



# Town of Carrboro

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

## Meeting Agenda Board of Aldermen



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Tuesday, January 17, 2017

7:30 PM

Board Chambers - Room 110

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### 7:30-7:35

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

### 7:35-7:40

#### B. ANNOUNCEMENT OF UPCOMING MEETINGS

### 7:40-7:55

#### C. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

### 7:55-8:00

#### D. CONSENT AGENDA

1. [17-006](#) Approval of Previous Meeting Minutes of January 10, 2017
2. [17-008](#) Update on Encroachment Agreement to Allow Improved Pedestrian and Bicycle Access to Anderson Park via Strowd Lane

**PURPOSE:** The purpose of this agenda item is for the Board of Aldermen to receive an update on the Town's pursuit of an encroachment agreement with the North Carolina Department of Transportation (NCDOT) to allow improved pedestrian and bicycle access to Anderson Park via Strowd Lane.

**Attachments:** [Attachment A - Resolution 1-17-17](#)

3. [17-009](#) Appointment to the Chapel Hill/Orange County Visitors Bureau Board of Directors

**PURPOSE:** The purpose of this item is to appoint Mayor Lydia Lavelle to the Chapel Hill/Orange County Visitors Bureau Board of Directors.

**Attachments:** [A RESOLUTION MAKING AN APPOINTMENT TO THE CHAPEL HILL ORANGE COUNTY VISITORS BUREAU BOARD OF DIRECTORS.docx](#)

**E. OTHER MATTERS****8:00-8:30**

1. [17-001](#) Presentation of the DCHC-MPO Draft Comprehensive Transportation Plan

**PURPOSE:** The purpose of this agenda item is for the Board of Aldermen to receive a presentation of the draft Comprehensive Transportation Plan.

**Attachments:** [Attachment A - Resolution](#)  
[Attachment B - Key Project Sheet](#)

**8:30-8:45**

2. [17-003](#) Support of and Participation in the Club Nova Education and Employment Program

**PURPOSE:** To assist Club Nova in improving the lives of people with mental illness.

**Attachments:** [Attachment A Club Nova](#)

**8:45-9:15**

3. [17-004](#) A Request for a Minor Modification to the Winmore VMU Conditional Use Permit to Remove Faye Daniels' Home

**PURPOSE:** The Board of Aldermen is asked to consider approving a Minor Modification to the Conditional Use Permit for Winmore VMU to remove the Faye Daniels' home from the property prior to the development. A resolution approving the modification is attached should the Board choose to approve the request.

**Attachments:** [Resolution Allowing Removal of Clubhouse Facility](#)  
[Excerpt From Environmental Impact Statement](#)  
[Pictures of Home From November 2016](#)  
[Letter From Applicant](#)  
[Letter From HOA Representatives](#)

**9:15-9:40**

4.     [17-002](#)     Consider request by the Town of Chapel Hill to Transfer Management and Maintenance of Shared Parking Lot at Rosemary and Sunset to Chapel Hill.
- PURPOSE:**   The purpose of this agenda item is to consider a request by Chapel Hill to allow them to take over management and maintenance of a public parking lot jointly owned by Carrboro and Chapel Hill.
- Attachments:**   [W. ROSEMARY PARKING LOT PRELIMINARY](#)

**F.       BRIEF UPDATE FROM BOARD MEMBERS**

**G.       MATTERS BY TOWN MANAGER**

**H.       MATTERS BY TOWN ATTORNEY**

**I.       MATTERS BY TOWN CLERK**





# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**17-008

**Agenda Date:** 1/17/2017

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Update on Encroachment Agreement to Allow Improved Pedestrian and Bicycle Access to Anderson Park via Strowd Lane

**PURPOSE:** The purpose of this agenda item is for the Board of Aldermen to receive an update on the Town's pursuit of an encroachment agreement with the North Carolina Department of Transportation (NCDOT) to allow improved pedestrian and bicycle access to Anderson Park via Strowd Lane.

**DEPARTMENT:** Planning, Public Works

**CONTACT INFORMATION:** Patricia McGuire - 919-918-7327, [pmcguire@townofcarrboro.org](mailto:pmcguire@townofcarrboro.org) [<mailto:pmcguire@townofcarrboro.org>](mailto:pmcguire@townofcarrboro.org); JD Freeman - 919-918-7427, [jfreeman@townofcarrboro.org](mailto:jfreeman@townofcarrboro.org)

**INFORMATION:** In June 2016, the Board of Aldermen authorized staff to submit an encroachment agreement to NCDOT to create a new entrance for bicyclists and pedestrians along the north boundary of the park directly from the Strowd Lane right of way. Notification of approval of the encroachment was received in early October. Public Works staff is expected to complete the improvements this coming spring.

