/27/07
3.150—Amended 03/7/06	3.120—Amended 11/27/07
7.200---Amended 05/10/83	3.220—Amended 11/27/07
8.100—Amended 06/22/04	8.700—Amended 06/24/08
8.200—Amended 06/22/04	2.210---Amended 10/28/08
8.500—Amended 6/22/04	2.220---Amended 10/28/08
22.400--Amended 6/26/07	2.230---Amended 10/28/08
34.000--Amended 11/28/06	5.110---Amended 11/24/09
34.100--Amended 11/28/06	6.150---Amended 06/22/10
34.200--Amended 11/28/06	ZS to ZC --- Amended 04/23/13
2.112—Amended 11/27/07	

TABLE OF PERMISSIBLE USES

Last Amended: 4/23/13

DESCRIPTION	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
1.000 Residential																						
1.100 Single Family Residences																						
1.110 Single Family Detached One Dwelling Unit Per Lot																						
1.111 Site Built/Modular	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.112 Class A Mobile Home			Z	Z	Z	Z	Z											Z				
1.113 Class B Mobile Home																						
1.120 Single Family Detached More Than One Dwelling Unit Per Lot																						
1.121 Site Built/Modular	*	*	*	*	*	*	*		*	*	*	*				*					*	*
1.122 Class A Mobile Home			*	*	*	*	*															
1.123 Class B Mobile Home																						
1.200 Two-Family Residences																						
1.210 Two-Family Conversion	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.220 Primary Residence with Accessory Apartment	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.230 Duplex	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.231 Maximum 20% units > 3 bedrms/du	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.232 No bedroom limit	*	*																				
1.240 Two Family Apartment	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.241 Maximum 20% units > 3 bedrms/du	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.242 No bedroom limit	*	*																				
1.300 Multi-Family Residences																						
1.310 Multi-Family Conversion	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.320 Multi-Family Townhomes	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.321 Maximum 20% units > 3 bedrms/du	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.322 No bedroom limit	SC	SC																				
1.330 Multi-Family Apartments	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.331 Maximum 20% units > 3 bedrms/du	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.332 No bedroom limit	SC	SC																				
1.340 Single-Room Occupancy	SC							SC	SC	SC	SC					SC						
1.400 Group Homes																						
1.410 Fraternities, Sororities, Dormitories and Similar Housing	C	C	C	C	C	C	C		C	C						C						
1.420 Boarding Houses, Rooming Houses	S	S	S	S	S	S	S		C	S						C		C				
1.430 Adult Care Home, Class A	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.440 Adult Care Home, Class B	S	S	S	S	S	S	S		Z	Z						Z		S				
1.450 Child Care Home, Class A	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.460 Child Care Home, Class B	S	S	S	S	S	S	S		Z	Z						Z		S				
1.470 Maternity Home	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.480 Nursing Care Home	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.500 Temporary Residences																						
1.510 Tourist Homes and other Temporary Residences Renting Rooms for Relatively Short Periods of Time	S	S	S	S						S									C			
1.600 Homes Emphasizing Services, Treatment or Supervision																						
1.610 Temporary Homes for the Homeless		S	S				S	S		S	S	S										
1.620 Overnight Shelters for Homeless								S		S	S	S										
1.630 Senior Citizen Residential Complex				C	C																	
1.700																						
1.800																						
1.900 Home Occupation	Z	Z	Z	Z	Z	Z	Z			S	S	S				S		Z			Z	Z

TABLE OF PERMISSIBLE USES

Last Amended: 4/23/13

DESCRIPTION	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
2.000 Sales and Rental of Goods, Merchandise and Equipment																						
2.100 No Storage or Display of Goods Outside Fully Enclosed Building																						
2.110 High-Volume Traffic Generation								ZC	ZC		ZC	ZC	ZC	ZC	ZC	C			C			ZC
2.111 ABC Stores								ZC	ZC		C	C	C			C						
2.112 Specialty High Volume Retail										ZC										C		
2.120 Low-Volume Traffic Generation								ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	C			C	C		ZC
2.130 Wholesale Sales									ZC			ZC	ZC	ZC	ZC	C			C	C		ZC
2.140 Drive-In Windows											C	C	C	C								
2.150 Retail Sales with Subordinate Manufacturing and Processing								ZC												C		
2.200 Display of Goods Outside Fully Enclosed Building																						
2.210 High-Volume Traffic Generation								ZC	ZC					ZC	ZC	ZC			C	C		ZC
2.220 Low-Volume Traffic Generation								ZC	ZC					ZC	ZC	ZC			C	C		ZC
2.230 Wholesale Sales									C					ZC	ZC	ZC			C	C		ZC
2.240 Drive-In Windows											C	C		C								
2.300 Storage of goods outside fully enclosed building																						
2.310 High-volume traffic generation														ZC								
2.320 Low-volume traffic														ZC								
2.330 Wholesale Sales														ZC								
2.340 Drive-in Windows																						
3.000 Office, Clerical, Research and Services Not Primarily Related to Goods or Merchandise																						
3.100 All operations conducted entirely Within Fully Enclosed Building																						
3.110 Operations designed to attract and serve customers or clients on the premises, such as the office of attorneys, physicians, other professions, insurance and stock brokers, travel agents, government office buildings, etc.								ZC	ZC	ZC	S		ZC	ZC	ZC	C			C		ZC	ZC
3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use								ZC	ZC	ZC	S		ZC	ZC	ZC	C			C	C	Z	ZC
3.130 Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area								ZC	ZC	ZC	S		ZC	ZC		ZC			C		ZC	ZC
3.140 Watershed research																	C					
3.150 Copy Centers/Printing Operations								ZC	ZC	ZC	S	ZC	ZC	ZC	ZC	ZC			ZC		ZC	

TABLE OF PERMISSIBLE USES

Last Amended: 4/23/13

DESCRIPTION	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
3.200 Operations conducted within or outside fully enclosed buildings																						
3.210 Operations designed to affect and serve customers or clients on the premises														ZC	ZC				C			ZC
3.220 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use														ZC	ZC	C			C	C		ZC
3.230 Banks with drive-in window											C	C	C		C							
3.240 Watershed research																	C					
3.250 Automatic Teller Machine, Freestanding								C	C		C		C			C					C	C
4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment																						
4.100 All operations conducted entirely within fully enclosed buildings									ZC					ZC	ZC	C				C		C
4.200 Operations conducted within or outside fully enclosed buildings															ZC							
5.000 Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses																						
5.100 Schools																						
5.110 Elementary and secondary (including associated grounds and athletic and other facilities)	C	C	C	C	C	C	C	C	C				Z(1)					Z	C			
5.120 Trade or vocational school								Z	ZC				C	ZC	C	C			C			
5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc)							C	Z	ZC				C	C		C						
5.200 Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school buildings) school or secondary	ZS	ZS	ZS	ZS	ZS	ZS	ZS	Z	ZC	ZC	ZC	ZC	ZC	ZC		ZC		C	C		ZS	ZS
5.300 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)																						
5.310 Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet	S	S	S	S	S	S	S	ZC	Z	Z	Z	Z	S	ZC		ZC			C		Z	ZS
5.320 Located within any permissible structures								ZC	ZC	ZC			S	ZC		ZC			C		C	ZS
5.400 Social, fraternal clubs and lodges, union halls, and similar uses								ZC	ZC	ZC			S	S		ZC			C			
6.000 Recreation, Amusement, Entertainment																						
6.100 Activity conducted entirely within building or substantial structure																						
6.110 Bowling alley, skating rinks, indoor tennis and squash courts, billiards and pool halls, indoor athletic and exercise facilities and similar uses.								ZC	ZC		ZC	ZC	ZC	ZC		ZC			C			

TABLE OF PERMISSIBLE USES

Last Amended: 4/23/13

DESCRIPTION	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
6.120 Movie Theaters																						
6.121 Seating capacity of not more than 300								ZC	ZC				ZC	S		ZC						S
6.122 Unlimited Seating Capacity								S	ZC				ZC	S		ZC						
6.130 Coliseums, stadiums, and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1000 people								C	C				C	C		C						
6.140 Community Center--a Town sponsored, non-profit indoor facility providing for one or several of various type of recreational uses. Facilities in a Community Center may include, but are not limited to gymnasia, swimming pools, indoor court areas, meeting/activity rooms, and other similar uses	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z		Z
6.150 Electronic Gaming Operations													S									
6.200 Activity conducted primarily outside enclosed buildings or structures.																						
6.210 Outdoor recreational facilities developed on private lands, without Town sponsorship or investment, such as golf and country clubs, swimming or tennis clubs, etc. and not constructed pursuant to a permit authorizing the construction of a residential development.	S	S	S	S	S	S	S		C							C	C	C	C			
6.220 Outdoor recreational facilities developed on public lands, or on private lands with swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school																						
6.221 Town of Carrboro owned and operated facilities.	Z	Z	Z	Z	Z	Z	Z	Z	Z				Z	Z		Z	Z	Z	Z	Z		
6.222 Facilities owned and operated by public entities other than the Town of Carrboro	C	C	C	C	C	C	C	C	C				C	C		C	C	C	C	C		
6.230 Golf driving ranges not accessory to golf course, par 3 golf courses, miniature golf course, skateboard parks, water slides, and similar uses.														ZC					C			
6.240 Horseback riding stables (not constructed pursuant to permit authorizing residential development)							S							S			Z	C	C			
6.250 Automobile and motorcycle racing tracks															S							
6.260 Drive-in Movie Theaters														C								
7.000 Institutional Residence or Care of Confinement Facilities																						
7.100 Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area									C							C						

TABLE OF PERMISSIBLE USES

Last Amended: 4/23/13

DESCRIPTION	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
7.200 Nursing care institutions, intermediate care institutions, handicapped, aged or infirm institutions, child care institutions	C	C					C		C							C			C			
7.300 Institutions (other than halfway houses) where mentally ill persons are confined									C							C						
7.400 Penal and Correctional Facilities																						
8.000 Restaurants (including food delivery services), Bars, Night Clubs																						
8.100 Restaurant with none of the features listed in use classification below as its primary activity								ZC	ZC(l)	C			Z						C			ZC
8.200 Outside Service or Consumption								ZC	ZC(l)	C			S						C			ZC
8.300 Drive-in (service to and consumption in vehicle on premises)													C									
8.400 Drive Through Windows (service directly to vehicles primarily for off-premises consumption)													C									
8.500 Carry Out Service (food picked up inside of off-premises consumption)								ZC	ZC(l)				Z						C			
8.600 Food Delivery								ZC	ZC(l)				Z						C			
8.700 Mobile prepared food vendors								Z	Z					Z								
9.000 Motor Vehicle-Related Sales and Service Operations																						
9.100 Motor vehicle sales or rental of sales and service									C					ZC	ZC							
9.200 Automobile service stations													S	C	Z							
9.300 Gas sales operations											S	S	S	C	Z							
9.400 Automobile repair shop or body shop									C			S	S	C	Z							
9.500 Car wash														C	Z							
10.000 Storage and Parking																						
10.100 Independent automobile parking lots or garages								ZC	Z				Z	Z	Z	C						
10.200 Storage of goods not related to sale or uses of those goods on the same lot where they are stored																						
10.210 All storage within completely enclosed structures														Z	Z							C
10.220 Storage inside or outside completely enclosed structures														C	Z							ZC
10.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot, and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot														S	S							
11.000 Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards															S							
12.000 Services and Enterprises Related to Animals																						
12.100 Veterinarian							S		ZC				S	S	S							
12.200 Kennel							S							S	S							
13.000 Emergency Services																						
13.100 Police Stations	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
13.200 Fire Stations	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
13.300 Rescue Squad, Ambulance Service	S	S	S	S	S	S	Z		S	S	S	S	S	S	Z	S	C	C	C	C	S	S
13.400 Civil Defense Operation	S	S	S	S	S	S	Z		S	S	S	S	S	S	Z	S	C	C	C	C	S	S
14.000 Agricultural, Silvicultural, Mining, Quarrying Operations																						
14.100 Agricultural operations, farming																						
14.110 Excluding livestock		Z	Z	Z	Z	Z	Z								Z		Z	Z	Z			
14.120 Including livestock							Z										Z	Z	Z			
14.200 Silvicultural operations		Z	Z	Z	Z	Z	Z								Z							

TABLE OF PERMISSIBLE USES

Last Amended: 4/23/13

DESCRIPTION	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
14.300 Mining or quarrying operations, including on-site sales of products															S							
14.400 Reclamation landfill		Z	Z	Z	Z	Z	Z						Z	Z	Z							
15.000 Miscellaneous Public and Semi-Public Facilities																						
15.100 Post Office								C	C		C	C	C	C	C	C						
15.200 Airport							C		S				S	S								C
15.300 Sanitary landfill							C							C								
15.400 Military reserve, National Guard centers														Z								
15.500 Recycling materials collection operations																						
15.510 Using collection facilities other than motor vehicles									Z				Z	Z	Z							
15.520 Aluminum recycling using motor vehicles									S				S	S	S							
15.600 Public utility service complex																			C			
15.700 Cable Television Signal Distribution Center								S	S	S	S		S	S	S	S					S	S
15.800 Town-owned and/or Operated Facilities and Services																						
15.810 Town-owned and/or Operated Public Parking Lot								Z	Z	Z	Z	Z	Z	Z	Z	Z				Z		Z
15.820 All other town-owned and/or operated facilities and services	Z	Z	Z	Z	Z	Z	Z		Z		Z	Z		Z	Z	Z	Z	Z	Z	Z	Z	Z
16.000 Dry Cleaner, Laundromat																						
16.100 With drive-in windows											C	C	C	C								C
16.200 Without drive-in windows									Z		S	S	Z	S		Z			C			S
17.000 Utility Facilities																						
17.100 Neighborhood	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	C	C	C			S
17.200 Community or regional														S	S		C		C			S
17.300 Cable Television Satellite Station							S				S	S	S	S	S	S					S	S
17.400 Underground Utility Lines	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	C	C	Z	C	Z	Z
18.000 Towers and Related Structures																						
18.100 Towers and antennas fifty feet tall or less	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	Z	Z	C	Z			Z
18.200 Towers and antennas attached thereto that exceed 50 feet in height, and that are not regarded as accessory to residential users under 15-150(c)(5)						C	C				C	C	C	C	C	C			C	C	C	C
18.300 Antennas exceeding 50 feet in height attached to structures other than towers, [other than accessory uses under 15-150(c)(5)]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
18.400 Publicly-owned towers and antennas of all sizes that are used in the provision of public safety services									ZC													
19.000 Open Air Markets and Horticultural Sales																						
19.100 Open air markets (farm and craft markets, flea markets, produce markets)								ZC	ZC	ZC	S	S		S		S					S	S
19.200 Horticultural sales with outdoor display									ZC	ZC	S	S		S		S					S	S
19.300 Seasonal Christmas or pumpkin sales								Z	Z	Z	Z	Z	Z	Z	Z						Z	Z
20.000 Funeral Homes													Z	Z								
21.000 Cemetery and Crematorium																						
21.100 Town-owned cemetery	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
21.200 All other cemeteries							S							Z	Z		C	C	C			
21.300 Crematorium														Z	Z							
22.000 Day Care																						
22.100 Child Day Care Home	ZZ	Z	Z	Z	Z	Z	Z	S	S	Z	S	S				Z		Z			S	S
22.200 Child Day Care Facility	S	S	S	S	S	S	S	Z	Z	Z	Z	Z	Z	Z		Z		C	C		Z	Z
22.300 Senior Citizens Day Care, Class A	S	S	S	S	S	S	S		Z	Z	Z	Z	Z	Z		Z		C	C		Z	Z
22.400 Senior Citizens Day Care, Class B	S	S	S	S	S	S	S	Z	Z	S	Z	Z	S	Z		S					Z	Z

TABLE OF PERMISSIBLE USES

Last Amended: 4/23/13

DESCRIPTION	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
23.000 Temporary structure or parking lots used in connection with the construction of a permanent building or for some non-recurring purpose																						
23.100 Temporary structures located on same lot as activity generating need for structure	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	C	C	C	C	Z	Z
23.200 Temporary parking facilities located on or off-site of activity generating need for parking	Z																					
24.000 Bus Station									ZC				S	S		S						
25.000 Commercial Greenhouse Operations																						
25.100 No on-premises sales						S	S							Z								
25.200 On-premises sales permitted							S							Z								
26.000 Subdivisions																						
26.100 Major	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	C	C	C	C	SC	SC
26.200 Minor	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	C	C	C	C	Z	Z
27.000 Combination Uses	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	C	*	*	*	*
	Permissible only in Planned Unit Development Districts (See Section 15-139) pursuant to a conditional use permit).																					
28.000 Planned Unit Developments																						
29.000 Special Events	C	C	C	C	C	C	C	ZC	ZC	ZC	C	C	C	C	C	C	C	C			C	C
	Permissible only in Planned Industrial Development Districts [See Subsection 15-137(c)] pursuant to a conditional use permit																					
30.000 Planned Industrial Development																						
31.000 Off-Premises Signs															Z							
	Permissible only in Village Mixed Use Districts (See Section 15-141.2 pursuant to a conditional use permit).																					
32.000 Village Mixed Use Development																						
	Permissible only in Office/Assembly Conditional Use Districts [see Subsection 15-136(11)] pursuant to a conditional use permit].																					
33.000 Office/Assembly Planned Development																						
34.000 Temporary Lodging																						
34.100 Hotels and Motels	C							C	C				C			C						C
34.200 Bed and Breakfast	S	S	S	S	S	S	S			S						S		C	S			

*Art. X PERMISSIBLE USES (con't)***Section 15-147 Use of the Designations Z,S,C in Table of Permissible Uses (AMENDED 11/18/03; 6/22/04; 10/25/05; 11/22/05; 6/26/07; 11/27/07; 10/28/08, 11/24/09. REWRITTEN 4/23/09)**

(a) Subject to Section 15-148, and subsection (h) of this section, when used in connection with a particular use in the Table of Permissible Uses (Section 15-146), the letter “Z” means that the use is permissible in the indicated zone with a zoning permit issued by the administrator (except that, in connection with use classification 26.200, minor subdivisions, the letter “Z” means that final plat approval shall be granted by the Planning Director). The letter “S” means a special use permit must be obtained from the board of adjustment, and the letter “C” means a conditional use permit must be obtained from the Board of Aldermen. **(AMENDED 1/22/85; 11/18/03)**

(b) When used in connection with single-family, two-family and multi-family residences (use classifications 1.100, 1.200 and 1.300) outside the watershed districts, the designation “ZSC” or “SC” means that tracts developed with four dwelling units or less require a zoning permit, tracts developed with between five and twelve dwelling units require a special use permit, and tracts developed with more than twelve dwelling units require a conditional use permit. When used in connection with single-family, two-family, and multi-family residences in the watershed districts, the designation “ZC” means that tracts developed with one dwelling unit shall require a zoning permit and tracts developed with two or more dwelling units shall require a conditional use permit. **(AMENDED 1/22/85; 2/24/87; 12/15/87)**

(c) When used in connection with major subdivisions (use classification 26.100) outside the watershed districts, the designation “SC” means that subdivisions containing between five and twelve lots shall require a special use permit, and subdivisions containing thirteen or more lots shall require a conditional use permit. **(AMENDED 7/21/87; 12/15/87)**

(d) Subject to Section 15-148, use of the designation “ZC” (which designation appears only under the zoning district columns applicable to the commercial and manufacturing districts) means that a conditional use permit must be obtained if the development involves the construction of more than 3,000 square feet of new building gross floor area *or* the development is located on a lot of more than one acre, and a zoning permit must be obtained if the development involves the construction of 3,000 square feet or less of new building gross floor area *and* the development is located on a lot of one acre or less. **(AMENDED 11/14/88) (REWRITTEN 4/23/13)**

(e) Subject to Section 15-148, use of the designation “Z,S” means that a zoning permit must be obtained if the development is located on a lot of two acres or less while a special use permit must be obtained for developments in excess of two acres.

(f) Use of the designation Z,S,C, for combination uses is explained in Section 15-154.