### Background

Strowd Lane is an unpaved State road off Old Fayetteville Road that provides direct access to approximately five properties and secondary, emergency and bicycle/pedestrian access to Anderson Park. The existing emergency entrance is controlled by a locked gate and connects with the Strowd Lane right of way at the northeast corner of the park property. Pedestrians and bicyclists can access the park by walking across the edge of a private driveway and through the bollards that are installed at either end of the emergency gate. A location map showing the vicinity and bikeways nearby, as well as an illustration of the change may be found with the June 2016 agenda materials [<here.>](#)

**FISCAL & STAFF IMPACT:** Minimal clearing and grubbing, pipe and bollard installation costs total approximately \$2,000 to be covered with existing budgeted funds.

**RECOMMENDATION:** Staff recommends that the Board adopt the attached resolution receiving this

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update (*Attachment A*).

A RESOLUTION RECEIVING AN UPDATE ON THE ENCROACHMENT  
AGREEMENT WITH NCDOT TO PROVIDE PEDESTRIAN AND BICYCLE ACCESS  
TO ANDERSON PARK VIA STROWD LANE

WHEREAS, the Town of Carrboro is a Silver-level, League of American Bicyclists Bicycle Friendly Community; and,

WHEREAS, informal access for pedestrians and cyclists is provided to Anderson Park via Strowd Lane, a North Carolina roadway; and,

WHEREAS, the Town submitted an encroachment agreement to the North Carolina Department of Transportation (NCDOT) in August 2016 to allow an improved entrance point to the park to facilitate use of Strowd Lane as a more direct route to the park from areas north and east of Anderson Park; and,

WHEREAS, the Town received notification from NCDOT Division Engineer Mike Mills of the approved encroachment in early October 2016; and,

WHEREAS, existing budgeted funds and staff time are available to make the associated improvements in the spring of 2017.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Board accepts the update on this project.

This is the 17<sup>th</sup> day of January in the year 2017.







# Town of Carrboro

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301 W. Main St.  
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## Agenda Item Abstract

**File Number:**17-009

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**Agenda Date:** 1/17/2017

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Appointment to the Chapel Hill/Orange County Visitors Bureau Board of Directors

**PURPOSE:** The purpose of this item is to appoint Mayor Lydia Lavelle to the Chapel Hill/Orange County Visitors Bureau Board of Directors.

**DEPARTMENT:** Town Clerk

**CONTACT INFORMATION:** Catherine Dorando, 919-918-7309

**INFORMATION:** The Chapel Hill/Orange County Visitors Bureau Board of Directors has a seat reserved for a member of the Carrboro Board of Aldermen. Mayor Lavelle has indicated that she would like to serve in this role. Alderman Michelle Johnson previously held the seat reserved for the Town of Carrboro.

**FISCAL & STAFF IMPACT:** N/A

**RECOMMENDATION:** It is recommended that the Board of Aldermen adopt the resolution.

APPOINTMENT TO THE CHAPEL HILL/ORANGE COUNTY VISITORS BUREAU  
BOARD OF DIRECTORS

NOW, THEREFORE, BE IT RESOLVED BY THE CARRBORO BOARD OF ALDERMEN  
THAT:

Section 1: Mayor Lydia Lavelle is hereby appointed to the Chapel Hill/Orange County Visitors  
Bureau Board of Directors to fill the seat reserved for the Town of Carrboro.

Section 2: This resolution is effective upon adoption.



# Town of Carrboro

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## Agenda Item Abstract

**File Number:**17-001

**Agenda Date:** 1/17/2017

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Presentation of the DCHC-MPO Draft Comprehensive Transportation Plan

**PURPOSE:** The purpose of this agenda item is for the Board of Aldermen to receive a presentation of the draft Comprehensive Transportation Plan.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Bergen Watterson, 919-918-7329, [bwatterson@townofcarrboro.org](mailto:bwatterson@townofcarrboro.org) [<mailto:bwatterson@townofcarrboro.org>](mailto:bwatterson@townofcarrboro.org); Tina Moon, 919-918-7325, [cmoon@townofcarrboro.org](mailto:cmoon@townofcarrboro.org) [<mailto:cmoon@townofcarrboro.org>](mailto:cmoon@townofcarrboro.org)

**INFORMATION:** The Durham-Chapel Hill-Carrboro MPO (DCHC-MPO) is required by the state to create a Comprehensive Transportation Plan (CTP), which is an aspirational long-range multi-modal transportation planning document. The CTP differs from the more widely recognized Metropolitan Transportation Plan (MTP, formerly Long-Range Transportation Plan (LRTP)) in that it is not fiscally constrained. A transportation project must be included in the CTP in order to be considered for funding through the SPOT process.

Jurisdictions have traditionally used long-range transportation documents as an element of comprehensive planning for determining consistency during the development review process when considering petitions for rezoning and land use permits, and as a mechanism for requiring right-of-way and other transportation improvements from applicants. Most of the jurisdictions in the DCHC-MPO, including the Town of Carrboro, currently use an adopted Thoroughfare Plan for this purpose. The CTP is designed to replace local Thoroughfare plans.

Town staff has been working with DCHC-MPO and North Carolina Department of Transportation (NCDOT) staff to create the CTP and to ensure that Carrboro's transportation needs are accurately reflected. The draft CTP is currently out for public comment, and MPO and NCDOT staff are circulating to all of the jurisdictions to gather feedback through public workshops and presentations to local elected officials. Public comments will be accepted through February 24, 2017, a timeframe which provides the Board the opportunity to finalize comments at a February meeting if so desired. The Transportation Advisory Board and the Chapel Hill Transportation and Connectivity Advisory Board are co-hosting drop-in public information session on February 19<sup>th</sup> from 6:00pm - 8:00pm at the Chapel Hill Library. The DCHC-MPO Board is expected to adopt the CTP in March 2017 and NCDOT in April 2017. If adopted, staff will prepare draft text amendments to the Land Use

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Ordinance to reflect the change from the Thoroughfare Plan to the CTP for the Board's consideration at a future meeting.

The public comment materials may be found here: <http://www.dchcmo.org/programs/ctp/default.asp>

The full draft CTP can be found here:

[https://connect.ncdot.gov/projects/planning/Pages/CTP-Details.aspx?study\\_id=Durham-Chapel%20Hill-Carrboro](https://connect.ncdot.gov/projects/planning/Pages/CTP-Details.aspx?study_id=Durham-Chapel%20Hill-Carrboro)

Representatives from the DCHC-MPO and NCDOT will make the presentation.

**FISCAL & STAFF IMPACT:** There is no fiscal impact associated with receiving the presentation and providing comment.

**RECOMMENDATION:** Staff recommends that the Board of Aldermen approve the resolution receiving the presentation and consider providing comments on the draft CTP.

A RESOLUTION RECEIVING A PRESENTATION ON THE DCHC-MPO  
COMPREHENSIVE TRANSPORTATION PLAN

WHEREAS, the state of North Carolina mandated that all MPOs create a Comprehensive Transportation Plan (CTP) to address future needs; and

WHEREAS, transportation projects must be included in the CTP to be eligible for submission to the SPOT process; and

WHEREAS, the draft DCHC-MPO CTP includes highway, bicycle, and pedestrian recommendations for the Town of Carrboro; and

WHEREAS, the draft CTP is out for public comment through February 24<sup>th</sup>, 2017;

NOW, THEREFORE, BE IT RESOLVED by the Carrboro Board of Aldermen that the Board receives the presentation on the draft CTP.