(g) When used in connection with use classification 18.400 (publicly-owned towers and antennas of all sizes that are used in the provisions of public safety services), the designation “ZC” means that the development of such towers that are fifty feet tall or less

Art. X PERMISSIBLE USES (con't)

shall require a zoning permit, and the development of such towers that are more than fifty feet tall shall require a conditional use permit. **(AMENDED 10/04/88, 02/18/97)**

- (h) Whenever any 1.000 classification use is proposed for a lot in the R-2, R-3, R-7.5, and R-10 zoning districts and such use would otherwise require the issuance of a zoning permit under the provisions of this section, a special use permit shall nevertheless be required if:
 - (1) The use involves (i) construction of an addition to an existing dwelling, or (ii) construction of an additional dwelling on a lot where at least one dwelling already exists, or (iii) construction of a dwelling on a lot from which a previously existing dwelling has been removed within a period of three years prior to the application for a permit under this chapter, and
 - (2) The gross floor area of any one dwelling unit exceeds 3,500 square feet, or the gross floor area of all dwellings covered by the proposed permit exceeds 5,500 square feet.
 - (3) This requirement shall not apply if at least one of the dwelling units is an affordable housing unit as defined in Section 15-182.4(a).
 - (4) This requirement shall not apply with respect to a proposed one-time addition to a dwelling that has been in existence for a period of at least twenty years if such one-time addition results in less than a 25 percent increase in the gross floor area of such dwelling and less than a 15 percent increase in the gross floor area of all dwellings covered by the proposed permit.
- (i) When used in connection with 8.100, 8.200, 8.500 and 8.600 uses, the designation "ZC(l)" means that a zoning permit must be obtained if the total area within a development to be used for this purpose does not exceed 1,500 square feet and the use is to take place in a building in existence on the effective date of this subsection while a conditional use permit must be obtained whenever the total area to be used for this purpose is equal to or exceeds 1,500 square feet.
- (j) Notwithstanding the other provisions of this section, whenever a building of more than two stories or 35 feet in height is proposed within the B-1(g), B-1(c), B-2, CT or M-1 zoning districts, a conditional use permit must be obtained from the Board of Aldermen. **(AMENDED 10/25/05)**
- (k) Notwithstanding the foregoing, Uses 22.200 Child Day Care Facilities serving nine to fifteen children, and 22.300 Senior Citizen Day Care, Class A, serving four to sixteen seniors, that are located on collector or arterial streets are permissible with a Zoning Permit issued by the

Art. X PERMISSIBLE USES (con't)

Administrator. For the purposes of this section, collector streets are those streets whose function and design meet the current town standards for classification as collector streets; and arterial streets are those listed in subsection 15-210.

l) Notwithstanding the foregoing, if a use within use classifications 2.112, 2.120, 2.150, 2.220, 2.230, 3.120, or 3.220 is proposed for an existing building within the WM-3 zoning district, and no other changes to the site are proposed that would require the issuance of a new permit under Section 15-46, then such use shall be permissible with a zoning permit. **(Amended 10/28/08)**

m) Notwithstanding the foregoing, 5.110 uses may be permitted within the B-4 zoning district only when proposed within an existing building and when no other changes to the site are proposed that would require the issuance of a new permit under Section 15-46. **(AMENDED 11/24/09)**

Section 15-148 Board of Adjustment Jurisdiction Over Uses Otherwise Permissible With a Zoning Permit.

(a) Notwithstanding any other provisions of this article, whenever the Table of Permissible Uses (interpreted in the light of Section 15-147 and the other provisions of this article) provides that a use is permissible with a zoning permit, (i) a conditional use permit shall nevertheless be required if the administrator finds that the proposed use is located within the University Lake Watershed (i.e., the C, B-5, and WM-3 districts) and would have a substantial impact on neighboring properties or the general public, and (ii) a conditional use permit shall nevertheless be required if the administrator finds that the proposed use is located in the B-1(c), B-1(g), B-2, or CT zoning districts, the use is shown as permissible in those districts with a "ZC" designation in the Table of Permissible Uses, and the proposed use would have a substantial impact on neighboring properties or the general public; (iii) otherwise, a special use permit shall nevertheless be required if the administrator finds that the proposed use would have a substantial impact on neighboring properties or the general public. **(AMENDED 01/22/85; 12/15/87; 02/25/92)**

(b) A special use permit shall be required for any use that is otherwise permissible with a zoning permit if the administrator concludes that, given the impact of the proposed use on neighboring properties, the vested right conferred upon the permit recipient pursuant to Section 15-128.2 should not be conferred without an opportunity for public input. A conditional use permit shall be required for any use that is otherwise permissible with a zoning permit if the administrator concludes that, given the impact of the proposed use on the general public, the vested right conferred upon the permit recipient pursuant to Section 15-128.2 should not be conferred without an opportunity for public input. However, if the zoning administrator makes this determination, the permit applicant may require that the application be returned to the zoning permit process by submitting to the administrator a written waiver of the vested right normally acquired under Section 15-128.2 upon the issuance of a zoning permit. **(AMENDED 10/01/91; 02/25/92)**

Section 15-149 Permissible Uses and Specific Exclusions **(AMENDED 6/24/08)**



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, JUNE 19, 2014

LAND USE ORDINANCE TEXT AMENDMENT TO PROHIBIT DRIVE-IN AND DRIVE-THROUGH BANKS, RESTAURANTS, AND OTHER ENTERPRISES EXCEPT DRIVE-THROUGH PHARMACIES

Motion was made by Adamson and seconded by Clinton that the Planning Board recommends that the Board of Aldermen approve the draft ordinance.

VOTE:

AYES: (5) Adamson, Clinton, Cohen, Hunt, Poulton

ABSENT/EXCUSED: (0)

NOES: (2) Davis, Foushee

ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by Adamson and seconded by Clinton that furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, is consistent with adopted plans and policies, and specifically the following provisions in Carrboro Vision 2020:

3.21 The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.

3.25 Walkability should be encouraged downtown and pedestrian safety and comfort should be goal. The town should improve lighting and shading, and create auto barriers.

3.27 Carrboro should consider pedestrian-only spaces downtown.

4.0 Transportation: The safe and adequate flow of bus, auto, bicycle and pedestrian traffic within and around Carrboro is essential.

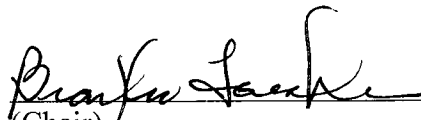
VOTE:

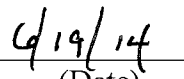
AYES: (5) Adamson, Clinton, Cohen, Hunt, Poulton

ABSENT/EXCUSED: (0)

NOES: (2) Davis, Foushee

ABSTENTIONS: (0)


(Chair)


(Date)



TOWN OF CARRBORO

ECONOMIC SUSTAINABILITY COMMISSION

301 West Main Street, Carrboro North Carolina 27510

RECOMMENDATION

June 11, 2014

LAND USE ORDINANCE TEXT AMENDMENT TO PROHIBIT DRIVE-IN AND DRIVE-THROUGH BANKS, RESTAURANTS, AND OTHER ENTERPRISES EXCEPT DRIVE-THROUGH PHARMACIES

Motion was made by Sarah Blacklin and seconded by Art Menius that the **Economic Sustainability Commission** recommends that the Board of Aldermen adopt the draft ordinance.

The ESC ultimately voted to recommend this ordinance amendment, however, it should be noted that we would like the Board of Alderman to consider allowing Drive-In Restaurants, permissible use 8.300, as we see that as a value added feature for current establishments as well as an acceptable option for entrepreneurial start-ups. Our recommendation for allowing Drive-In Restaurants would meet the following Carrboro Vision 2020 provisions:

3.3 To encourage new commercial growth

3.61 To encourage diversity of locally operated businesses

VOTE:

AYES: 8

ABSENT/EXCUSED: Chris Butler, Bob Saunders, Vice Chair

NOES: 0

ABSTENTIONS: 0

Associated Findings

By unanimous show of hands, the Economic Sustainability Commission membership indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by Art Menius and seconded by Paul Daughtry that furthermore, the Economic Sustainability Commission of the Town of Carrboro finds the proposed text amendment is consistent with adopted plans and policies, specifically the following provisions in Carrboro Vision 2020:

1.35, 3.21, 3.25, 3.27, 3.61, 4.0

VOTE:

AYES: 8

ABSENT/EXCUSED: 2, Chris Butler and Bob Saunders, Vice-Chair

NOES: 0

ABSTENTIONS: 0

A handwritten signature in cursive script, appearing to read "Terri Turner", is written over a horizontal line.

Terri Turner, Chair

June 6, 2014

Economic Sustainability Commission

Town of Carrboro



TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, JUNE 19, 2014

LAND USE ORDINANCE TEXT AMENDMENT TO PROHIBIT DRIVE-IN AND DRIVE-THROUGH BANKS, RESTAURANTS, AND OTHER ENTERPRISES EXCEPT DRIVE-THROUGH PHARMACIES

Motion was made by Gabe Rivin and seconded by Michelle Holder that the Environmental Advisory Board recommends that the Board of Aldermen require as part of the amendment to the Land Use Ordinance that any future drive-throughs, drive-ins, or parcel pick-up locations post signs that urge drivers to turn off their cars while waiting in line, rather than idling.

VOTE:

AYES: Arnsberger, Rivin, Holder

ABSENT/EXCUSED: Crook, Reddy, Sinclair

NOES: None

ABSTENTIONS: None

Associated Findings

By a unanimous show of hands, the Environmental Advisory Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by Matthew Arnsberger and seconded by Gabe Rivin that furthermore, the Environmental Advisory Board of the Town of Carrboro finds the proposed text amendment, is consistent with adopted plans and policies, and specifically the following provisions in Carrboro Vision 2020:

1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

3.21 The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.

3.25 Walkability should be encouraged downtown and pedestrian safety and comfort should be goal. The town should improve lighting and shading, and create auto barriers.

3.27 Carrboro should consider pedestrian-only spaces downtown.

3.61 While our citizens may not be able to meet all of their consumer needs in Carrboro, it is important that the town encourage the widest possible diversity of locally operated businesses. The objective is a balanced portrait of convenience: a movie theater, overnight accommodations, home businesses, technology, retail, a variety or department store, restaurants and entertainment.

4.0 Transportation: The safe and adequate flow of bus, auto, bicycle and pedestrian traffic within and around Carrboro is essential.


VOTE:

AYES: Arnsberger, Rivin, Holder

ABSENT/EXCUSED: Crook, Reddy, Sinclair

NOES: None

ABSTENTIONS: None


for (Chair) 6/20/14
(Date)



TOWN OF CARRBORO

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, JUNE 5, 2014

LAND USE ORDINANCE TEXT AMENDMENT TO PROHIBIT DRIVE-IN AND DRIVE-THROUGH BANKS, RESTAURANTS, AND OTHER ENTERPRISES ~~EXCEPT DRIVE-THROUGH PHARMACIES~~ *Spice the Exception.*

Motion was made by Amy Jeroloman and seconded by Jay Bryan that the NTAAC recommends that the Board of Aldermen Admend the draft ordinance. -

VOTE:

AYES: 3

ABSENT/EXCUSED: 0

NOES: 0

ABSTENTIONS: 0

*we are in agreement except for
the pharmacies drive through -
all drive throughs be prohibited
no exceptions.*

Associated Findings

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

Motion was made by Amy Jeroloman and seconded by Yvonne H. Hall that furthermore, the NTAAC of the Town of Carrboro finds the proposed text amendment, is consistent with adopted plans and policies, and specifically the following provisions in Carrboro Vision 2020:

1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

3.21 The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.

3.25 Walkability should be encouraged downtown and pedestrian safety and comfort should be goal. The town should improve lighting and shading, and create auto barriers.

3.27 Carrboro should consider pedestrian-only spaces downtown.

3.61 While our citizens may not be able to meet all of their consumer needs in Carrboro, it is important that the town encourage the widest possible diversity of locally operated businesses. The objective is a balanced portrait of convenience: a movie theater, overnight accommodations, home businesses, technology, retail, a variety or department store, restaurants and entertainment.

4.0 Transportation: The safe and adequate flow of bus, auto, bicycle and pedestrian traffic within and around Carrboro is essential.

*N7A areas of
(including old Hwy 86)
Honeysuckle Rd*

VOTE:

AYES: 3

ABSENT/EXCUSED: 0

NOES: 0

ABSTENTIONS: 0

(Chair)

(Date)

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Administration
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov



131 W. Margaret Lane
P O Box 8181
Hillsborough,
North Carolina, 27278



TRANSMITTAL DELIVERED VIA EMAIL

June 18, 2014

Christina Moon, AICP
Planning Administrator
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on June 4, 2014 and proposed for town public hearing on June 24, 2014:

- *Provisions for the Removal of the Restrictions on Affordable Housing Units Under Specific Conditions.*
- *Removal of Drive-in and Drive-through Banks, Restaurants, and other Enterprises except Drive-through Pharmacies.*

We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*.

If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Perdita Holtz".

Perdita Holtz, AICP
Planning Systems Coordinator



TOWN OF CARRBORO
TRANSPORTATION ADVISORY BOARD
RECOMMENDATION
June 5, 2014

SUBJECT: Land Use Ordinance Text Amendment to Prohibit Drive-In and Drive-Through Banks, Restaurants, and Other Enterprises Except Drive-Through Pharmacies

MOTION: The TAB recommends that the Board of Aldermen approve the draft ordinance amendment, with the modification that drive-thru pharmacies are also prohibited uses.

Drive-thrus induce driving, are incompatible with other modes, incur costs that are reflected in higher prices for goods and services and-or lower wages for employees, and are not consistent with how Carrboro looks to develop in the future.

Moved: Štolka

Second: Nicopoulos

VOTE: Ayes (3): Štolka, LaJeunesse, Nicopoulos. Nays (0). Abstain (0). Absent (4): Haac, Barclay, McDuffee, Boone.

Jeffery S. Bh

for
Kurt Štolka

TAB Chair

6 / 20 /14
DATE



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number: 14-0179

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

Public hearing on Land Use Ordinance Amendments Relating to Affordable Housing and Payments in-lieu

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider amending the Land Use Ordinance to allow certain density bonus designated affordable units to convert to market units per specific requirements. A draft ordinance has been provided. The Board must receive public comments before taking action on the draft ordinance.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 918-7325; Patricia McGuire -- 918-7327; Jeff Kleaveland - 919-7332; Mike Brough - 929-3905

INFORMATION: The Legends AIS Homeowners Association, on behalf of the owners of affordable units in the Legends subdivision, submitted a request to the Town to modify its conditional use permit to allow the designated affordable units to convert to market rate units in accordance with certain requirements. The Board approved the CUP modification at the May 20th 2014 meeting, subject to a text amendment to the Land Use Ordinance which would allow for the conversion. A draft ordinance has been prepared (Attachment B).

At the time that the Legends AIS conditional use permit was issued, in 2006, the provisions in the Land Use Ordinance did not require affordable housing units to be managed by the Community Home Trust. The developer was not required to verify income eligibility of the buyers or to consider the potential impacts of HOA fees on potential buyers for the affordable units, but was required to establish a framework for restricting future sales price of the affordable units as required by the Land Use Ordinance. The affordable units at the Legends were constructed and put on the market in 2009. While the housing market was experiencing a decline at this time, 2010 marked the year when HUD updated the Area Median Income (AMI) to reflect the boundaries of the Metropolitan Statistical Area (MSA) that had just been redrawn to include Durham, Chapel Hill and Carrboro rather than Cary and Raleigh. As a result, the allowable resale price for the affordable homes is now lower than the 2009 purchase price. The owners of the affordable units have worked with the HOA, the Community Home Trust and Town staff to reduce their financial hardship from the loss of value in their respective units. For additional analysis, please see the Board of Aldermen's May 20, 2014 agenda item including the request for a minor modification to the CUP and associated text amendment at the following link: <https://carrboro.legistar.com/LegislationDetail.aspx?ID=1799513&GUID=2B348EA4-4A4C-46A4-A051->

Agenda Date: 6/24/2014

File Type:Abstract

In Control: Board of Aldermen

Version: 1

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The draft ordinance was presented to the Planning Board on June 5th and was referred to Orange County. Comments are provided (Attachment E). .

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the resolution finding consistency, and the draft ordinance provided in the attachments.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND
USE ORDINANCE

Draft Resolution No.

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO PROVIDE FOR THE REMOVAL OF THE RESTRICTIONS ON AFFORDABLE HOUSING UNITS UNDER SPECIFIED CONDITIONS.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is consistent with Carrboro Vision 2020 regarding efforts to provide housing for a diverse population, particularly the following sections:

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

6.12 The variety of strategies to be considered should include the investigation of alternative public and private funding for construction and renovation of low and moderate income housing. A low interest load pool for individuals and nonprofits that wish to buy and rehabilitate housing is desired.

6.17 The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Corporation, Empowerment Inc., and Habitat for Humanity.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to remain consistent with its adopted plans or policies.

Section 3. This resolution becomes effective upon adoption.

This the 24th day of June 2014.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR REJECTING AN AMENDMENT TO THE TEXT OF
THE CARRBORO LAND USE ORDINANCE

Draft Resolution No.

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO PROVIDE FOR THE REMOVAL OF THE RESTRICTIONS ON AFFORDABLE HOUSING UNITS UNDER SPECIFIED CONDITIONS.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with Town plans and policies.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing regulations are appropriate.

Section 3. This resolution becomes effective upon adoption.

This the 24th day of June 2014.

**AN ORDINANCE AMENDING THE CARRBORO LAND USE
ORDINANCE TO PROVIDE FOR THE REMOVAL OF THE RESTRICTIONS ON
AFFORDABLE HOUSING UNITS UNDER SPECIFIED CONDITIONS**

DRAFT 5-23-2014

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-182.4 of the Carrboro Land Use Ordinance is amended by the adding the following new subsection (j):

(j) Notwithstanding the foregoing, with respect to a development that (i) was approved prior to the amendments to this section adopted on June 26, 2007, and (ii) constructed dwelling units that satisfied the affordability criteria by recording covenants and including restrictions in the deeds that conveyed title to the affordable units limiting the sale or resale price of such units in accordance with a formula set forth in this section, and (iii) took advantage of the density bonus provisions of this section and constructed additional market rate units as authorized by this section:

- (1) The Board of Aldermen may amend the conditional use permit that authorized such development to provide that those provisions that restrict the price at which the affordable units may be sold shall no longer be binding, (thereby allowing the units to be sold at market value) subject to and in accordance with the following provisions:
 - a. At the closing on the sale of such units, all fees and charges typically paid by the seller of other market rate units (such as loans secured by property, real estate commissions, prorated property taxes, excise taxes, etc.) shall be paid by the seller of a unit previously designated as affordable. The balance of the proceeds of the sale to which the seller is entitled shall be referred to in this section as the “net proceeds of the sale.”
 - b. To the extent that the price paid by the buyer of the unit exceeds the price paid by the seller when the seller purchased the unit, the difference between the two figures shall be referred to in this section as the “equity appreciation amount.” To the extent that the net proceeds of the sale are sufficient, the seller shall be allowed to keep the first five thousand dollars (\$5,000.00) of equity appreciation, plus an amount of the equity appreciation equal to the amount paid by the seller for additions to the home or significant upgrades to the home (routine maintenance, repairs, or replacements excluded).
 - c. If the net proceeds of the sale exceed the amount the seller is permitted to retain under the foregoing paragraph, the remainder of the net proceeds shall be split evenly between the Town and the seller.
- (2) The Board of Aldermen may also amend the conditional use permit that authorized such development to provide that those provisions that restrict the price at which the affordable units may be sold shall expire automatically on the twentieth anniversary

of the recording date of the deed conveying the affordable unit to the party owning that unit on the effective date of this subsection. Thereafter, no restrictions on the sales price of such unit or the disposition of sales proceeds shall apply to such unit.

- (3) A development wherein affordable units are converted to market rate units under this subsection shall not be regarded as nonconforming with respect to density.

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

Section 3. This ordinance shall become effective upon adoption.

ARTICLE IV

PERMITS AND FINAL PLAT APPROVAL

PART I. PERMIT REQUIREMENTS

Section 15-54.1 Affordable Housing Goal and Alternative Methods of Achieving the Goal (AMENDED 6/28/05; REWRITTEN 6/26/07; AMENDED 10/28/08); AMENDED 6/26/12.

(a) The Board of Aldermen has established as a policy goal that at least fifteen percent of the housing units within all new residential developments should consist of affordable housing units as described in Section 15-182.4. That section, as well as Section 15-188, establish incentives for developers to provide for such affordable housing. The purpose of this section is to establish alternative processes whereby developers who do not achieve the 15% objective can nevertheless contribute to the fulfillment of this goal in another way, and also to create a process to ensure that developers understand the importance of attempting to meet this goal.

(b) An applicant for approval of any residential development containing five or more dwelling units or lots that does not elect to meet the Board's 15% affordable housing policy goal by constructing affordable housing units or donating affordable housing lots (as those terms are described in Section 15-182.4) shall nevertheless be considered to have met this goal if such applicant makes a payment to the Town's Affordable Housing Special Reserve Fund in lieu of such construction or donation in an amount calculated as provided in this subsection:

- 1) The number of dwelling units or lots authorized within the development (including additional units or lots authorized under Section 15-182.4 when the developer constructs affordable units, provides affordable housing lots, or is authorized by the Board to construct density bonus units by making a payment in lieu of constructing units) shall be multiplied by 0.15 and the product shall be carried to two decimal places. **(REWRITTEN 1/22/08)**
- 2) There shall be subtracted from the product derived under subsection (b)(1) of this section (i) the number of affordable housing units or affordable housing lots the developer proposes to provide under Section 15-182.4, plus (ii) the number of affordable housing payment in lieu fees the Board has agreed to allow to be regarded as the equivalent of providing an affordable housing unit under Subsection 15-182.4(d1). **(REWRITTEN 1/22/08)**
- 3) The product derived under subsection (b)(2) shall be multiplied by the affordable housing payment in lieu fee. The result is the amount that must be paid to satisfy the provisions of this subsection (b).

Art. IV PERMITS AND FINAL PLAT APPROVAL

- 4) The affordable housing payment in lieu fee shall be an amount established by the Board of Aldermen and shall be included in the Town's Miscellaneous Fees and Charges Schedule. In establishing the amount of this fee, the Board may consider (i) the extent to which the costs incurred by a developer in constructing and selling a two bedroom affordable housing unit (including land cost, the cost of construction, interest cost, closing costs, and other costs allocable to such unit) exceed the maximum amount for which that housing unit could be sold (as an affordable housing unit) by the developer in accordance with Section 15-182.4, (ii) the extent to which non-monetary factors might induce developers to prefer paying a fee in lieu of constructing an affordable housing unit if the monetary cost of doing one or the other were roughly equivalent, and (iii) any other factors the Board deems relevant in establishing a fee that provides developers with a practical and financially viable means of satisfying the Town's affordable housing policy goals. **(AMENDED 10/28/08; 6/26/12)**

(c) An applicant for approval of any residential development containing five or more lots restricted to single-family residential use (which lots the developer intends to sell undeveloped) who does not elect to meet the Board's 15% affordable housing policy goal by donating affordable housing lots (as those terms are described in Section 15-182.4) or making a payment in lieu as provided in subsection (b) above shall nevertheless be considered to have met this goal if such applicant chooses to follow the process that reserves lots for purchase by the Town of Carrboro and makes a payment for the eventual purchase of such lots as outlined in this subsection.

- 1) The developer shall request that a condition that obligates the developer to comply with the provisions of this subsection be added to the special or conditional use permit that authorizes the subdivision in question, and such condition shall be added by the permit issuing authority.
- 2) Before the final plat is approved, the developer shall designate on the plat a number of lots that are reserved for purchase by the Town of Carrboro. The number of lots so reserved shall be equal to the product of the number of lots within such subdivision multiplied by 0.15, rounded down to the nearest whole number.
- 3) The purchase price for each reserved lot shall be the estimated market price as agreed upon by the Town and the developer, which price shall be specified in the condition added to the special or conditional use permit.
- 4) The lots so designated shall be restricted by the permit to the development of affordable housing as defined in Section 15-182.4 of this chapter.

Art. IV PERMITS AND FINAL PLAT APPROVAL

- 5) The lots so designated shall be in all other ways equal to the market rate lots and shall be provided with utility connections and other necessary infrastructure so as to render them buildable at the time of sale.
- 6) With respect to all other lots within the subdivision, no certificate of occupancy shall be issued for any dwelling unit constructed on such lots unless and until a payment is made to the town in an amount determined as follows:
 - a. Prior to approval of the permit for such subdivision, the applicant for the permit shall estimate the total market value of all developed lots (i.e. lots with houses completed on them) within the subdivision that are not restricted to affordable housing units, and calculate from this number the percentage number that, when applied to the total market value of such developed lots, would yield the number of dollars necessary to purchase the lots within the subdivision that are restricted to affordable housing use.
 - b. If the town accepts the percentage number derived above as a reasonable estimate, such percentage shall be included as part of the condition on the permit prohibiting the issuance of a certificate of occupancy until a payment is made to the town as provided in this subsection.
 - c. The amount of the payment shall be determined by applying the percentage determined in accordance with this subsection to the appraised value of the completed house and lot, as determined by a licensed appraiser.
- 7) The funds so received shall be held and reserved for the purchase of the lots designated to be developed with affordable housing.
- 8) The town shall have the right to purchase the designated lots at any time after final plat approval, and must purchase the lots not later than ninety days after sufficient funds to do so have been received by the town from the other lots.
- 9) If sufficient funds have not been received by the town to purchase one or more of the affordable housing lots after the last certificate of occupancy is issued for the other lots within the subdivision, then the town shall either purchase such affordable housing lot or lots using such funds as may be available to the town within ninety days after the date of issuance of such certificate of occupancy, or the condition limiting the use of such designated lot or lots to affordable housing shall be deemed to have expired and such designated lot or lots may thereafter be conveyed without this restriction.

Art. IV PERMITS AND FINAL PLAT APPROVAL

- 10) If the funds received exceed the amount necessary to purchase the lots that have been reserved then such funds shall be retained in the fund and used for other purposes authorized for that fund.

(d) The Board finds that some developers may not fully understand how the affordable housing provisions of this chapter operate or the incentives that are available under the ordinance to encourage affordable housing. Therefore, the Board concludes that, when developers of proposed developments containing five or more dwelling units propose to construct such developments without meeting the affordable housing goals established by the town for new developments, it may be beneficial to both the developers and the town for the Board and such developers to have an opportunity, prior to the formal consideration of a permit request, to discuss the town's affordable housing policy, the affordable housing opportunities and incentives provided by this chapter, and any questions or concerns such developers may have about utilizing those provisions. Subsections (e) and (f) below provide for that opportunity.

(e) The applicant for any residential development containing five or more lots or dwelling units, and therefore required to obtain either a special use permit from the Board of Adjustment or a conditional user permit from the Board of Aldermen, shall be required to participate in an Affordable Housing Review Meeting with the Board of Aldermen if the residential development does not meet the Board's affordable housing goal in any of the ways described in this section or Section 15-182.4.

(f) Should an applicant for any residential development containing five or more lots or dwelling units decide in the course of the development review process to change the application in such a way that it no longer satisfies the Board's affordable housing policy goal, further review of the project will be delayed until the applicant participates in an Affordable Housing Review Meeting with the Board of Aldermen.

Section 15-55 Burden of Presenting Evidence, Burden of Persuasion.

(a) The burden of presenting a complete application (as described in Section 15-49) to the permit-issuing board shall be upon the applicant. However, unless the board informs the applicant at the hearing in what way the application is incomplete and offers the applicant an opportunity to complete the application (either at that meeting or at a continuation hearing) the application shall be presumed to be complete.

(b) Once a complete application has been submitted, the burden of presenting evidence to the permit-issuing board sufficient to lead it to conclude that the application should be denied for any reasons stated in Subdivisions 15-54(c)(1), (3), or (4) shall be upon the party or parties urging this position, unless the information presented by the applicant in his application and at the public hearing is sufficient to justify a reasonable conclusion that a reason exists for denying the application as provided in Subdivision 15-54(c)(1), (3), or (4).

Art. IV PERMITS AND FINAL PLAT APPROVAL

- 1) The burden of persuasion on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant. The burden of persuasion on the issue of whether the application should be turned down for any of the reasons set forth in Subdivision 15-54(c)(4) rests on the party or parties urging that the requested permit should be denied.

ARTICLE XII

DENSITY AND DIMENSIONAL REGULATIONS

Section 15-182.4 Residential Density Bonuses for Affordable Housing (AMENDED 05/25/99; 8/22/06, REWRITTEN 6/26/07); (AMENDED 1/22/08)

- (a) The Board of Aldermen has established as a policy goal that at least fifteen percent of the housing units within all new residential developments should consist of affordable housing units as described in this section. The remaining provisions of this section are designed to provide incentives to encourage developers to comply with this policy goal either by providing affordable housing units or lots or, under the circumstances set forth in subsection (d1), by making payments in lieu of providing such affordable housing units. **(AMENDED 1/22/08)**
- (b) For purposes of this section, an affordable housing unit means a dwelling unit that satisfies the requirements of the following subsections (1) and (2):
 - 1) The appropriately-sized affordable housing unit must be offered for sale or rent at a price that does not exceed an amount that can be afforded by a family whose annual gross income equals 80 percent of the median gross annual family income, as most recently established by the United States Department of Housing and Urban Development, for a family of a specific size within the Metropolitan Statistical Area where the Town of Carrboro is located; provided that a for-sale housing unit that is offered for sale at a price that exceeds the foregoing limit but does not exceed an amount that can be afforded by a family whose annual gross income equals 115% of the median gross annual family income shall also be regarded as affordable so long as (i) such unit otherwise qualifies as an affordable housing unit under this section, and (ii) units that qualify as affordable under this exception do not constitute more than 25% of the affordable housing units provided within any development. **(AMENDED 3/20/12)**

It is conclusively presumed that a family can afford to spend 30 percent of its annual gross income on housing costs. In the case of housing units that are for sale, the term "housing costs" shall mean the costs of principal and interest on any mortgage, real property taxes, insurance, fees paid to a property owners association, and any ground lease or maintenance fees. In the case of rental housing units, the term "housing costs" shall mean the cost of rent plus utilities. In making the calculation called for in this subsection, it shall be conclusively presumed that a unit is appropriately sized when an efficiency or one bedroom housing unit serves a family of one, that a two bedroom housing unit serves a family of two; that a three bedroom housing unit serves a

Art. XII DENSITY AND DIMENSIONAL REGULATIONS

family of three, and that a housing unit containing four or more bedrooms serves a family of four.

2) The developer shall also establish or provide for arrangements to ensure that each such affordable unit is made available for sale or rent only to a family whose annual gross income does not exceed (i) 80% of the median gross annual income of a family of the same size within the Metropolitan Statistical Area where the town of Carrboro is located, or (ii) 115% of the median gross annual income of a family of the same size within the Metropolitan Statistical Area where the town of Carrboro is located if the unit is one that qualifies as affordable under the exception provided for in the second part of the first sentence of subsection (b)(1) of this section. **(AMENDED 3/20/12).**

The developer of the affordable housing unit must arrange for such unit to remain affordable as described herein for a period of not less than 100 years, commencing from the date of initial occupancy of the unit, by including provisions to ensure such continued affordability in legally binding agreements (including but not limited to a ground lease, a deed restriction or other covenant) running with the unit. The developer shall also establish or provide for arrangements to ensure that each such affordable unit is made available for sale or rent only to a family whose annual gross income does not exceed 80% the median gross annual income of a family of the same size within the Metropolitan Statistical Area where the Town of Carrboro is located. The documents establishing such arrangements shall be reviewed and approved by the Town of Carrboro prior to final plat approval if the units are located on subdivided lots or prior to the issuance of a certificate of occupancy if the units are not located on unsubdivided lots. The provisions of this subsection (a)(2) shall be considered satisfied if units are transferred to the Orange Community Housing and Land Trust at or below a price that is consistent with the provisions of subsection (a)(1) above.

- (c) For purposes of this section, an affordable housing lot shall mean a lot that (i) is designed and approved for the construction of a single family dwelling, and (ii) upon creation of such lot by the recording of a final plat, is donated (without additional consideration) to a non-profit agency that is in the business of constructing on such lots affordable housing units that meet the affordability criteria set forth in subsection (b) above.
- (d) The maximum residential density permissible within a development whose maximum density would otherwise be determined in accordance with the applicable provisions of this Article XII shall be increased by two dwelling units for every one affordable housing unit constructed within the development, up to a maximum of 150% of the density otherwise allowable. Similarly, the maximum number of single family detached residential building lots that could otherwise be created within a development tract under the applicable provisions of this Article XII may be increased by two such lots for every one affordable housing lots created within such development, up to a maximum of 150% of the maximum

Art. XII DENSITY AND DIMENSIONAL REGULATIONS

density otherwise allowable. To illustrate, if the maximum density of a tract would be 100 dwelling units (or single family lots), a developer who chooses to construct 10 affordable housing units (or create 10 affordable housing lots) as part of the development of that tract would be allowed to construct 10 additional dwelling units (or create 10 additional lots) that did not satisfy the “affordability” criteria set forth in subsections (b) or (c), for a total density of 120 dwelling units (or lots). In this illustration, the maximum possible density that could be achieved would be 150 dwelling units if the developer constructed at least 25 affordable housing units (or created 25 affordable housing lots).

- (d1) For purposes of determining the maximum density permissible within a development under subsection (d) of this section, the Board of Aldermen may allow the payment of an affordable housing payment in lieu fee (determined in accordance with the provisions of subsection 15-54.1(b)(4)) to be regarded as the equivalent of providing an affordable housing unit. The developer may request such authorization at any time following the submission of a development application. In exercising its discretion as to whether such a request should be granted, the Board shall consider the need for the particular type of units the payments in lieu would replace, the comparative need for cash resources to assist in the provision or maintenance of affordable housing, and such other factors as the Board deems relevant in determining whether and to what extent payments in lieu would better serve the Board’s goal of providing and maintaining affordable housing. **(AMENDED 01/22/08)**
- (b) Within any development that provides affordable housing units or affordable housing lots, the minimum area that must be set aside as open space to satisfy the requirements of Section 15-198 may be reduced by an amount equal to twice the land area consumed by all such affordable housing units or lots, except in no case may the required percentage of open space be less than 20 percent (10 percent in the ORMU and R-2 districts).
- (f) Affordable housing units or lots constructed or created in accordance with this section shall not be unduly isolated or segregated from other dwellings or lots that do not satisfy the “affordability” criteria set forth in this section.
- (g) In approving a special or conditional use permit for a development that proposes to utilize the density bonus provisions of this section, the permit issuing authority shall ensure, by approval of a condition, phasing schedule, or otherwise, that affordable housing units or lots, or payments in lieu thereof, are actually provided in accordance with the provisions of this section. Without limiting the generality of the foregoing, the permit issuing authority may impose a condition specifying that certificates of occupancy may not be issued for the market priced units until the corresponding affordable housing units are constructed and offered for sale or rent for an amount that is consistent with the definition set forth in this section, or payments in lieu thereof have been made to the town. **(AMENDED 1/22/08)**

Art. XII DENSITY AND DIMENSIONAL REGULATIONS

- (h) If, by using the affordable housing density bonus provided for in this section, the number of dwelling units or lots within a development increases to the point where the type of permit required for the project based on the number of units or lots would otherwise change from a zoning to a special use permit or from a special use to a conditional use permit in accordance with the provisions of Section 15-147, the developer may nevertheless seek approval for the project under the permit process that would be applicable if no density bonus was sought under this section.
- (i) As provided in subsection 15-92.1(d), developments that use the affordable housing density bonus provisions of this section may be entitled to relief from the setback requirements under some circumstances.



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, JUNE 5, 2014

LAND USE ORDINANCE TEXT AMENDMENTS RELATING TO AFFORDABLE HOUSING UNITS AND PAYMENTS-IN-LIEU

Motion was made by Cohen and seconded by Poulton that the Planning Board recommends that the Board of Aldermen approve the draft ordinance.

VOTE

AYES:

ABSENT/EXCUSED:

NOES:

ABSTENTIONS:

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by Cohen and seconded by Clinton that furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with the findings from *Carrboro Vision 2020* regarding efforts to provide housing for a diverse population, particularly the following sections:

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

6.12 The variety of strategies to be considered should include the investigation of alternative public and private funding for construction and renovation of low and moderate income housing. A low interest load pool for individuals and nonprofits that wish to buy and rehabilitate housing is desired.

6.17 The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Corporation, Empowerment Inc., and Habitat for Humanity.

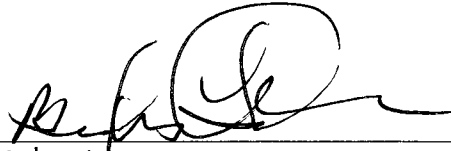
VOTE

AYES:

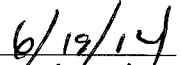
ABSENT/EXCUSED:

NOES:

ABSTENTIONS:



(Chair)



(Date)

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Administration
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov



131 W. Margaret Lane
P O Box 8181
Hillsborough,
North Carolina, 27278



TRANSMITTAL DELIVERED VIA EMAIL

June 18, 2014

Christina Moon, AICP
Planning Administrator
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on June 4, 2014 and proposed for town public hearing on June 24, 2014:

- *Provisions for the Removal of the Restrictions on Affordable Housing Units Under Specific Conditions.*
- *Removal of Drive-in and Drive-through Banks, Restaurants, and other Enterprises except Drive-through Pharmacies.*

We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*.

If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Perdita Holtz".

Perdita Holtz, AICP
Planning Systems Coordinator



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number: 14-0222

Agenda Date: 6/24/2014

File Type: Abstract

In Control: Board of Aldermen

Version: 1

TITLE:

Public hearing on Land Use Ordinance Amendments Relating to the Tree Protection and Replanting Standards

PURPOSE: The purpose of this item is for the Board of Aldermen to consider potential text amendments to the Land Use Ordinance to update the tree protection and replanting standards to reflect current urban forestry standards including the use of canopy cover for compliance with shade requirements. A draft ordinance has been prepared. The Board must receive public comments before taking action on the draft ordinance.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 918-7325, Randy Dodd - 918-7326, David Jantzen - 918-7431, Mike Brough - 929-3905

INFORMATION: At its January 22, 2013 meeting, the Board received a staff report on potential approaches for tree replacement as a result of development. Current provisions in the Land Use Ordinance (LUO) related to trees and other vegetation are found in Article XIX, Part II, Screening and Trees. Regulations focus on three particular areas: 1) protecting trees during construction, particularly large and/or rare specimen trees; 2) using trees for visual screens to separate different classes of land uses; and 3) installing trees for shade within parking areas.

Provisions in Section 15-318 of the LUO, Protection of Trees During Construction, speak to required measures to protect trees during construction and to replace trees greater than 18 inches in diameter which were identified on the plans as being retained but have subsequently died. Subsection 15-318(b) includes more specific requirements as to how a replacement tree must be equivalent of the original tree that it replaces. Provisions in Section 15-319 outline situations where the Town may require a developer to post a security to cover the potential replacement of certain large or rare species trees. Additional recommendations regarding tree protection can be found in Appendix E-1 and to a lesser extent in subsection A-6, 24 in of Appendix A, Information Required with Applications.

While the Town has demonstrated a long history of consistent efforts to protect and replace trees lost through the development process, including trees lost within a certain number of years after the development has been

completed, the standards and technology that arborists use has evolved since the provisions in the LUO were drafted and amended almost thirty years ago. Today's tree ordinances typically use a tree canopy cover approach as the measurement for tree replacement with a percentage of canopy cover requirement based on land use.

A draft ordinance that reflects this new approach with requirements based on canopy coverage and also recognizes other standards that arborists now use to provide better tree protection has been prepared (Attachment B). Developers in Carrboro could continue to plant street trees and parking lot shade trees as currently required but might also have to plant/protect additional trees to comply with the tree canopy cover ratio. The draft ordinance also includes a provision allowing for case-by-case relaxed canopy cover requirements to encourage solar access, stormwater management, and preservation of landscapes/streetscapes. The draft ordinance will also: 1) update policy statement and definitions; 2) change definitions of rare and specimen trees; 3) protect individual trees and tree stands; 4) provide updated techniques for planting outlined in Appendix E designed to increase the likelihood of plant survival; and 5) increase shading requirements from 20% to 35% for vehicle accommodation areas.

A draft ordinance was presented at the June 5th Joint Review Meeting and referred to Orange County. The Planning Board and the Environmental Advisory Board recommended minor modifications which staff has incorporated into a revised draft ordinance dated June 19, 2014. These modifications include the addition of a third canopy coverage category in the table under Section 15-319 (page B-7) and the addition of native canopy cover trees under definitions in Section 15-315 (page B-3). Comments are provided (Attachment D).