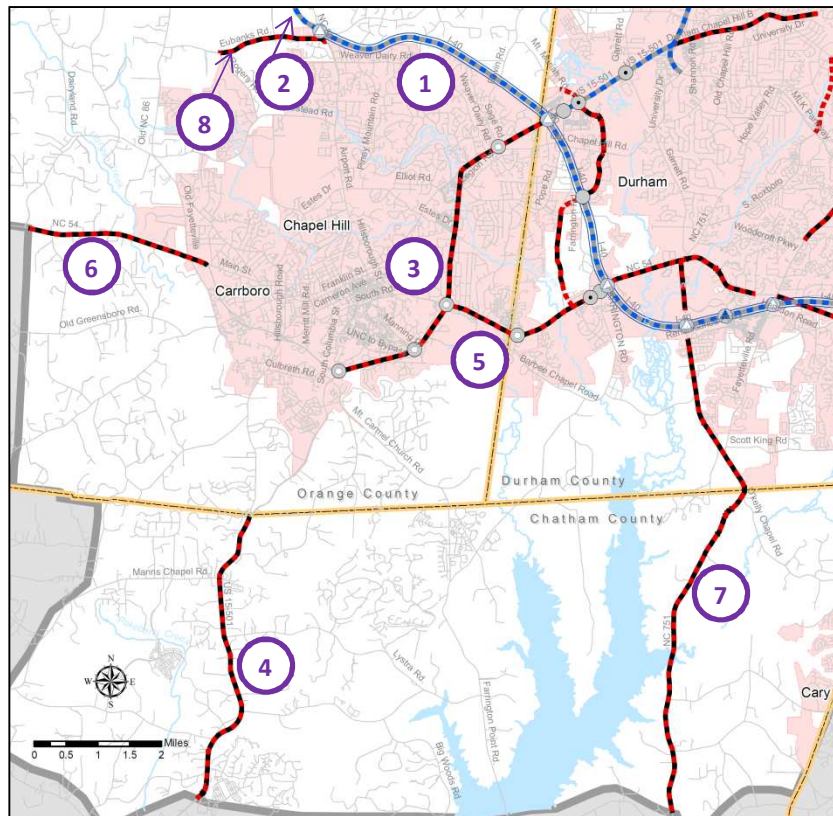
BE IT FURTHER RESOLVED, that the Carrboro Board of Aldermen authorizes staff to convey the following comments to the DCHC-MPO Board on behalf of the Town:

- 1) \_\_\_\_\_  
\_\_\_\_\_
- 2) \_\_\_\_\_  
\_\_\_\_\_
- 3) \_\_\_\_\_  
\_\_\_\_\_
- 4) \_\_\_\_\_  
\_\_\_\_\_
- 5) \_\_\_\_\_  
\_\_\_\_\_

This the 17<sup>th</sup> day of January in 2017.

**Carrboro, Chapel Hill, S Orange County & NE Chatham County**  
**Key CTP Highway & Non-Highway Recommendations**

**DRAFT**



**KEY CTP HIGHWAY PROJECTS**

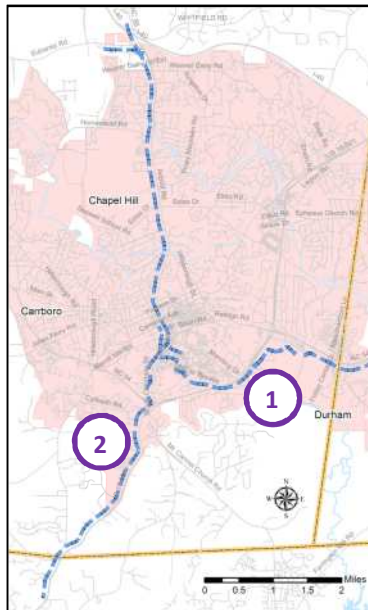
No.	Facility	Project Location	Status	Recommendation
1	I-40	15-501 to NC 86	Needs Imp.	Widen freeway to 8 lanes. With 6 to 8 General purpose and 2 to 4 managed lanes.
2	I-40	NC 86 to I-85	Needs Imp.	Widen freeway to 6 general purpose lanes.
3	US 15-501	NC 86 (S Columbia St) to I-40	Needs Imp.	- NC 86 (S Columbia St) to E Franklin St: Widen to a 6 lane boulevard with new/improve interchanges at needed locations with improved bus, bicycle and pedestrian accommodations. - E Franklin St to I-40: Improve facility to better accommodate bus, bicycle and pedestrian traffic.
4	US 15-501	Smith Level Rd to south of Andrews Store Rd	Needs Imp.	Improve access management along US 15-501 in accordance with the 2014 Corridor Study recommendations.
5	NC 54	US 15-501 to NC 55	Needs Imp.	- Barbee Chapel Rd to NC 55: Add travel lanes. - US 15-501 to I-40: Improve to superstreet with interchanges. - Throughout corridor: Improved bicycle, pedestrian and light rail transit accommodation.
6	NC 54	Old Fayetteville Rd to Bethel Hickory Grove Church Rd	Needs Imp.	Provide operational improvements; further study is needed to determine specific long-term improvements.
7	NC 751	NC 54 to Martha's Chapel Road (in Chatham County)	Needs Imp.	Improve to a boulevard facility. Further study is needed for cross section.
8	Eubanks Rd	NC 86 to Rogers Rd	Needs Imp.	Widen to a 4 lane divided boulevard.