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the resolution finding consistency, and the draft ordinance provided in the attachments.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND
USE ORDINANCE

Draft Resolution No.

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE PROVISIONS REGULATING THE RETENTION AND PLANTING OF TREES.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is consistent with Carrboro Vision 2020 regarding efforts to preserve and protect trees and encourage replanting as described in the following sections:

2.21 The Town should continued to require the preservation and maintenance of open space when land is developed, to enforce restraints on clear-cutting, and to require adequate buffers.

2.23 The town encourages the planting of native plant species, as well as non-native species that are not invasive. Removal of invasive species is encouraged. The town supports education on this topic and encourages the public to become aware of the list of invasive plant species found in Appendix E-17 of the Town of Carrboro Land Use Ordinance.

2.43 Carrboro should plan and encourage the growth of tree canopies over roads to mitigate the heat and smog effect caused by superheated pavement. Carrboro should strongly encourage the electric utilities to put their lines underground to allow for full canopy coverage.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to remain consistent with its adopted plans or policies.

Section 3. This resolution becomes effective upon adoption.

This the 24th day of June 2014.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR REJECTING AN AMENDMENT TO THE TEXT OF
THE CARRBORO LAND USE ORDINANCE

Draft Resolution No.

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE PROVISIONS REGULATING THE RETENTION AND PLANTING OF TREES.

NOW, THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with Town plans and policies.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing regulations are appropriate.

Section 3. This resolution becomes effective upon adoption.

This the 24th day of June 2014.

**AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE
PROVISIONS REGULATING THE RETENTION AND PLANTING OF TREES**

DRAFT 6-19-2014

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Part II of Article XIX of the Carrboro Land Uses Ordinance is rewritten to read as follows:

Text (Underscore/strikethrough)

PART II. SHADING AND TREE PROTECTION

Section 15-314 Board Findings and Declaration of Policy on ~~Shade-Protecting Trees and Other Plants.~~

(a) The Board finds that:

- (1) Trees, shrubs, and other plants are proven producers of oxygen, a necessary element for human survival; and
- (2) Trees, shrubs, and other plants appreciably reduce carbon emissions by shading buildings and thereby lowering energy use to cool buildings ~~reduce the ever-increasing environmentally dangerous carbon dioxide content of the air and play a vital role in purifying the air we breathe; and~~
- (3) Trees, shrubs, and other plants improve air quality by lowering air temperatures and removing air pollutants ~~precipitate dust and other particulate air borne pollutants from the air and create temporary conditions of narcosis allowing air borne pollutants to settle to the ground; and~~
- (4) Trees, shrubs, and other plants transpire considerable amounts of water each day and thereby maintain the natural hydrologic cycle ~~purify the air much like the air washer devices used on commercial air conditioning systems; and~~
- (5) ~~Trees, shrubs, and other plants have an important role in neutralizing waste water passing through the ground from the surface to ground water tables and lower aquifers;~~
- (~~5~~6) Trees, shrubs, and other plants through their canopies and root systems intercept precipitation and encourage rain to infiltrate into the soil and maintain soil water for plants and recharge ~~stabilize the~~ ground water

Art. XIX - SCREENING AND TREES

~~tables~~ and play an important and effective part in soil conservation, erosion control, creek protection, and flood control; and

- (~~67~~) Trees, especially large, old trees, provide invaluable beneficial physical, aesthetic, historic, and psychological counterpoint to the urban setting, making urban life more comfortable by providing shade and cooling the air, and land, and built environment, reducing noise levels and glare, shielding people from high winds, and breaking the monotony of human developments on the land, particularly for parking areas and streets; and
- (~~78~~) Trees, shrubs, and other plants help improve soil quality by breaking up heavy soils, mining nutrients, and remediating soils at contaminated sites by absorbing, transforming, and containing a number of contaminants; and
- (~~8~~) Tree stands create habitats that support a diversity of plants and animals; and
- (~~9~~) Trees, shrubs, and other plants make important contributions to the vitality and character of the Town and its neighborhoods and create a more aesthetic, pleasant, and emotionally satisfying place in which to live, work, and spend leisure time; and
- (~~10~~) Trees, shrubs, and other plants provide numerous human health benefits such as shading ultraviolet radiation, reducing rates of respiratory disease and illness, and stress management,; and
- (~~811~~) ~~For the reasons indicated in subdivision (7),~~ Trees, shrubs, and other plants have an important impact on the desirability of land and, consequently, on property values as well as benefitting commercial activity by creating a more enjoyable environment.
- (AMENDED 03/21/89)**

(b) Based upon the findings set forth in subsection (a), the Board declares that it is not only desirable but essential to the health, safety, and welfare of all persons living or working within the town's planning jurisdiction, present and future, to protect certain existing trees and tree stands and, under the circumstances set forth in this article, to require the planting of new trees in certain types of developments.

Section 15-315 Definitions.

Unless otherwise specifically provided, or unless clearly the context clearly indicates otherwise, the words and phrases defined below shall have the meaning indicated when used in this Part.

Art. XIX - SCREENING AND TREES

(1) Canopy tree. A healthy evergreen or deciduous tree species that matures at a height of at least thirty (30) feet.

~~(1)~~ (2) Dripline. Perimeter formed by the points farthest away from the trunk of a tree where precipitation falling from the branches of that tree lands on the ground).

~~(2)~~ (3) Clearcutting: The term “clearcutting” shall refer to the large-scale, indiscriminate removal of trees, shrubs, and undergrowth with the intention of preparing real property for nonagricultural purposes. (AMENDED 05/25/99)

(4) A specimen or rare tree is defined as any healthy tree that:

i. has a trunk diameter at breast height (dbh) of thirty-six (36) inches or more for pine tree species; or

ii. has a trunk dbh of 18” inches or more for any species; or

iii. has a trunk dbh of 12 inches or more in the case of the species from the following list of North Carolina native canopy tree genera; or

Aesculus (Ohio Buckeye)

Chamaecyparis (Atlantic White Cedar)

Carya (Southern Shagbark Hickory)

Diospyros (Persimmon)

Fagus (Beech)

Juniperus (Eastern Red Cedar)

Magnolia (Magnolia)

Pinus (Longleaf pine)

Quercus (Swamp Chestnut Oak)

Taxodium (Bald cypress)

Tsuga (Hemlock)

Ulmus (American Elm)

iv. has a trunk dbh of six (6) inches or more in the case of the species from the following list of North Carolina native understory tree genera; or

Amelanchier (Serviceberry)

Asimina (Pawpaw)

Carpinus (Hornbeam) *Juniperus* (Cedar)

Cercis (Redbud) *Pinus palustris* (Longleaf pine)

Chionanthus (Fringetree)

Cornus (Dogwood)

Crataegus (Hawthorn)

Halesia (Silverbell)

Hamamelis (Witch-hazel)

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New
Language

Art. XIX - SCREENING AND TREES~~Ilex (Holly)~~~~Carya-Ostrya (Hophornbeam)~~~~(Southern shagbark hickory)Oxydendrum (Sourwood)~~~~Quercus Michauxii (Swamp Chestnut Oak)Sassafras (Sassafras)~~~~Taxodium (Bald cypress)Tsuga (Hemlock)Fagus (Beech) — Ulmus (American Elm)~~v. is listed as a State or National Champion by the North Carolina Forest Service or the American Forestry Association; orvi. provides unique habitat for any endangered or threatened wildlife species protected by Federal law; orvii. has been cited by the Board of Aldermen as being historically significant; orviii. any other tree species listed in the North Carolina Natural Heritage Program as being significantly rare, of special concern, threatened, or endangered.

(5) Tree. A perennial woody plant, single or multiple trunks, with few if any branches on its lower part, which at maturity will obtain a minimum six (6) inch caliper.

(6) Tree canopy. The combined area encompassing the drip zones of all canopy trees.

(7) Tree Protection Perimeter. That area within a circle drawn with the tree's trunk as the center. and a radius is dependent upon site conditions and the relative tolerance of tree species to construction damage. Standard accepted radius is 1-1.5 feet per diameter inch of tree to be retained. ~~fixed by the tree's dripline~~

Section 15-316 Required Trees Along Dedicated Streets.

Along both sides of all newly created streets with respect to which an offer of dedication is required to be made by this chapter, the developer shall either plant or retain sufficient trees so that, between the paved portion of the street and a line running parallel to and fifty feet from the center line of the street, there is for every thirty feet of street frontage at least an average of one deciduous tree that has or will have when fully mature a trunk at least twelve inches in diameter. Trees planted to satisfy this section shall not be placed uniformly but in an irregular pattern with a minimum of one twelve inch (12") diameter tree (when fully mature) every one hundred feet (100'). When trees are planted by the developer pursuant to this section, the developer shall choose trees that meet the standards set forth in Appendix E. (AMENDED 11/19/96)

Section 15-317 Retention and Protection of ~~Large Specimen and Rare~~Trees.

(a) Every development shall retain all existing ~~trees eighteen inches in diameter or more, and all very rare trees of any tree diameter,~~ specimen and rare trees unless the retention of

Art. XIX - SCREENING AND TREES

such trees would unreasonably burden the development. ~~For the purposes of this section, very rare trees include the American Elm, Bald Cypress, Incense Cedar, Ohio Buckeye, Osage Orange, Swamp Chestnut Oak, and Southern Shagbark Hickory, which are either not native to the region, or are native, but occur only in very small numbers in the region, as well as all tree species listed in the North Carolina Natural Heritage Program as being significantly rare, of special concern, threatened, or endangered.~~ When a site would be so unreasonably burdened by the retention of all such trees that a choice must be made as to which trees will be retained, the following criteria shall be used by the applicant, in consultation with the land use administrator and landscape or forestry professional, to evaluate the trees for the purpose of deciding which to retain:

- (1) The rareness of the tree species, both relative to the species representation on the site and relative to the species representation within the region and the state. This shall be the most important criterion in the evaluation;
- (2) The tree's relative size and age, large old trees being considered more valuable than smaller, younger trees of the same species;
- (3) The tree's relative expected longevities, including such factors as the tree's relative health at the time of the evaluation;
- (4) The relative hardiness of the trees in question, including wind firmness, climatic requirements, susceptibility to insects and diseases;
- (5) The tree's relative aesthetic values, including flowers, fruit, form characteristics, potential for autumn coloration;
- (6) The tree's relative sizes at maturity;
- (7) The tree's relative contribution to summertime comfort through their potential to provide shading.

(b) Flexible approaches such as adjustments to lot layout, placement of buildings and paved surfaces and location of utilities should be pursued in order to save rare and specimen trees. 3 No rare tree shall be removed unless the Town Manager determines there is no reasonable way the property can be otherwise developed, improved or properly maintained, and the tree saved. (AMENDED 03/21/89)

(c) No excavation or other subsurface disturbance may be undertaken within the Tree Protection Perimeter around any tree to be retained in accordance with (a) above. ~~For purposes of this Article, the Tree Protection Perimeter is defined as that area within a circle drawn with the tree's trunk as the center and a radius defined by the tree's dripline (which is the perimeter formed by the points farthest away from the trunk of a tree where precipitation falling from the branches of that tree lands on the ground).~~ In addition, no impervious surface (including but not limited to equipment, paving, and structures) may be located within the Tree Protection

Art. XIX - SCREENING AND TREES

Perimeter, either during construction or after completion of the development. **(AMENDED 03/21/89)**

(de) There shall be no clearcutting in any development within the Transition Area portion of the Carrboro Joint Development Area as identified in the Joint Planning Agreement.

(ed) If space that would otherwise be devoted to parking cannot be so used because of the requirements of subsections (a) or (b), and, as a result, the parking requirements set forth in Article XVIII cannot be satisfied, the number of required spaces may be reduced by the number of spaces "lost" because of the provisions of subsections (a) and (b), up to a maximum of fifteen percent of the required spaces.

Section 15-318 Shade Trees In Parking Areas.

(a) Vehicle accommodation areas containing more than four parking spaces that are required ~~to be paved~~ by Section 15-296 must be shaded by deciduous trees (either retained or planted by developer) that have or will have when fully mature a trunk at least twelve inches in diameter. When trees are planted by the developer to satisfy the requirements of this subsection, the developer shall choose trees that meet the standards set forth in Appendix E. **(AMENDED 11/10/81)**

(b) Each tree of the type described in subsection (a) shall be presumed to shade a circular area having a radius of fifteen feet with the trunk of the tree as the center, and there must be sufficient trees so that, using this standard, twenty-three ~~twenty-three~~ percent of the vehicle accommodation area will be shaded.

(c) No paving may be placed within 15 feet (measured from the trunk) of any tree retained to comply with subsection (a), unless such tree is eighteen inches or greater in diameter or a very rare species as described in Section 15-316, in which case no paving may be placed within the Tree Protection Perimeter for such trees as described in 15-316(b). New trees planted to comply with subsection (a) shall be located so that they are surrounded by at least 200 square feet of unpaved area. **(AMENDED 5/10/83, 03/21/89)**

(d) Vehicle accommodation areas shall be laid out and detailed to prevent vehicles from striking trees. Vehicles will be presumed to have a body overhang of three feet six inches.

(e) The foregoing requirements shall not apply to 19.100 classification uses where such uses do not involve the construction of a permanent structure and are conducted not more than two days per week on the site of a vehicle accommodation area that is used primarily in connection with another use. Furthermore, when a 19.100 classification use meeting the foregoing requirements is installed on a lot that is nonconforming with respect to the shading requirements of this section, the lot shall not be required to comply with these shading requirements solely because of installation of such use, even though a new permit applicable to the entire lot may be required. **(AMENDED 9/2/86)**

*Art. XIX - SCREENING AND TREES***Section 15-319. Tree Canopy Coverage Standards****(a) Minimum Canopy Coverage Standards**

Subject to the remaining provisions of this section, the following minimum tree canopy coverage percentages are required within the boundaries of every lot or tract for which a zoning, special use, or conditional use permit is issued after [date] _____; exclusive of required cleared active recreation areas, water bodies, access easements, public and private right-of-way, stormwater and utility easements.

Table 1: Minimum Tree Canopy Coverage Standards

<u>Land Use</u>	<u>Minimum Canopy Coverage</u>
<u>Residential</u>	<u>40%</u>
<u>Other than residential excluding districts (B-1(c), (B-1(g), (B-2)</u>	<u>30%</u>
<u>Other than residential in districts (B-1(c), (B-1(g), (B-2)</u>	<u>15%</u>

Proposed
New
Language

(1) When a tract is subdivided and pursuant to the provisions of Article XIII the developer sets aside open space areas or recreation areas that contain canopy trees (with a minimum caliper of six inches) or when a developer of a subdivision plants canopy trees to comply with the shading requirements of Article XIII, the total tree canopy area so preserved or established shall be credited against the minimum canopy coverage percentages set forth above. The remaining required tree canopy coverage area shall be allocated by the subdivider among the subdivided lots, and this allocation shall be shown on the recorded plat of such subdivision.

(b) Modifications to Canopy Coverage Standards

The permit issuing authority may approve a development application that does not fully comply with the canopy coverage standards when it finds that the application substantially complies with these standards and that such a deviation enables the development to better achieve other Town objectives, such as the promotion of solar access to encourage active and passive solar technology for water and space heating and renewable energy generation, improved stormwater management, and the preservation of established managed landscapes, or established streetscapes.

(c) Implementation of Standards

Compliance with the tree canopy standards shall be achieved as follows:

1) Protection of existing tree canopy. The extent of existing tree canopy coverage retained at the time of permit application may be documented by survey or by using current aerial photographs available on the Town's web page or similar resource. Protection of the existing tree canopy will be demonstrated by the tree protection plan required by Section 15-320;

Art. XIX - SCREENING AND TREES

2) Replacement of canopy. If the existing protected tree canopy is less than the minimum standard as shown in Table 1, the deficit shall be made up by the planting of additional trees as provided herein:-.

a. One (1) replacement tree per 500 square feet of tree canopy coverage deficit shall be planted in accordance with an approved planting plan.

b. All canopy trees planted to meet the Town's screening and parking lot shading standards can be counted when calculating replacement canopy trees provided.

c. Supplemental canopy trees planted to complete the canopy coverage requirements shall be planted no less than twenty (20) feet from any other proposed or existing canopy tree.

d. Replacement trees that are planted in an adjacent right-of-way may count toward total tree canopy.

(e) Replacement tree caliper shall be two and one-half (2.5) inches at installation. A replacement tree with a caliper of four (4) inches or greater may count for two replacement trees.

Section 15-320 Protection of Trees During Construction.

(a) The permit recipient shall be responsible for ensuring that all existing trees specifically shown on approved plans as being retained to comply with this article are protected, during the construction process, from removal, destruction, or injury. As described in Appendix A, a tree protection plan detailing the methods for such protection shall be submitted as part of the land use permit application and construction plan package. Tree protection methods shall meet accepted industry standards in accordance with ANSI A300 and associated Best Practices.
(AMENDED 3/12/85; 2/24/87; 03/21/89)

(1) The permit recipient shall ensure that, before any excavation takes place on the site, a barrier is erected around the Tree Protection Perimeter of all trees to be retained on the site that are within the area to be disturbed by construction activities, and other provisions made such as are necessary and sufficient to put on notice all construction personnel that the area within the Tree Protection Perimeter of all such ~~large and rare~~ trees ~~is~~are to be retained is not be disturbed. During the construction process, the permit recipient shall ensure that all activities are kept outside the Tree Protection Perimeter of all such trees. The barrier required by this subsection shall be installed before the issuance of any grading or construction permits for such site.

(2) The permit recipient shall ensure that all ~~such large and rare species~~ trees to be retained on the site that are within the area to be disturbed by construction activities, or near roads within the development, shall be further protected from accidental equipment damage by wrapping their trunks with sections of snow fence or boards wired together from the ground to a height six (6) feet above the ground.

Art. XIX - SCREENING AND TREES

- (3) The permit recipient shall ensure that land disturbing activity shall not occur, and that building materials, construction trailers, vehicles, equipment or machinery, dirt, fill, and/or other debris shall not be stored within the Tree Protection Perimeter of such trees as are to be retained.
- (4) The permit recipient shall ensure that all such trees as are to be preserved shall not be used as supports for roping, cable, signs, or fencing, and that nails shall not be driven into the trunks of trees.
- (5) The permit recipient shall ensure that any damage done during construction to the limbs or trunks of such ~~large or very rare~~ trees as are to be retained shall be properly treated so as to assure the continued health of the trees. The land use administrator shall be consulted, and may suggest that the applicant seek advice from landscape or forestry professionals as to the appropriate method for such treatment.
- (6) Prior to the commencement of any land alteration on a site for which a Tree Protection Plan has been approved, including all clearing or grading activities, the land use administrator shall certify in writing based on an inspection of the site that all tree protection measures required by the approved Tree Protection Plan have been put in place properly and accurately. The land use administrator shall provide this certification in a timely fashion on being notified by the permit recipient that the site is ready for such inspection and certification. **(AMENDED 03/21/89)**

(b) If a violation of subsection (a) occurs, and as a result ~~(b) very rare or specimen species tree(s) or trees greater than eighteen inches in diameter~~ specifically shown on approved plans as being retained dies or otherwise must be removed within four years after a certificate of occupancy is granted for that portion of a development on which the tree(s) is/are or was/were located, then the permit recipient shall be required to replace such tree(s) with an equal number of trees of the same species, if available, or of a similar species. The choice of the replacement species, where necessary, shall be made subject to approval by the Town. Each replacement tree shall be at least of tree diameter equivalent in size to one (1) inch per every four (4) inches of tree diameter of the tree it replaces, up to maximum replacement tree diameter of five inches. In cases where the tree to be replaced had a diameter greater than twenty inches, it shall be replaced by more than one tree, such that the ratio of one inch of replacement tree diameter to four inches of original tree diameter is satisfied, and at least one of the replacement trees is of the maximum replacement tree diameter of five inches. In addition, no replacement tree may be smaller than one inch in diameter. For example, a twenty-eight inch diameter tree would be replaced by one five inch diameter tree and one two-inch diameter tree of the same species. Tree replacement shall be performed by either a landscape contractor or forester licensed to practice in the State of North Carolina, or by an arborist certified by the International Society of Arboriculture or National Arborists Association. Such replacement must take place within one year after the death or removal of the trees occur, and this obligation shall be a continuing condition of the validity of the permit. Violators of the tree protection requirements described in subsection (a)

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shall be subject to the penalties and remedies for all land use ordinance and land use permit condition violations described in Section 15-114. (AMENDED 03/21/89)

Section 15-319 Performance Security May Be Required (AMENDED 03/21/89; 10/24/06)

(a) In cases when the land use administrator has reasonable cause to believe that a Tree Protection Plan has been violated, he or she may require that the developer post a security, for the five year period (four years plus one year in which replacement may occur) described in subsections (b) and (c) of section 15-318, to cover the potential replacement of all such large and rare species trees as are called out in the Tree Protection Plan as being protected. The purpose of this security is to ensure that the financial capability will exist, during the full five year period described in subsections (b) and (c) of section 15-318, to replace any large or rare species trees as are called out on a Tree Protection Plan as being protected during construction, and which have died due to construction damage caused by a violation of the Tree Protection Plan.