*\*This Key CTP list and map has been updated since CTP release for public comment, so may not match the released CTP.*

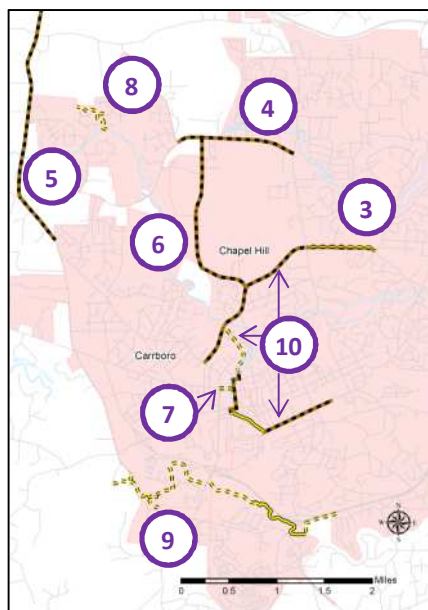
Note: This map and table shows only draft key highway or non-highway projects. See the draft CTP on the CTP web sites for all projects.

**Carrboro, Chapel Hill, S Orange County & NE Chatham County**  
**Key CTP Highway & Non-Highway Recommendations**

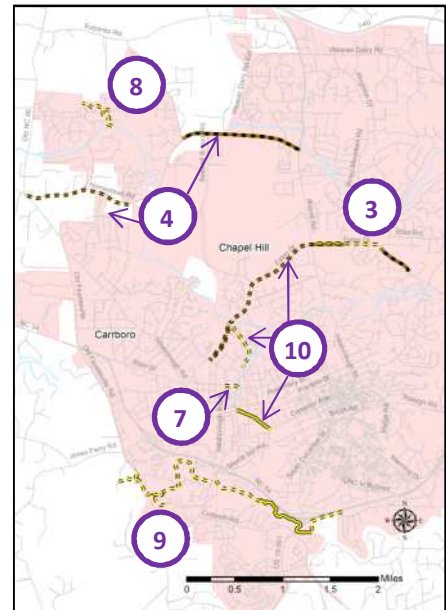
**DRAFT**



Key Transit Projects



Key Bicycle & Multiuse Projects



Key Pedestrian & Multiuse Projects

**KEY CTP NON-HIGHWAY PROJECTS**

No.	Facility	Project Location	Type	Status	Recommendation
1	Durham-Orange Light Rail Transit (D-O LRT)	Chapel Hill to Durham	Light Rail Transit	Recomm. New Facility	Light rail tracks running from UNC Hospitals in Chapel Hill to NCCU in Durham.
2	CHT BRT: N-S Corridor	Eubanks Park & Ride to Southern Village	Bus Rapid Transit	Recomm. New Route	Bus Rapid Transit route along NC 86 (MLK Jr Blvd to S Columbia St) and US 15-501.
3	Estes Dr	N Greensboro St to Granville Rd	Bicycle, Sidewalk & Multiuse	Needs Imp. & Recomm. New Facility	- N Greensboro St to NC 86: Bicycle lanes and sidewalks. - NC 86 to Granville Rd: Combination of bicycle lanes, sidewalks and multi-use paths.
4	Homestead Rd	NC 86 to Old NC 86	Bicycle & Sidewalk	Needs Imp.	Construct new or improve existing bicycle lanes and sidewalks.
5	Old NC 86	Farmhouse Rd to New Hope Church Rd	Bicycle	Needs Imp.	- Farmhouse Rd to Homestead Rd: Bicycle lanes. - Homestead Rd to New Hope Church Rd: Improve to 4 foot paved shoulder.
6	Seawell School Rd	Estes Dr to Homestead Rd	Bicycle	Needs Imp.	Bicycle lanes.
7	Downtown Connector	N Greensboro St to Lloyd St	Multiuse	Recomm. New Facility	Construct new multiuse path.
8	Jones Creek Greenway	Lake Hogan Farms Rd to existing multiuse path	Multiuse	Recomm. New Facility	Construct new paved Greenway/Multiuse path.
9	Morgan Creek Greenway	University Lake Rd to Morgan Creek Rd & Ext/Spurs	Multiuse	Recomm. New Facility	Construct new paved Greenway/Multiuse path.
10	Campus to Campus	Carolina North Campus to UNC Main Campus	Bicycle, Sidewalk & Multiuse	Needs Imp. & Recomm. New Facility	Combination of bicycle lanes, sidewalks and multi-use paths.