(b) It is the intent of this section that the removal and replacement of such trees that die due to construction damage shall be arranged by the Town only when the developer cannot be located at the time when the removal and replacement becomes necessary.

(c) The required security shall be in the form of an interest-bearing account or certificate of deposit payable to the Town, in the amount necessary for the removal of all of the large and rare species trees as are called out in the Tree Protection Plan as being preserved, their replacement as described in subsections (b) and (c) of section 15-318, and the one-time violation penalty described in section 15-114 at the time the security is required. At such time as the four year period described in subsections (b) and (c) of section 15-318 is complete, and no deaths of trees called out in the Tree Protection Plan as being preserved have occurred, the security and all interest accrued on it shall revert to the developer. In the event that some but not all of the security amount is used or needed for tree removal and replacement at the end of the four year period described in subsections (b) and (c) of section 15-318, the remaining security amount and the interest it has accrued shall revert to the developer at the end of that four year period.

Section 15-319.1 Regulation of Forestry Activities.

(a) The terms “forestry,” “forestry activity,” “forestland,” “forest management plan” and “timber harvest” shall be defined by and used in the same manner as in G.S. 160A-458.5.

(b) Notwithstanding any other provisions of this chapter, this chapter does not regulate either:

(1) Forestry activity on forestland that is taxed on the basis of its present-use value as forestland under G.S. Chpt. 105, Art. 12; or

(2) Forestry activity that is conducted in accordance with a forest management plan that is prepared or approved by a forester registered in accordance with G.S. Chpt. 89B.

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(c) Notwithstanding subsection (b) above, the Town may deny a zoning, special use, conditional use, or building permit for a tract of land for a period of up to three years after the completion of a timber harvest if the harvest results in the removal from that tract of all or substantially all of the trees protected by this chapter. If the removal of such trees was in willful violation of the requirements of this chapter, then such permits may be refused for a period of five years.

Section 2. Appendix A-6 (Proposed changes in existing features or new features), subsection 24 is amended as follows:

A Tree Protection Plan, will be completed and stamped by a Certified Arborist of Landscape Architect, illustrating the methods proposed to be used to protect, during construction, the trees that are required to be protected under the provisions of Chapter XIX including specifications as to how the grade, drainage, and aeration will be maintained around the trees. The location of all rare and specimen trees to be retained on the site that will not be within the area to be disturbed by construction activities near a building site, or near roads within the development shall also be shown on the plan, along with a note stating that these trees will not be within the area to be disturbed by construction activities. The Administrator may recommend that applicants consult with experts in landscape architecture or forestry about appropriate tree protection methods for the particular conditions and species in question, and request that their contractors review two videotapes on tree protection during construction developed by the International Society of Arboriculture, entitled "Effect of Building Construction on Trees in Wooded Lots" and "Avoidance of Construction Damage to Trees on Wooded Lots" that are on file in the Public Works Department.

Section 3. Subsection E-1, of Appendix E is rewritten as follows:

Text (Underscore/strikethrough)

E-1 Guide for Protecting Existing Trees

Section 15-316 provides for the retention and protection of large trees when land is developed. In order to better ensure the survival of existing trees, the developer should heed the following guidelines:

(a) Protect trees with fencing and armoring (if needed) during the entire construction period. The fence should enclose an area 1-1.5 feet x the diameter inches of the tree to be retained. The area inside the fence should be off limits and no work should take place inside the tree preservation zone. ~~The fence should enclose an area ten feet square with the tree at the center.~~

(b) Avoid excavations beneath the crown of the tree as required by Section 15-316(b).

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(c) Avoid compaction of the soil around existing trees due to heavy equipment. In areas where storage or vehicular access must take place within the tree preservation area outlined above, a drivable mulch pad with 1/2" plywood on top may be used to protect the tree's root system, maintaining a minimum distance of 8' from the trunk.. Mulch should be maintained at 12" depth. Preservation fencing should still be placed between the work zone and the tree's trunk. Trunk armoring may be needed when equipment will be used in close proximity to the tree. ~~Do not pile dirt or other materials beneath the crown of the tree.~~

(d) Keep fires or other sources of extreme heat well clear of existing trees.

(e) Damaged roots should be cleanly cut and covered with topsoil to prevent drying. If damage to limbs or branches is anticipated in certain locations, pruning prior to beginning work may be considered. Limbs and branches broken during the construction process but still attached should be pruned to prevent further damage. An assessment should be performed and corrective pruning may be necessary after construction has been completed around the tree. Pruning / restoration work should be performed under the supervision of a Certified Arborist. Repair damaged roots and branches immediately. Exposed roots should be covered with topsoil. Severed limbs and roots should be painted. Whenever roots are destroyed, a proportional amount of branches must be pruned so the tree doesn't transpire more water than it takes in. Injured trees must be thoroughly watered during the ensuing growing year.

(f) ~~All existing trees which will be surrounded by paving should be pruned to prevent dehydration.~~

(f) As is stipulated in Section 15-316(b), no paving or other impermeable ground cover should be placed within the dripline of trees to be retained.

Section 4. Subsection E-3, of Appendix E is rewritten as follows:

Text (Underscore/strikethrough)

E-3 Formula for Calculating 35% Shading of Vehicle Accommodation Areas

Following is an elementary formula for determining the number of shade trees required in and around parking lots in order to presumptively satisfy the shading requirements of Section 15-317.

1. Calculate square footage of the vehicle accommodation area. Include parking spaces, driveways, loading areas, sidewalks, and other circulation areas. Do not include building area and any area which will remain completely undeveloped: _____ sq. ft.
 2. Multiply _____ x .2035
 3. Areas to be shaded: _____ sq. ft.
- *****
- Add:
4. Area shaded by existing trees to be retained in and around the vehicle

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- accommodation area:* _____ sq. ft.
5. Area shaded by required screening trees, if any:* _____ sq. ft.
6. Area shaded by required street trees, if any:* _____ sq. ft.
7. Subtotal: _____ sq. ft.
(if line #7 is greater than line #3, then the shading requirement has been met. If not, go on to line #8)
8. Enter the difference between line #7 and line #3: _____ sq. ft.
9. Divide line #8: ÷ 707
10. Total number of shade trees required within the vehicle accommodation area: _____ trees

*Existing trees retained in compliance with Section 15-316 will be credited according to their actual crown radius. Shaded area may be calculated as follows:

$$3.14 \times (\text{crown radius})^2 = \text{shaded area}$$

Trees planted within the vehicle accommodation area are credited with shading 707 sq. ft. (Based on a crown radius of 15) New or existing trees on the perimeter of the parking lot are credited for having only half a crown over the vehicle accommodation area (e.g., new perimeter trees will be credited for shading 354 sq. ft.). Generally, all trees planted in compliance with the screening requirements of Article XIX, Part I and the street tree requirements of Section 15-315 will be considered perimeter trees. When smaller trees such as Dogwoods are planted, the credited shading area will be adjusted downward to 314 sq. ft. for interior trees and 157 sq. ft. for perimeter trees. (Based on a crown radius of 10 ft.)

Section 5. Subsection E-5, of Appendix E is rewritten as follows:

Text (Underscore/strikethrough)

E-5 Guide for Planting Trees

The trees recommended in Section E-10 have minimal maintenance requirements. However, all trees must receive a certain degree of care, especially during and immediately after planting. In order to protect an investment in new trees, the developer and his or her agents should follow these guidelines, in accordance with International Society of Arboriculture (ISA) Best Practices, when planting: ~~The trees recommended in Section E-10 have minimal maintenance requirements. However, all trees must receive a certain degree of care, especially during and immediately after planting. In order to protect an investment in new trees, the developer and his or her agents should follow these guidelines when planting:~~

(a) All plant material shall conform to the current American Standards for Nursery Stock and must be free from injury, insect infestations and disease. Tree caliper at time of planting should be 2-3". The best times for planting are early spring and early fall. Trees planted in the summer run the risk of dehydration.

(b) The best times for planting are early spring and early fall, but may vary depending upon tree species and site conditions. These factors must be considered when selecting species and

Art. XIX - SCREENING AND TREES

planting schedule. Trees planted in the summer run the risk of dehydration and precautions must be taken to ensure establishment. ~~Plant all trees at least three and a half feet from the end of head-in parking spaces in order to prevent damage from car overhang.~~

(c) ~~Plant all trees at least three-and-a-half feet from the end of head-in parking spaces in order to prevent damage from car overhang. Dig the tree pit at least one foot wider than the root ball and at least six inches deeper than the ball's vertical dimension.~~

(d) ~~Planting hole should be at least 2x the diameter of the root ball and not deeper than the distance from the bottom of the root ball to the root flair, which may be hidden beneath root ball soil. Excess soil above the root flair should be removed once the tree is in place. The tree should be planted so that its root flair just above existing grade. Especially in areas where construction activity has compacted the soil, the bottom of the pit should be scarified or loosened with a pick ax or shovel.~~

(e) ~~Especially in areas where construction activity has compacted the soil, the sides of the planting hole should be scarified or loosened with a pick ax or shovel. After the pit is dug, observe sub-surface drainage conditions. Most soils in the Carrboro area are poorly drained. Where poor drainage exists, the tree pit should be dug at least an additional twelve inches and the bottom should be filled with coarse gravel.~~

(f) ~~After the pit is dug, observe sub-surface drainage conditions. Most soils in the Carrboro area are poorly drained. Planting depth where poor drainage exists should be dependent upon the water needs of the tree species. If the species is more sensitive to poor drainage, the tree should be planted higher than existing grade, not to exceed ¼ root of the ball above grade. Back fill should then be sloped gradually from top of root ball to existing grade. Gravel placed at the bottom of the hole will not improve drainage. Backfill should include a proper mix of soil, peat moss and nutrients. All roots must be completely covered. Backfill should be thoroughly watered as it is placed around the roots.~~

(g) ~~Backfill should include a proper mix of soil, peat moss and nutrients. All roots must be completely covered. Backfill should be thoroughly watered as it is placed around the roots. Immediately after it is planted, the tree should be supported with stakes and guy wires to firmly hold it in place as its root system begins to develop. Staked trees will become stronger more quickly. Remove stakes and ties after one year.~~

(h) ~~Staking the tree is not recommended unless necessary to stabilize the tree e.g., a loose root ball, unstable bare root transplant, or large evergreen w/ higher wind resistance. Staking a tree unnecessarily can reduce the development of structural roots and proper trunk taper. If tree is to be staked, it should be done so loosely and staking should be removed after the first year. Guying materials should not girdle or cut into the bark. Spread at least three inches of mulch over the entire excavation in order to retain moisture and keep down weeds. An additional three-inch saucer of mulch should be provided to form a basin around the trunk of the tree. This saucer helps catch and retain moisture.~~

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(i) Mulch should be spread at a depth of 2-3 inches maximum, ideally extending to the drip line. At a minimum, it should cover the entire excavation area in order to retain moisture and help to prevent weeds. Mulch should not be allowed to touch the trunk, as this will cause moisture build up, increasing the chance of trunk decay. If necessary, on sloped locations, create a raised ring on the downhill side of the slope to catch rain runoff. ~~The lower trunks of new trees should be wrapped with burlap or paper to prevent evaporation and sun scald. The wrapping should remain on the tree for at least a year.~~

(j) Trunk wrapping is not required but may be considered for certain species with thin bark in certain locations. If wrap is to be used it should be light colored, biodegradable (paper), and be wrapped from the bottom up. This will help to prevent moisture build up along the trunk.

(k) Conscientious post-planting care, especially watering, pruning and fertilizing, is a must for street and parking lot trees. Minimal pruning should be performed during the first year, if at all. Watering and fertilization rates are dependent upon site conditions. ~~Conscientious post-planting care, especially watering, pruning and fertilizing, is a must for street and parking lot trees. Branches of new trees may be reduced by as much as a third to prevent excessive evaporation.~~

Section 6. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 7. This ordinance shall become effective upon adoption.

Appendix E

SCREENING AND TREES - GUIDE FOR LANDSCAPING (AMENDED 6/22/04)

- E-1 Guide for Protecting Existing Trees
- E-2 Standards for Street and Parking Lot Trees
- E-3 Formula for Calculating Twenty Per Cent Shading of Paved Vehicle
Accommodation Areas
- E-4 Typical Parking Lot Planting Islands
- E-5 Guide for Planting Trees
- E-6 Typical Opaque Screens
- E-7 Typical Semi-Opaque Screens
- E-8 Typical Broken Screens
- E-9 Guide for Planting Shrubs
- E-10 Lists of Recommended Trees and Shrubs
- E-11 Small Trees for Partial Screening
- E-12 Large Trees for Evergreen Screening
- E-13 Large Trees for Shading
- E-14 Small Shrubs for Evergreen Screening
- E-15 Large Shrubs for Evergreen Screening
- E-16 Assorted Shrubs for Broken Screens
- E-17 List of Invasive Plant Species

E-1 Guide for Protecting Existing Trees

Section 15-316 provides for the retention and protection of large trees when land is developed. In order to better ensure the survival of existing trees, the developer should heed the following guidelines:

- (a) Protect trees with fencing and armoring during the entire construction period. The fence should enclose an area ten feet square with the tree at the center.
- (b) Avoid excavations beneath the crown of the tree as required by Section 15-316(b).
- (c) Avoid compaction of the soil around existing trees due to heavy equipment. Do not pile dirt or other materials beneath the crown of the tree.
- (d) Keep fires or other sources of extreme heat well clear of existing trees.
- (e) Repair damaged roots and branches immediately. Exposed roots should be covered with topsoil. Severed limbs and roots should be painted. Whenever roots are destroyed, a proportional amount of branches must be pruned so the tree doesn't transpire more water than it takes in. Injured trees must be thoroughly watered during the ensuing growing year.
- (f) All existing trees which will be surrounded by paving should be pruned to prevent dehydration.
- (g) As is stipulated in Section 15-316(b), no paving or other impermeable ground cover should be placed within the dripline of trees to be retained.

E-2 Standards for Street and Parking Lot Trees

Trees planted in compliance with the requirements of Sections 15-315 and 15-317 should have most or all of the following qualities. The trees recommended in Section E-10 represent the best combinations of these characteristics.

(a) Hardiness

- (1) Resistance to extreme temperatures.
- (2) Drought resistance.
- (3) Resistance to storm damage.
- (4) Resistance to air pollution.
- (5) Ability to survive physical damage from human activity.

(b) Life Cycle

- (1) Moderate to rapid rate of growth.
- (2) Long life.

(c) Foliage and Branching

- (1) Tendency to branch high above the ground.
- (2) Wide spreading habit.
- (3) Relatively dense foliage for maximum shading.

(d) Maintenance

- (1) Resistance to pests.
- (2) Resistance to plant diseases.
- (3) Little or no pruning requirements.
- (4) No significant litter problems.

(e) Flora Within Planting Strips (**AMENDED 11/19/96**)

- (1) Match foliage size described in Section E-11 through E-16 with planting strip size.

E-3 Formula for Calculating 20% Shading of Vehicle Accommodation Areas

Following is an elementary formula for determining the number of shade trees required in and around parking lots in order to presumptively satisfy the shading requirements of Section 15-317.

1. Calculate square footage of the vehicle accommodation area. Include parking spaces, driveways, loading areas, sidewalks, and other circulation areas. Do not include building area and any area which will remain completely undeveloped: _____ sq. ft.
 2. Multiply _____ x .20
 3. Areas to be shaded: _____ sq. ft.
- *****
- Add:
4. Area shaded by existing trees to be retained in and around the vehicle accommodation area:* _____ sq. ft.
 5. Area shaded by required screening trees, if any:* _____ sq. ft.
 6. Area shaded by required street trees, if any:* _____ sq. ft.
 7. Subtotal: _____ sq. ft.
(if line #7 is greater than line #3, then the shading requirement has been met. If not, go on to line #8)
 8. Enter the difference between line #7 and line #3: _____ sq. ft.
 9. Divide line #8: ÷ 707
 10. Total number of shade trees required within the vehicle accommodation area: _____ trees

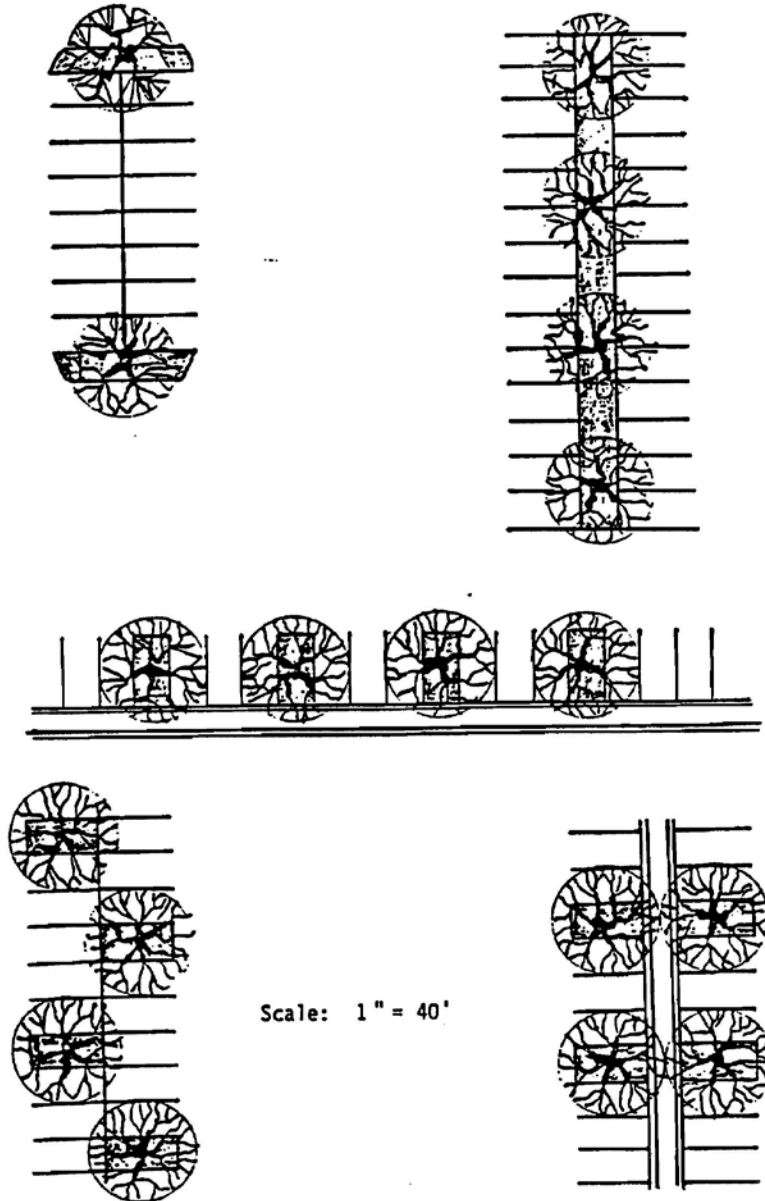
*Existing trees retained in compliance with Section 15-316 will be credited according to their actual crown radius. Shaded area may be calculated as follows:

$$3.14 \times (\text{crown radius})^2 = \text{shaded area}$$

Trees planted within the vehicle accommodation area are credited with shading 707 sq. ft. (Based on a crown radius of 15) New or existing trees on the perimeter of the parking lot are credited for having only half a crown over the vehicle accommodation area (e.g., new perimeter trees will be credited for shading 354 sq. ft.). Generally, all trees planted in compliance with the screening requirements of Article XIX, Part I and the street tree requirements of Section 15-315 will be considered perimeter trees. When smaller trees such as Dogwoods are planted, the credited shading area will be adjusted downward to 314 sq. ft. for interior trees and 157 sq. ft. for perimeter trees. (Based on a crown radius of 10 ft.)

GUIDE FOR LANDSCAPING

E-4 Typical Parking Lot Planting Islands



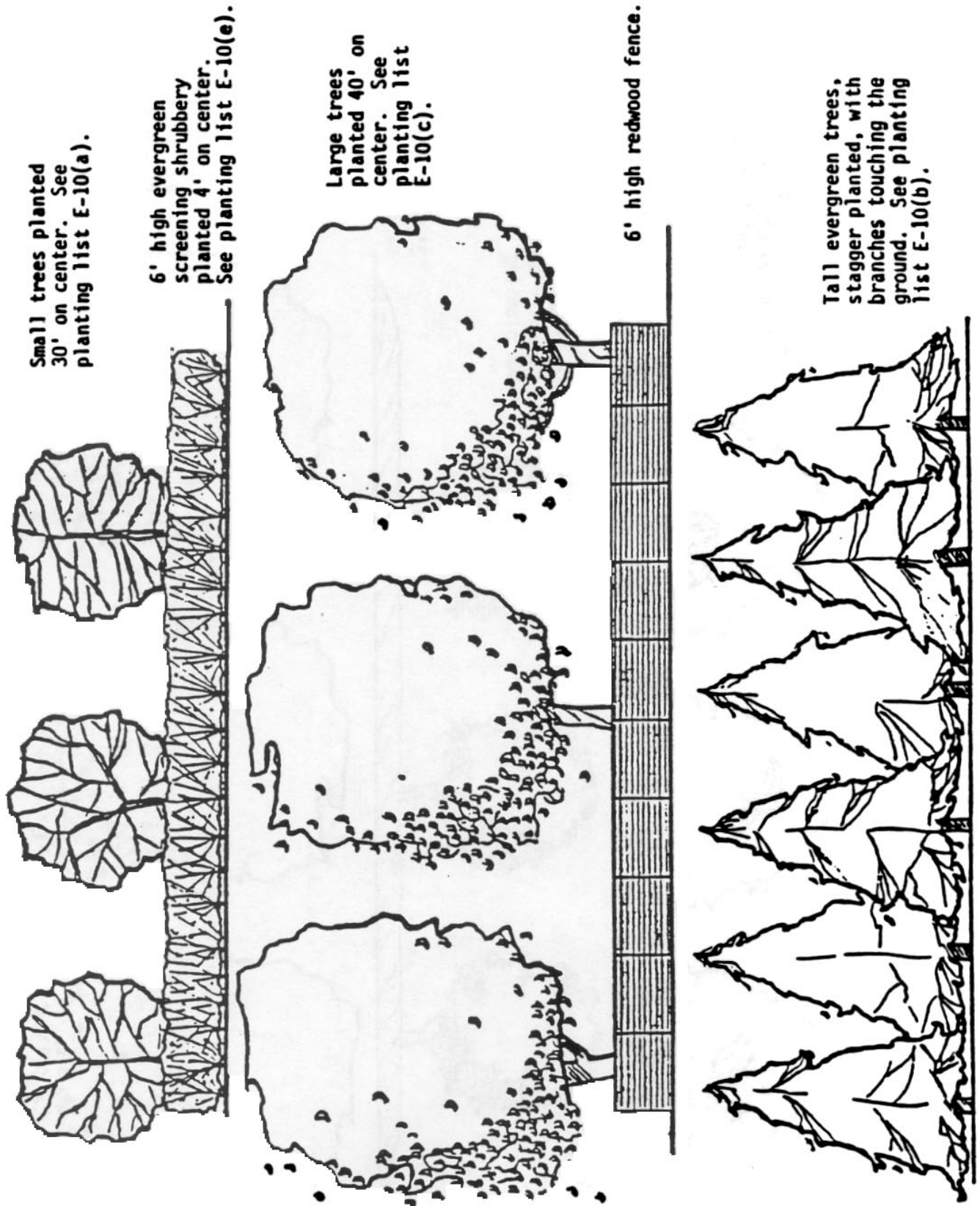
When smaller trees such as Dogwoods are planted, the credited shading area will be adjusted downward to 314 square feet for interior trees and 157 square feet for perimeter trees. (Based on a crown radius of 10 feet.)

E-5 Guide for Planting Trees

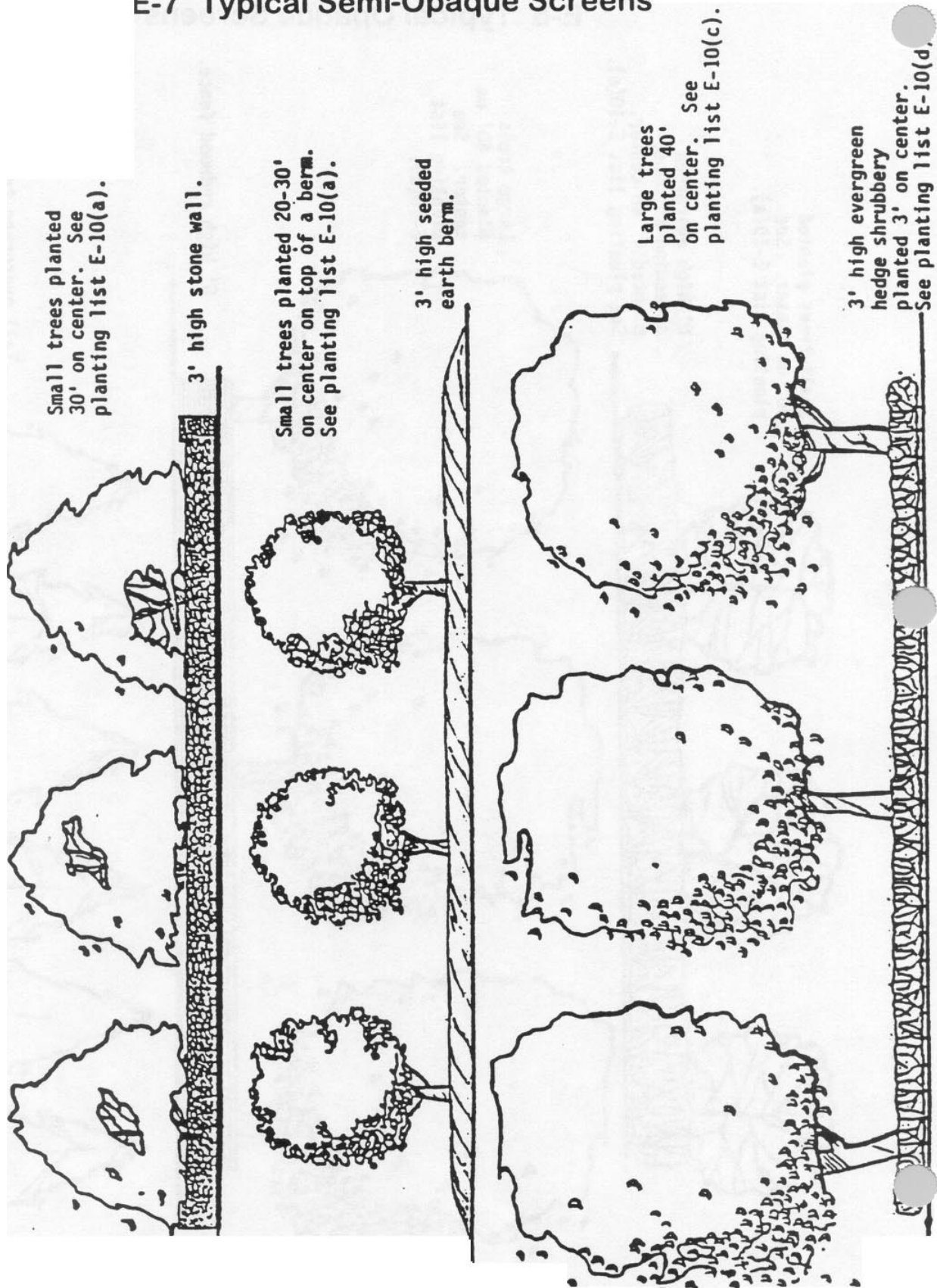
The trees recommended in Section E-10 have minimal maintenance requirements. However, all trees must receive a certain degree of care, especially during and immediately after planting. In order to protect an investment in new trees, the developer and his or her agents should follow these guidelines when planting:

- (a) The best times for planting are early spring and early fall. Trees planted in the summer run the risk of dehydration.
- (b) Plant all trees at least three-and-a-half feet from the end of head-in parking spaces in order to prevent damage from car overhang.
- (c) Dig the tree pit at least one foot wider than the root ball and at least six inches deeper than the ball's vertical dimension.
- (d) Especially in areas where construction activity has compacted the soil, the bottom of the pit should be scarified or loosened with a pick ax or shovel.
- (e) After the pit is dug, observe sub-surface drainage conditions. Most soils in the Carrboro area are poorly drained. Where poor drainage exists, the tree pit should be dug at least an additional twelve inches and the bottom should be filled with coarse gravel.
- (f) Backfill should include a proper mix of soil, peat moss and nutrients. All roots must be completely covered. Backfill should be thoroughly watered as it is placed around the roots.
- (g) Immediately after it is planted, the tree should be supported with stakes and guy wires to firmly hold it in place as its root system begins to develop. Staked trees will become stronger more quickly. Remove stakes and ties after one year.
- (h) Spread at least three inches of mulch over the entire excavation in order to retain moisture and keep down weeds. An additional three-inch saucer of mulch should be provided to form a basin around the trunk of the tree. This saucer helps catch and retain moisture.
- (i) The lower trunks of new trees should be wrapped with burlap or paper to prevent evaporation and sun scald. The wrapping should remain on the tree for at least a year.
- (j) Conscientious post-planting care, especially watering, pruning and fertilizing, is a must for street and parking lot trees. Branches of new trees may be reduced by as much as a third to prevent excessive evaporation.

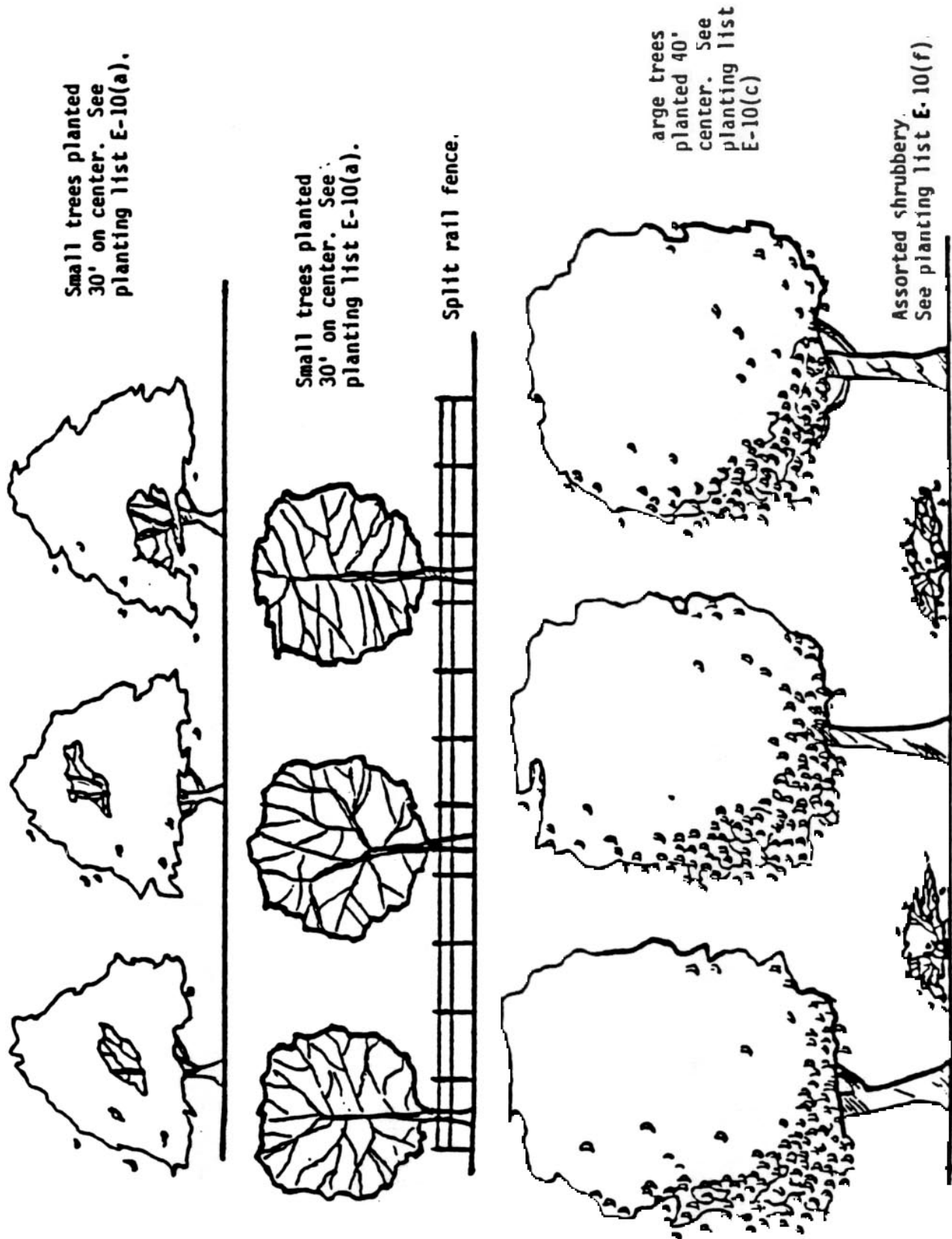
E-6 Typical Opaque Screens



E-7 Typical Semi-Opaque Screens



E-8 Typical Broken Screens



E-9 Guide for Planting Shrubs

Shrubs planted for screening purpose should be given a proper culture and sufficient room in which to grow. Many of the guidelines for tree planting listed in Section E-5 also apply to shrubs. However, because specific requirements vary considerably between shrub types, this Appendix does not attempt to generalize the needs of all shrubs. For detailed planting information on individual species, refer to: Landscape Plants of the Southeast by R. Gordon Halfacre and Anne R. Shawcroft. A copy of this book is available in the Carrboro Planning Department or by contacting Sparks Press, P.O. Box 26747, Raleigh, N.C. 27611.

E-10 Lists of Recommended Trees and Shrubs

The following lists indicate plantings which will meet the screening and shading requirements of Article XIX of the Land Use Ordinance. The lists are by no means comprehensive and are intended merely to suggest the types of flora which would be appropriate for screening and shading purposes. Plants were selected for inclusion on these lists according to four principal criteria: *i.*) general suitability for the Piedmont section of North Carolina; *ii.*) hardiness/tolerance of city conditions; *iii.*) ease of maintenance; and *iv.*) availability from area nurseries. When selecting new plantings for a particular site, a developer should first consider the type of plants which are thriving on or near the site. Accordingly, species native to North Carolina should often be favored. However, if an introduced species has proven highly effective for screening or shading in Piedmont Towns, it too may be a proper selection.

The plantings marked with an (±) on the following lists are appropriate for planting within plantings strips -- as defined under Section 15-216, Subsection (j).

Sections E-11 through E-16 contain descriptions of the trees and shrubs listed here.

(A) E-11 SMALL TREES FOR PARTIAL SCREENING (AMENDED 6/22/04)

- | | |
|----------------------------|----------------------------------|
| (1) American Holly | (10) Mock Orange |
| (2) American Hop Hornbeam | (11) Paw Paw |
| (3) American Hornbeam ± | (12) Serviceberry ± |
| (4) American Smoketree | (13) Sourwood ± |
| (5) Carolina Cherry Laurel | (14) Viburnum (except V. opulus) |
| (6) Crabapple (southern) | (15) Washington Hawthorn |
| (7) Eastern Redbud | (16) Yaupon |
| (8) Flowering dogwood | |
| (9) Fringetree | |

(B) E-12 LARGE TREES FOR EVERGREEN SCREENING (AMENDED 6/22/04)

- | | |
|---------------------------------|-----------------------|
| (1) Atlantic White Cedar | (5) Shortleaf Pine |
| (2) Eastern Red Cedar | (6) Southern Magnolia |
| (3) Laurel Oak (listed on E-13) | (7) Virginia Pine |
| (4) Loblolly Pine | (8) Longleaf Pine |

(C) E-13 LARGE TREES FOR SHADING - The trees on the following list marked with an (*) are appropriate selections to satisfy Section 15-315, Required Trees Along Dedicated Streets (AMENDED 6/22/04)

- | | |
|--------------------------|---------------------------|
| (1) Basswood | (9) Southern Catalpa |
| (2) Chestnut Oak | (10) Southern Sugar Maple |
| (3) Cucumber Tree | (11) Swamp Chestnut Oak |
| (4) Ginkgo (male only) * | (12) Swamp White Oak |
| (5) Laurel Oak * | (13) Sycamore |
| (6) Post Oak | (14) Tulip Poplar * |
| (7) Red Oak (Eastern) * | (15) White Oak |
| (8) Scarlet Oak * | (16) Willow Oak * |

(D) E-14 SMALL SHRUBS FOR EVERGREEN SCREENING (AMENDED 05/25/99, 6/22/04)

- | | |
|---|-------------------------------------|
| (1) Convexa Japanese Holly | (7) Otto Lukeyn Laurel [±] |
| (2) Dwarf Horned Holly | (8) Poet's Laurel |
| (3) Glossy Abelia | (9) Warty Blueberry |
| (4) Ilex verticillata (Winterberry Holly) | (10) **Carolina Jessamine |
| (5) Indian Hawthorn [±] | (11) **Trumpet Honeysuckle |
| (6) Japanese Yew | (12) |

**Vines - which if grown on a trellis would make a nice evergreen screen.

(E) E-15 LARGE SHRUBS FOR EVERGREEN SCREENING (AMENDED 6/22/04)

- | | |
|---|---|
| (1) Anise Bush [±] | (6) Loblolly Bay |
| (2) Carolina Cherry-Laurel [±] | (7) Loropetalum [±] |
| (3) Cleyera [±] | (8) Red Bay |
| (4) English Laurel | (9) Schipka Laurel |
| (5) Fortune Tea Olive | (10) Southern Wax Myrtle |
| | (11) Yaupon Holly (standard) [±] |

(F) E-16 ASSORTED PLANTINGS FOR BROKEN SCREENS (AMENDED 5/25/99, 6/22/04)

- | | |
|--|--|
| (1) Beautyberry [±] | (11) Judd Viburnum |
| (2) Blueberry | (12) Oakleaf Hydrangea |
| (3) Button Bush | (13) Rhododendron |
| (4) Carolina Allspice (Sweetshrub) | (14) Smoketree |
| (5) Carolina Rose | (15) Star Magnolia (tree) |
| (6) Clethra | (16) Sumac |
| (7) Devil's Walking Stick | (17) Viburnum (except V. opulus) |
| (8) Drooping Leucothoe | (18) Witch Hazel (Common) |
| (9) Fringetree | (19) Witch Hazel (Vernal) [±] |
| (10) Japanese Flowering Apricot (tree) | |

The following plant species shall be prohibited when complying with the shading and landscaping provisions of this chapter. **(AMENDED 6/22/04).**

Species (Latin)	Common Name
Akebia quinata	Chocolate vine
Acer ginnala	Amur Maple
Acer platanoides	Norway Maple
Ailanthus altissima	Tree of Heaven
Albizia julibrissin	Mimosa
Ampelopsis brevipedunculata	Porcelainberry
Baccharia halimifolia	Baccharus spp
All Berberis species including	
Berberis julianae	Wintergreen Barberry
Berberis thunbergii	Japanese Barberry
Broussonetia papyrifera	Paper Mulberry
Celastrus orbiculatus	Bittersweet
All Cotoneaster species including	
Cotoneaster microphyllus	Littleleaf Cotoneaster
Cotoneaster horizontalis	Rockspray Cotoneaster
Crataegus monogyna	Singleseed Hawthorn
Crataegus laevigata	English Hawthorn
All Cytisus scoparius	Scotch Broom
Eleagnus angustifolia	Russian Olive
Eleagnus umbellata	Autumn Olive
Euonymus alatus	Winged Euonymus, Burning Bush
Euonymus japonicus	Japanese Euonymus
Firmiana simplex	Chinese Parasol Tree

Species (Latin)	Common Name
Hedera helix	English Ivy
All Ligustrum species including	
Ligustrum japonicum	Japanese Privet
Ligustrum lucidum	Waxleaf Privet
Ligustrum obtusifolium	Border Privet
Ligustrum vulgare	European Privet
Ligustrum sinense	Chinese Privet
Ligustrum x vicari	Golden Vicary Privet
Lonicera japonica	Japanese Honeysuckle
Lonicera maackii	Bush Honeysuckle
Lonicera nitida	Boxleaf Honeysuckle
Lonicera tatarica	Tatarian Honeysuckle
Miscanthus sinensis	Eulalia, Maiden Grass
Mahonia repens	Oregon Grape
Morus alba	White Mulberry
Paulownia tomentosa	Princess Tree
Phyllostachys aurea	Golden Bamboo
Populus alba	White Poplar
Spiraea Japonica	Japanese Meadowsweet
Taxus cuspidata	Japanese Yew
Viburnum opulus	European Cranberrybush Viburnum
Vinca major	Large Periwinkle
Vinca minor	Common Periwinkle
Wisteria sinensis	Chinese Wisteria
Wisteria japonica	Japanese Wisteria

E-11 Small Trees for Partial Screening (Amended 6/22/04)

The following trees are recommended for use in all types of screens. Though smaller than the trees listed in planting lists E-12 and E-13, each of these trees will reach a height of at least 20 feet. Selections marked with an (*) are also recommended as shade trees and may be credited for meeting the 20% shading requirement for paved parking lots.

AMERICAN HOLLY (*Ilex opaca*) Height: 15-30'; Spread: 10-20'.

This familiar native tree possesses a pyramidal evergreen crown with abundant red berries in the winter. It grows best in full sun and prefers moist yet well drained soils. If the lower limbs are allowed to grow naturally, they will branch to the ground. Hollies should be protected from high winds. The American Holly is a relatively slow grower.

AMERICAN HOP HORNBEAM (*Ostrya virginiana*) Height: 40 to 50 feet; Spread: 20 to 30 feet

Hophornbeam is a small short-lived understory tree in moist, well-drained forests. It has a slow to medium growth rate on a great variety of soils. It develops a finely branched round crown and is an attractive landscape tree that provides wildlife with a limited amount of seed. Fruit

***AMERICAN HORNBEAM (*Carpinus carolinia*) Height: 20-30'; Spread: 15-20'.**

This native tree has a natural yet refined appearance. It is slow growing, but at maturity it serves as an excellent small shade tree. Its fluted, "muscular" trunk is an interesting feature. In the wild, the American Hornbeam is common in moist rich soil, yet, when used in landscape design, it is soil tolerant and does not require an unusual amount of water. It has no pests and no special maintenance problems.

AMERICAN SMOKETREE (*Cotinus obovatus*) Height: 15 feet; Spread: 15 feet

Smoketree is a small tree found on upland sites. This tree is planted as an ornamental for the attractive fruit that are presented on a feathery, hairy stalk, which gives a smoke-like appearance.

BLACK HAW (*Viburnum prunifolium*; *V. dentatum*) Height: 12 to 15 feet; Spread: 8 to 12 feet

Black Haw is a small tree with twisted trunk and arching branches with an overall round crown appearance. Does best on partially sunny sites on moist, well-drained soils.

CAROLINA CHERRY-LAUREL (*Prunus caroliniana*) Height: 20-30'; Spread: 15-20'.

This tree is prized for its dense evergreen foliage. It may be trimmed as a hedge, but also serves as an excellent screen in its natural form. The Cherry-Laurel grows rapidly and has no pests. However, it may not be as cold hardy as other trees on this list.

CRABAPPLE, SOUTHERN (*Malus*) Height: 15'-30'; Spread 10-20'

Slow to moderate growers, with springtime flowers in colors ranging from pink to red to white. Birds are fond of fruit. Care should be taken when choosing a specific variety to make certain that it is disease resistant. Some disease resistant varieties include 'Adams', 'Callaway', and 'Sentinel'.

EASTERN REDBUD (*Cercis canadensis*) Height: 20-30'; Spread: 12-25'.

This native tree is covered by beautiful pink flowers in the Spring and develops a dense round crown when allowed to grow in direct sunlight. The Redbud has some pests, and its fruit pods may present a litter problems, but it recommends itself by being drought resistant and tolerant of polluted city air.

***FLOWERING DOGWOOD (*Cornus florida*) height: 15-30'; Spread: 15-20'.**

The Dogwood is a native woodland tree which is very popular for landscape planting. It is considered to be a fairly hardy tree, but, when planted in direct sun, it must be frequently watered. A healthy Dogwood will develop attractive horizontal branches and bushy crown. Dogwoods look best when planted in groups or when used as an accent in borders. These trees should be guarded against borers and other pests.

FRINGE TREE (*Chionanthus virginiana*) Height: 12 to 20 feet; Spread: 12 to 20 feet

Fringe-tree is a short trunk tree with a narrow, oblong crown found on moist soils. It is a popular ornamental because of the white fringe-like drooping white flower clusters in May and June that mature into inch-long blue-black fruit in September and October.

MOCK ORANGE (*Philadelphus inodorus* or other native cultivars) Height: 3 to 6 feet; Spread: 3 to 9 feet

Mock Orange is a deciduous short shrub, suitable on a range of soil conditions along streams and bluffs, cliffs, and rocky banks, with full sun to partial shade. Best used as part of a shrub border or an edge to natural areas. Fragrant white flowers in spring on spreading branches that twist around each other and arch to the ground.

PAW PAW (*Asimina triloba*) Height: 15 to 40 feet; Spread: 15 to 30 feet

Pawpaw is an understory species found on moist, well-drained sites that has a tropical appearance in the landscape. Purplish-brown, broad bell shape flowers appear with or slightly before the leaves. Fall ripening fruit resemble a short, fat banana, that is very fleshy, tastes like a banana, and eaten by squirrel, fox, raccoon and small animals.

SERVICEBERRY (*Amelanchier canadensis*) Height: 10'-20'; Spread 8-15'

An upright shaped tree with a moderate growth rate. Serviceberry will thrive in sun or partial shade. White springtime flowers. Tolerant of most soil types, Serviceberry looks good planted along the edge of woods.

SOURWOOD (*Oxyndrum arboreum*) Height: 20-30'; Spread: 10-15'.

Sourwoods are handsome native trees which are most effective in landscape design when planted in groups. They are easy to transplant and as each tree matures it assumes a slender form with upright branches. Sourwood prefers relatively dry acid soils. Its only special maintenance problems may be infestations of webworms.

WASHINGTON HAWTHORN (*Crataegus phaenophyrum*) Height: 25-30'; Spread: 25-30'.

Hawthorns generally require spraying to prevent disease and insect infestation. However, they are an excellent choice for screening because of their extremely dense and thorny branches. They have proven to be excellent as a headlight screen on highway medians and, when planted close together, they form an

impenetrable living fence. They prefer sun and are tolerant to most types of soil. The Washington Hawthorn is generally considered to be the best of the Hawthorns.

YAUPON (*Ilex vomitoria*) Height: 15 to 20 feet; Spread: 10 to 20 feet

Yaupon is an upright evergreen shrub that forms thickets with numerous stems and branches. It grows well in full to partial shade and adapted to wet and dry sites. Small white flowers in spring yield to small shiny red berry clusters on the stems in the fall. Deer browse the foliage and fruit are eaten by birds and small mammals.

E-12 Large Trees for Evergreen Screening (Amended 6/22/04)

The following trees are ideal for screening large scale areas such as shopping centers and industrial sites. They are also effective in combination with other, smaller screening plants. All three are moderate to fast growers. They are not considered to be shade trees.

ATLANTIC WHITE CEDAR (*Chamaecyparis thyoides*) Height: 40 to 50; Spread 10 to 20 feet

Atlantic White Cedar is a tall, slender columnar tree; that loses lower branches with age. It grows best in wet sites with full sun. Bluish green needles appear flattened and arranged in irregular sprays with pointed tips. Bluish purple cones are quarter-inch long.

EASTERN RED CEDAR (*Juniperus virginiana*) - Height 60'; Spread 15-20'

This is a native evergreen tree that is very hardy in the area. Mature specimens have interesting bark. Has waxy fruit that birds enjoy. Slow growth.

LAUREL OAK (*Quercus laurifolia*) Height: 40-60'; Spread: 30'+.

The Laurel Oak grows more slowly than the other Oaks listed above, but it has the advantage of being nearly evergreen in Piedmont sections of North Carolina. It has proven to be a good street tree and does quite well under city conditions. It presents no special maintenance problems.

LOBLOLLY PINE (*Pinus taeda*) - Height 50 to 90; Spread 30 to 40 feet

Loblolly pine grows well on moderately acid soils with poor surface drainage and full sun. It is initially pyramidal until the crown becomes rounded with horizontal branches following the loss of lower branches. Excellent fast growing species for rapid vegetative screening.

LONGLEAF PINE (*Pinus palustris*) - Height 80 to 100; Spread 30 to 40 feet

Longleaf pine is found on well-drained sandy soils and on swamp edges and requires full sun. In the Piedmont, it rarely attains mature height due to susceptibility to ice storm damage, wind, lightning, high winds, and drought. It is also a nesting tree for red-cockaded woodpecker. It is slow to establish and grows in "grass like" stage for first 5 years.

SHORTLEAF PINE (*Pinus echinata*) Height 80 to 100; Spread 30 feet

Shortleaf pine is a medium-sized, native, evergreen conifer with relatively short needles and thin, flaky, black bark that becomes reddish brown with age. Shortleaf pine is suitable to sunny sites and a variety of soils. It is a medium to large tree with an initial small, open, pyramidal crown that becomes a small narrow crown with age.

SOUTHERN MAGNOLIA (*Magnolia grandiflora*) Height: 40-60'; Spread: 25'+.

Magnolias are striking trees which serve well as screens when their branches are allowed to grow to the ground. Generally, the tree does well in city conditions, but it should be planted in quite rich acidic soils

and it requires a lot of moisture. Furthermore, Magnolias require ample space for growth. If planted in full sunlight, they will grow rapidly. Because it drops large waxy leaves, seed pods, and flowers, the Magnolia may present a litter problem.

VIRGINIA PINE (*Pinus virginiana*) - Height 60'; Spread 25-35'.

A native of the area, Virginia Pine is a short needled tree that is very tolerant of clay soils. More resistant to winter weather conditions than Loblolly Pine.

E-13 Large Trees for Shading (Amended 6/22/04)

The following trees may be used for screening, but they are recommended especially for shading streets and parking lots. Unless otherwise noted, they will grow rapidly. Each species will attain a mature spread of at least thirty feet. The trees on the following list marked with an “*” are appropriate selections to satisfy Section 15-315, Required Trees Along Dedicated Streets.

CHESTNUT OAK (*Quercus montana*; *Q. prinus*) Height: 60 to 70 feet; Spread: 50 to 70 feet

Chestnut oak is a medium-sized, native, deciduous, tree that is suited to dry, infertile, rocky upland sites, yet grows best on rich well-drained soils along streams. At maturity, it is a medium-sized long-lived tree with an irregular dense crown. The sweet acorns are an important food for many wildlife species including deer, turkeys, squirrels, chipmunks, and mice, while small birds, mammals, and bees use chestnut oak cavities for nesting

CUCUMBER TREE (*Magnolia acuminata*; *M. Fraserii*) Height: 50 to 80 feet; Spread: 50 to 80 feet

Cucumber tree is the most widespread and hardiest of the eight native magnolia species. It grows fairly rapidly and well in rich, moist soils of slopes and valleys and matures in 80 to 120 years. This park-like tree is planted as an ornamental for its attractive leaves, flowers, and cucumber-shaped fruit, producing seeds that are eaten by birds and small mammals. Its shape is pyramidal when young, developing a straight trunk and a rounded crown.

***EASTERN RED OAK (*Quercus rubra*) Height: 50-70'; Spread: 40'+.**

This tree grows faster than any other Oak, two feet or more per year. It is prized as a street tree because its high branching habit gives it an ideal shape. The Red Oak grows in almost any average soil and presents no special maintenance problems.

***GINKGO OR MAIDENHAIR TREE (*Ginkgo biloba*) Height: 40-80'; Spread: 30'+.**

The Ginkgo is a tree which is recommended for several outstanding reasons. It is one of the oldest surviving species of trees. It is adaptable to any soil, climate, or degree of exposure to the sun. It does quite well in the city. It has no pests, no diseases, and no pruning requirements. In sum, it is a tree of exceptional vitality. The N.C. Department of Forest Resources calls the Ginkgo, probably the best all around street tree. Two reservations are worth stating, however. First, only male trees should be planted because female Ginkgos bear a messy, malodorous fruit. Second, the Ginkgo is a slow grower. When young, it has a rather gangly appearance. It takes 20 to 30 years to assume its mature, symmetrically spreading form.

***LAUREL OAK (*Quercus laurifolia*) Height: 40-60'; Spread: 30'+.**

The Laurel Oak grows more slowly than the other Oaks listed above, but it has the advantage of being nearly evergreen in Piedmont sections of North Carolina. It has proven to be a good street tree and does quite well under city conditions. It presents no special maintenance problems.

POST OAK (*Quercus stellata*) Height: 40 to 50 feet; Spread: 35 to 50 feet

Post oak is a small to medium-sized tree with a crown that has snarled and twisted branches and found on upland sites with full sun. This slow-growing drought resistant oak typically occupies rocky or sandy ridges and dry woodlands with a variety of soils. Acorns provide high-energy wildlife food during fall and winter for wild turkey, white-tailed deer, and squirrels, and provide habitat for birds and mammals. Post oak can be a beautiful shade tree for parks and to stabilize soil on dry, sloping, stony sites where few other trees will grow. It develops an attractive crown with strong horizontal branches.

***SCARLET OAK (*Quercus Coccinea*) Height: 60-80'; Spread: 40'+.**

This is a third Oak which grows rapidly and is easy to maintain. The Scarlet Oak is more difficult to transplant than the Red or the Willow, but it may be a worthwhile selection for its excellent foliage

SOUTHERN CATALPA (*Catalpa bignonioides*) Height: 25 to 40 feet; Spread: 20 to 30 feet

Catalpa is a medium-sized tree with spreading branches, an irregular crown, and generally crooked bole that is suited to moist, well-drained soils with full sun. The flowers and leaves make this an interesting landscape tree but the fruit can be messy.

SOUTHERN SUGAR MAPLE (*Acer saccharum*; *A. barbatum*) Height: 20 to 25 feet; Spread: 20 to 40 feet

Sugar maple grows on moist, well-drained soils and is very tolerant of shade. Seeds are eaten by birds and small animals. A popular ornamental for the fall color, Sugar Maple at maturity is a medium to tall tree with very dense elliptical crown.

SWAMP CHESTNUT OAK (*Quercus michauxii*) Height: 60 to 70 feet; Spread: 50 to 70 feet

Swamp chestnut oak grows in full sun on moist and wet loamy soils of bottomlands, along streams and borders of swamps, tolerates saturated or flooded soils for a few days to a few weeks. The acorns are sweet and serve as food to wildlife. The crown is round, compacted, and narrow.

SWAMP WHITE OAK (*Quercus bicolor*) Height: 50 to 60 feet; Spread: 50 to 60 feet

Swamp white oak is a medium sized tree with an irregular crown suitable to river bottomlands, depressions, swamp borders, and along edges of streams. It is rapid growing and long lived, attaining 300 to 350 years. Many kinds of wildlife eat the acorns, particularly ducks. Swamp white oak is intermediate in shade tolerance but not very drought tolerant.

SYCAMORE (*Platanus occidentalis*) Height: 70-100'; Spread: 60'+.

The Sycamore is probably the fastest growing shade tree on this list. Within ten years, it can grow to a height of between thirty and forty feet. It is easily transplanted, but it needs plenty of space. As one of nature's most massive trees, Sycamores have been known to grow to a height of 170 feet with a trunk 10 feet across. The Sycamore is a native tree which typically grows in flood plains, but it thrives in a variety of situations. Its tolerance of severe conditions has long made it a favorite choice as a street tree. Sycamores are susceptible to fungi and leaf blight and their large leaves and seed balls may present a litter problem.

***TULIP POPLAR (*Liriodendron tulipifera*) - Height 60'-150'; Spread 30-40'.**

Very common in eastern woodlands, this is a rapidly growing tree with colorful yellow leaves in Fall. Spring flowers, however, are not very noticeable. Difficult to transplant except when young. Excellent street tree.

WHITE OAK (*Quercus alba*) Height: 60 to 100 feet; Spread: 50 to 90 feet

White oak is found on fertile, moist, well-drained soils under partial sun. Acorns are eaten by game birds, deer, bear, and many small mammals. Pyramidal in youth, this species matures into a rugged, irregular crown that is wide spreading, with a stocky bole. While this species is potentially valuable for use in reforestation projects, it is not recommended near paved areas.

***WILLOW OAK (*Quercus phellos*) Height: 60-80'; Spread: 30'+.**

This is another rapidly growing Oak. It has proven to be quite successful as a street and parking lot tree in the Carrboro area. Its slender leaves give it a finer texture than that of other Oaks, but it still casts excellent shade. The Willow Oak is native to bottomland soils, and thus it needs plenty of moisture. It often spreads majestically as it matures so it should be given ample room to grow. No significant pests or diseases afflict the Willow Oak.

E-14 Small Shrubs for Evergreen Screening (Amended 6/22/04)

The following shrubs are recommended for informal (unclipped) hedges or screens. Each species grows to a height of less than six feet; therefore, these shrubs are appropriate for Semi-Opaque Screens.

CAROLINA JESSAMINE* (*Gelsemium sempervirens*) - Height up to 20'; Spread varies.

A moderate growing, mostly evergreen vine that grows very well on fences. Fragrant yellow flowers in springtime. Prefers sun or partial shade. All parts of this plant are poisonous.

CONVEXA JAPANESE HOLLY (*Ilex crenata* 'convexa') Height: 4-6'; Spread: 3-5'.

The Convexa Japanese Holly is another good Boxwood substitute. This shrub is considered to be one of the most attractive, hardy and serviceable Hollies for landscape use. It is attractive in either a clipped or unclipped form. It grows faster than the Littleleaf Japanese Holly.

DWARF HORNED HOLLY (*Ilex cornuta* 'rotunda') Height: 3'; Spread: 3-4'.

This shrub is an excellent selection for a low hedge. It is soil tolerant and requires no pruning or other special care once established. With its spiny leaves, this plant appears to be and is in fact rugged. Like all Hollies, it grows best in full sun, but unlike others of its species, it produces bright red berries without both sexes being present.

GLOSSY ABELIA (*Abelia grandiflora*) Height: 4-6'; Spread: 3-5'.

Abelia is quite common in local nurseries and tends to be less expensive than other shrubs on this list. It bears pale pink flowers throughout the summer. Although it has proven quite popular for informal hedges, it has several drawbacks. Abelia should be pruned and thinned to maintain its best form. It may drop its leaves due to low temperatures, lack of pruning, or starvation.

INDIAN HAWTHORN (*Raphiolepis indica*) Height: 3-4'; Spread: 4-5'.

With its spreading, irregular branching, the India Hawthorn makes an excellent informal hedge. It is tolerant of a variety of soils and is fairly drought resistant. However, it may not be as cold tolerant and pest resistant as other shrubs on this list.

JAPANESE YEW (*Taxus cuspidata*) Height: 4-6'; Spread: 5-7'.

The versatile Yew is commonly available from local nurseries in a wide variety of sizes and shapes. The Japanese Yew serves as excellent screening material in either a clipped or unclipped form. It tolerates poor growing conditions and flourishes in almost any kind of soil. (Soggy soil may hamper its growth, however.) It is comparatively pest free and is hardy under trying winter conditions. The Yew's best feature is its rich shiny green needles which grow densely on all varieties.

OTTO LUKEYN LAUREL (*Prunus laurocerasus* var. 'Otto Lukeyn') - Height 4'; Spread 4-7'.

A cold hardy, broad leaved evergreen shrub. Prefers sun, but will grow in fairly shady conditions. Good green color even in winter. This is a shorter growing variety of the Schipka Laurel.

POET'S LAUREL (*Danae racemosa*) Height: 2 to 3 feet; Spread: 2 to 3 feet

Poet's Laurel prefers partial to full shade, moist, well-drained soil enriched with organic matter; but does tolerate clay soils. It has an open growth habit with slender branches that arch up and away from center of crown. It can spread by rhizomes. While foliage discolors in sun; it can be long-lasting for flower arrangements.

TRUMPET HONEYSUCKLE* (*Lonicera sempervirens*) - Height up to 50'; Spread varies.

A rapid growing, mostly evergreen vine with beautiful orange to red to yellow flowers occurring in late spring and throughout the summer. Best in full sun.

WARTY BARBERRY (*Berberis verruculosa*) Height: 3-4'; Spread: 3-4'.

Barberrys as a group have proven to be excellent as hedge plants. With their dense, spiny limbs, they are effective barriers in public places. The Warty Barberry is a shrub with a neat, compact habit. It is soil tolerant and has no special maintenance requirements. It grows slowly, but it will reach a height of 3 to 4 feet within five years.

WINTERBERRY HOLLY (*Ilex verticillata*) Height: 6 to 15 feet; Spread: 6 to 10 feet

With a slow to moderate growth rate, this species is suited to partial to full sun on moist soils, but can tolerate drought. Early summer brings small white flowers that mature into dense clusters of bright red berries.

WINTERGREEN BARBERRY (*Berberis julianae*) Height: 4-6'; Spread: 2-5'.

This is another Barberry which forms an impenetrable thorny hedge. In fact, it grows even more densely than the Warty Barberry. It is pest resistant and is very hardy. No pruning is required. Because it is fairly slow growing, it will take eight to ten years to reach a height of 5 to 6 feet.

Note: * Vines - which if grown on a trellis would make a nice evergreen screen.

E-15 Large Shrubs for Evergreen Screening (Amended 6/22/04)

The following shrubs are recommended for high hedges or screens. Each species grows to a height of more than 6 feet; therefore, these shrubs are appropriate for Opaque Screens.

ANISE BUSH (*Illicium anisatum*) - Height 8-12'; Spread 8-10'.

moderate growing, evergreen shrub with an open habit. Small flowers appear in mid-Summer. Prefers a fair amount of moisture, with partial to full sun. Subject to damage during very cold winters.

CAROLINA CHERRY-LAUREL (*Prunus caroliniana*) Height: 20-30'; Spread: 15-20'.

This tree is prized for its dense evergreen foliage. It may be trimmed as a hedge, but also serves as an excellent screen in its natural form. The Cherry-Laurel grows rapidly and has no pests. However, it may not be as cold hardy as other trees on this list.

CLEYERA (*Cleyera japonica*) - Height 8-10'; Spread 5-6'.

A slow-moderate growing evergreen shrub. Its new foliage is reddish in color, like the Photinia. However, unlike the Photinia, Cleyera is much more disease resistant and thus a better option. Prefers shade or partial shade, with moist, but well drained soil.

ENGLISH LAUREL (*Prunus laurocerasus*) - Height 10-12'; Spread 8-11'.

A large leaved, evergreen shrub with moderate growth. Prefers well drained soils. Grows best in sun or partial shade, but will survive in shade. Cold hardy. Makes an excellent evergreen screen.

FORTUNE TEA OLIVE (*Osmanthus fortunei*) Height: 9-12'; Spread: 5-7'.

This Osmanthus hybrid is a popular, though non-descript, shrub. With its vigorous growth, it will form an excellent screen or border. It is soil tolerant. The Fortune Tea Olive is most notable for its inconspicuous yet highly fragrant flowers.

LOBLOLLY BAY (*Gordonia lasianthus*) Height 30 to 60 feet; Spread 10 to 15 feet

Loblolly-bay is a small to medium-sized native, evergreen tree that grows on acid soils in flat woodlands or shallow depressions with little or no slope, slow runoff, and poor to very poor drainage. It has a narrow crown and straight trunk.

LOROPETALUM (*Loropetalum chinese*) - Height 6-10'; Spread 8-9'.

Fast growing evergreen shrub with colorful Spring flowers. Prefers sun or partial sun, in moist, but well drained soil. Excellent substitute for Photinia. Variety 'rubrum' has purplish leaves.

RED BAY (*Persea borbonia*) Height: 15 to 40 feet; Spread 10 to 20 feet

Redbay is an attractive aromatic evergreen tree suitable for sites with partial to full sun and prefers drier soils. Birds and small mammals eat the fruit.

SCHIPKA LAUREL (*Prunus laurocerasus* 'schipkaensis') - height 6-8'; spread 3-5'.

A cold hardy, broad leaved evergreen shrub. Prefers sun, but will grow in fairly shady conditions. Good winter color.

SOUTHERN WAX MYRTLE (*Myrica cerifera*) Height 40 feet; Spread 20 to 25 feet

Southern wax myrtle is an erect, shade tolerant, ornamental, evergreen, small tree or shrub. Its flat leaves are aromatic when crushed and may repel. Underground runners extend the growth laterally and root nodules are capable of atmospheric nitrogen fixation.

YAUPON HOLLY (*Ilex vomitoria*) Height: 5-15'; Spread: 6-12'.

This is another versatile Holly, slower growing than the Burford, but equally as adaptable to adverse conditions. It is a native shrub which has proven to be one of the most drought resistant of all Hollies. It may be clipped to maintain any desired height. The Yaupon Holly is very heavily fruited and will attract birds.

E-16 Assorted Plantings for Broken Screens (Amended 6/22/04)

The following is a sampling of shrubbery which would be appropriate in a Broken Screen. Because many of these plants are deciduous, they are not suitable for Opaque and Semi-Opaque Screens. (Note: Many of the evergreen shrubs described in planting lists E-14 and E-15 are also suitable for Broken Screens.)

AZALEAS (*Rhododendron calendulaceum* (Flame); *R. nudiflora* & *R. periclymenoides* (Pinxterbloom); *R. prunifolium* (Plumleaf)) Height 3 to 10 feet; Spread 4 to 8 feet.

These three azaleas are excellent naturalizing plants that do not require a lot of space. With great orange, pink, and red colors, these species attract hummingbirds and butterflies. Good for sites with full sun to part shade with medium moisture on well-drained soils with a southwest aspect.

BEAUTYBERRY (*Callicarpa americana*) - Height 6'.

Very colorful deciduous shrub with springtime flowers, followed by purple fruit which lasts into winter. Prefers full sun.

***BLUEBERRY (*Vaccinium ashei*) - Height 4-6'; Spread 3-5'.**

Also known as Rabbiteye blueberry, this is a heat tolerant, native shrub. White flowers in springtime followed by blue fruits that birds enjoy. Has a moderate growth rate. This shrub prefers well drained, acid soil.

***BORDER FORSYTHIA (*Forsythia intermedia*) Height: 8-10'; Spread: 7- 10'.**

Forsythias are well known shrubs which bloom bright yellow quite early in the Spring. There are two commonly available forms of this shrubs: the weeping *Forsythia suspensa* and the more upright *Forsythia intermedia*. The latter is preferred for screening purposes. With its graceful branches, the Border Forsythia presents a good deciduous foliage mass and should be given plenty of room to grow. It transplants easily and withstands poor growing conditions. It should be thinned occasionally to ensure vigorous growth.

BUTTON BUSH (*Cephalanthus occidentalis*) Height: 6 to 10 feet Spread: 6 to 10 feet

Buttonbush is a deciduous, warm-season, tall shrub or small tree that grows along swamps, marshes, bogs, ditches, and other riparian areas that are seasonally inundated for at least part of the year. Its base is often swollen, with green branches when young but turns brown at maturity. Tiny, white flowers occur in dense, spherical clusters at branch ends attract bees and butterflies with fruits arranged in a round cluster of brown, cone-shaped nutlets.

CAROLINA ALLSPICE OR SWEETSHRUB (*Calycanthus floridus*) - Height 6-9'; Spread 5-8'.

This is a deciduous shrub native to the Southeast. Fragrant, maroon flowers appear in late Spring. Takes sun or shade.

CAROLINA ROSE (*Rosa carolina*) Height 3 to 6 feet Spread: 5 to 10 feet

Best grown in average, medium-wet to wet, well-drained soil in full sun. Fragrant, showy flowers attract birds and butterflies, but this plant does have thorns.

CLETHRA (Clethra alnifolia) - Height 10'.

Another native of the Eastern United States, Clethra has fragrant white flowers in late Summer. Grows well in acid soils. Full sun, however in the Piedmont it would do best with some shade. Varieties are available with pink flowers.

COMMON WITCH HAZEL (Hamamelis virginiana) Height: 8-15'; Spread 7-14'.

This shrub is a larger version of Vernal Witch Hazel with many of the same qualities. It is another native woodland plant which has adapted well to landscaping uses. The Common Witch Hazel is recommended for shady areas, but when planted in the sun it grows to be a splendid well rounded specimen. It is especially useful in large areas.

DROOPING LEUCOTHOE (Leucothoe fontanesiana) Height: 3-4'; Spread: 4-6'.

Drooping Leucothoe is a moundlike shrub which is good for planting in front of and between other flora and beneath trees. It is hardy in city conditions and gives a natural effect when planted along borders. This native evergreen is graceful and attractive in all seasons. It is easy to transplant but requires a heavy mulch and should be provided with at least partial shade. Old branches should be pruned occasionally to stimulate new growth.

FRINGETREE (Chioanthus virginicus) Height: 10-30'; Spread: 8-10'.

The Fringetree is known for its profusion of beautiful flowers. It is considered to be one of the most striking native American shrubs. It is relatively difficult to transplant, but once established it does well in cities as it endures heavy smoke and dust. The mature Fringetree's only drawback is that its leaves appear rather late in the Spring.

JAPANESE BARBERRY (Berberis thunbergii) Height: 3-5'; Spread: 3- 5'.

This extremely common deciduous shrub is considered to be one of the toughest members of the Barberry family. It survives drought, poor soils, exposures, and the worst city conditions. With its many thorns, the Japanese Barberry is often used as an impenetrable barrier, but it is attractive enough to stand alone as a specimen plant. It requires no special maintenance and, when planted singularly, needs no pruning.

JAPANESE FLOWERING APRICOT (Prunus mume) - Height 15' (tree).

Deciduous tree with small, but profuse flowers that have a spicy fragrance. Blooms in February or March. Varieties are available with pink, red, or white flowers. Prefers full sun or partial shade.

OAKLEAF HYDRANGEA (Hydrangea quercifolia) - Height 4-6'; Spread 3-5'.

Deciduous shrub with large, white flower clusters during the Summer. Colorful crimson foliage in Fall. Makes an excellent specimen plant.

SMOKETREE (Cotinus coggygia) - Height 10-15'; Spread 8-14'.

Large shrub or small deciduous tree with attractive round leaves. Colorful lavender panicles appear in Summer. Prefers well drained soil, but otherwise does well in poor soils. Full sun is best for this shrub.

STAR MAGNOLIA (*Magnolia stellata*) Height: 10-12'; Spread: 8-10'.

This handsome specimen shrub is considered to be the hardiest of all the Magnolias. It forms a broad, rounded mass. It becomes tree-like with age but continues to branch to the ground. Early in the spring, it produces numerous fragrant white flowers. The Star Magnolia should not be planted adjacent to shallow rooting trees. It should be allowed plenty of sun.

SUMAC (*Rhus copallina* (Shining); *R. glabra* (Smooth) *R. typhina* (Staghorn)) Height 7 to 40 feet; Spread 9 to 20 feet

These species are perennial, deciduous, sun-loving, thicket-forming shrubs or small trees with branches that tend to be fairly sparse and stout. Sumac does well on dry to medium moisture sites. The tart fruits are eaten by birds and are very tart in taste. These species provide good fall color.

****** SWAMP WHITE OAK (*Quercus bicolor*) Height: 50 to 60 feet; Spread: 50 to 60 feet**

Swamp white oak is a medium sized tree with an irregular crown suitable to river bottomlands, depressions, swamp borders, and along edges of streams. It is rapid growing and long lived, reaching 300 to 350 years. Many kinds of wildlife eat the acorns, particularly ducks. Swamp white oak is intermediate in shade tolerance but not very drought tolerant.

VERNAL WITCH HAZEL (*Hamamelis vernalis*) Height: 4-6'; Spread: 2- 3'.

This rapidly growing native shrub is excellent for bordering and naturalizing. It assumes a dense, upright form, thriving in even the most polluted air. Other than plenty of watering, the Vernal Witch Hazel requires no special maintenance.

*******Viburnum* (*Viburnum prunifolium*; *V. dentatum*) Height: 12 to 15 feet; Spread: 8 to 12 feet**

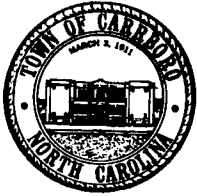
Black Haw is a small tree with twisted trunk and arching branches with an overall round crown appearance. Does best on partially sunny sites on moist, well-drained soils.

E-17 List of Invasive Plant Species (AMENDED 6/22/04; 6/22/10)

The following plant species shall be prohibited when complying with the shading and screening provisions of this chapter and shall not be shown on any plans submitted in support of a Land Use Permit application. Further information on invasive pest plants that applicants may wish to avoid may be found on the website for the North Carolina Native Plant Society.

Plant Type: A=Aquatic, H=Herbaceous, W=Woody Plant

Species (Latin)	Common Name	Type
<i>Ailanthus altissima</i>	Tree of Heaven	W
<i>Albizia julibrissin</i>	Mimosa	W
<i>Alliaria petiolata</i>	Garlic-Mustard	W
<i>Celastris orbiculatus</i>	Asian Bittersweet	W
<i>Eleagnus angustifolia</i>	Russian Olive	W
<i>Eleagnus umbellata</i>	Autumn Olive	W
<i>Hedera helix</i>	English Ivy	W
<i>Hydrilla verticillata</i>	Hydrilla	A
<i>Lespedeza bicolor</i>	Bicolor Lespedeza	W
<i>Lespedeza cuneata</i>	Sericea Lespedeza	H
<i>Ligustrum sinense</i>	Chinese privet	W
<i>Lonicera fragrantissima</i>	Bush Honeysuckle	W
<i>Lonicera japonica</i>	Japanese Honeysuckle	W
<i>Microstegium vimineum</i>	Japanese Stilt-grass	H
<i>Murdannia keisak</i>	Asian Spiderwort	H
<i>Myriophyllum aquaticum</i>	Parrotfeather	A
<i>Paulownia tomentosa</i>	Princesstree	W
<i>Phragmites australis</i>	Common Reed	H
<i>Polygonum cuspidatum</i>	Japanese Knotweed	H
<i>Pueraria montana</i>	Kudzu	H
<i>Rosa multiflora</i>	Multiflora Rose	W
<i>Salvinia molesta</i>	Aquarium water-moss	A
<i>Wisteria sinensis</i>	Chinese wisteria	W



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, JUNE 19, 2014

LAND USE ORDINANCE TEXT AMENDMENT RELATING TO TREE PROTECTION AND REPLANTING STANDARDS

Motion was made by Clinton and seconded by Poulton that the Planning Board recommends that the Board of Aldermen **approve** the draft ordinance, with the addition of a third land use category in Section 15-319, Table 1: Minimum Tree Canopy Coverage Standards for the downtown commercial area, and to assign that area a minimum canopy coverage of 15%.

VOTE:

AYES: (7) Adamson, Clinton, Cohen, Davis, Foushee, Hunt, Poulton

ABSENT/EXCUSED: (0)

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, motion was made by Adamson and seconded by Clinton that the Planning Board of the Town of Carrboro finds the proposed text amendment, is consistent with adopted plans and policies, such as the following provisions in Carrboro Vision 2020:

2.21 The Town should continued to require the preservation and maintenance of open space when land is developed, to enforce restraints on clear-cutting, and to require adequate buffers.

2.23 The town encourages the planting of native plant species, as well as non-native species that are not invasive. Removal of invasive species is encouraged. The town supports education on this topic and encourages the public to become aware of the list of invasive plant species found in Appendix E-17 of the Town of Carrboro Land Use Ordinance.

2.43 Carrboro should plan and encourage the growth of tree canopies over roads to mitigate the heat and smog effect caused by superheated pavement. Carrboro should strongly encourage the electric utilities to put their lines underground to allow for full canopy coverage.

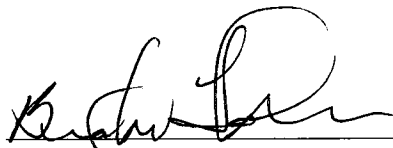
VOTE:

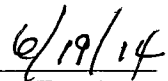
AYES: (7) Adamson, Clinton, Cohen, Davis, Foushee, Hunt, Poulton

ABSENT/EXCUSED: (0)

NOES: (0)

ABSTENTIONS: (0)


(Chair)


(Date)



TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, JUNE 19, 2014

LAND USE ORDINANCE TEXT AMENDMENT RELATING TO TREE PROTECTION AND REPLANTING STANDARDS

Motion was made by Matthew Arnsberger and seconded by Michelle Holder that the Environmental Advisory Board recommends that the Board of Aldermen consider the following recommendations for the proposed amendment to the Land Use Ordinance:

- 1) add Atlantic White Cedar to the definition of uncommon species;
- 2) move beech and red cedar from the definition of 6-inch specimens to 12-inch specimens;
- 3) identify 12-inch specimen trees as native canopy trees;
- 4) include in the Ordinance a definition of the word habitat that includes specifications for food, nesting sites, and shelter.

The EAB wishes to express its support for town staff's work on this issue. We believe that canopy coverage is an important Town issue, and we appreciate staff's extensive work to update the tree provisions in the LUO.

The EAB also encourages the Town to develop town-wide tree canopy cover goals that meet or exceed the minimum recommendations for urban forest canopy issued by the organization American Forests.

VOTE:

AYES: Arnsberger, Rivin, Holder

ABSENT/EXCUSED: Crook, Reddy, Sinclair

NOES: None

ABSTENTIONS: None

Associated Findings

By a unanimous show of hands, the Environmental Advisory Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, motion was made by Matthew Arnsberger and seconded by Gabe Rivin that the Environmental Advisory Board of the Town of Carrboro finds the proposed text amendment is consistent with adopted plans and policies, such as the following provisions in Carrboro Vision 2020:

2.21 The Town should continued to require the preservation and maintenance of open space when land is developed, to enforce restraints on clear-cutting, and to require adequate buffers.

2.23 The town encourages the planting of native plant species, as well as non-native species that are not invasive. Removal of invasive species is encouraged. The town supports education on this topic and encourages the public to become aware of the list of invasive plant species found in Appendix E-17 of the Town of Carrboro Land Use Ordinance.

2.43 Carrboro should plan and encourage the growth of tree canopies over roads to mitigate the heat and smog effect caused by superheated pavement. Carrboro should strongly encourage the electric utilities to put their lines underground to allow for full canopy coverage.


VOTE:

AYES: Arnsberger, Rivin, Holder

ABSENT/EXCUSED: Crook, Reddy, Sinclair

NOES: None

ABSTENTIONS: None

for  6/20/14
(Chair) (Date)

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

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131 W. Margaret Lane
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Hillsborough,
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TRANSMITTAL DELIVERED VIA EMAIL

June 18, 2014

Christina Moon, AICP
Planning Administrator
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on June 4, 2014 and proposed for town public hearing on June 24, 2014:

- *Provisions Regulating the Retention and Planting of Trees.*

We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*. However, we have the following general comment:

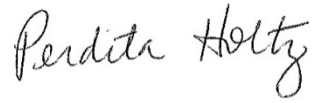
1. The Town may wish to consider defining the word "tree stands" which is proposed to be added on page 15 of the materials.

Additionally, I noticed the following typographical errors as I was reviewing the materials:

- On Page 16 for the definition of "Dripline," there is an extra period after the word and a stray ")" at the end of the sentence.
- On Page 17 for the definition of "Tree canopy," there is a stray ")" at the end of the sentence.
- On Page 21, #5, the first sentence does not read right if the words proposed for deletion are removed.
- On Page 2 of Appendix E, in section (c), there is an extra period after the word "trunk."

If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Perdita Holtz". The signature is written in black ink and is positioned above the printed name and title.

Perdita Holtz, AICP
Planning Systems Coordinator