*\*This Key CTP list and map has been updated since CTP release for public comment, so may not match the released CTP.*







# Town of Carrboro

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301 W. Main St.  
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## Agenda Item Abstract

**File Number:**17-003

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**Agenda Date:** 1/17/2017

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Support of and Participation in the Club Nova Education and Employment Program

**PURPOSE:** To assist Club Nova in improving the lives of people with mental illness.

**DEPARTMENT:** Human Resources and others

**CONTACT INFORMATION:** Carol Dorsey: 919-918-7320

**INFORMATION:** The town will participate in the 'Transitional Employment' sector of Club Nova's employment program. (See Attachment A)

**FISCAL & STAFF IMPACT:** STAFF IMPACT: Participation in the program will provide assistance to staff because Club Nova members will perform clerical duties that staff would otherwise have to perform. However, participation does require more initial training by staff and ongoing patience and cooperation of staff to insure success of this partnership. FISCAL IMPACT: The Town can provide transitional employment for an average of two Club Nova members at a time for a maximum annual cost of \$12,000.

**RECOMMENDATION:** Staff recommends that the Board consider and resolve to support and assist people in our community who live with mental illness by approving this resolution.

## Club Nova Education and Employment Program



Our dream is to continue to be a thriving, inclusive, multi-cultural community with state-of-the-art space. We hope to serve as many of Orange County's 8,000 people living with serious mental illness as we can.

## Education & Employment



The Club Nova Employment Program is a unique collaboration between Club Nova and the business community. Our program offers a range of employment opportunities in the community working for competitive wages on real jobs.

- **Group Placement:** Several members work together in a local company with on-the-job support from a Club Nova staff worker.
- **Transitional Employment (TE):** Bridges the gap between clubhouse work and independent employment. TE offers members part-time, entry-level employment opportunities at partnering local businesses for a period of 6-9 months. Club Nova staff work closely to train members on the job, maintain contact with the employer, and provide coverage if a member is absent. Members gain confidence, skills, and work references to transition into independent employment.
- **Independent/Supported Employment:** Provides members with permanent employment and ongoing support. The employment program researches employment opportunities, and assists with communicating with employers, developing resumes, and preparing for interviews.

Any questions or concerns can be emailed to [employment@clubnova.org](mailto:employment@clubnova.org).



# Town of Carrboro

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

## Agenda Item Abstract

**File Number:** 17-004

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**Agenda Date:** 1/17/2017

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### **TITLE:**

A Request for a Minor Modification to the Winmore VMU Conditional Use Permit to Remove Faye Daniels' Home

**PURPOSE:** The Board of Aldermen is asked to consider approving a Minor Modification to the Conditional Use Permit for Winmore VMU to remove the Faye Daniels' home from the property prior to the development. A resolution approving the modification is attached should the Board choose to approve the request.

**DEPARTMENT:** Planning Department

**CONTACT INFORMATION:** Marty Roupe, 918-7333

**INFORMATION:** On June 10, 2003, the Board of Aldermen approved a Conditional Use Permit for construction of a Village Mixed Use project at 1400 Homestead Road. Construction proceeded and the project is nearing build out at this time as related to most of the residential units, with some commercial lots still remaining vacant and unbuilt.

As part of the original CUP, the applicant indicated on the plans that the existing 1,312 square foot home on the land, presumed to be built in either the 1930s or 1940s, would be converted to a clubhouse for use by residents of the development. The home was discussed during development of the project plans as being historically significant due to its age as well as for having been occupied by Andy Griffith during his time living in the Chapel Hill area. As the intended use was a clubhouse facility, the applicant was able to claim and assign 666.5 recreation points for the conversion. No particular details were provided at a plan level regarding the conversion itself, but the general expectation was that the home would be modified in a way that it could be used as a clubhouse. The applicant noted their intent to save the home in the project's Environmental Impact Statement, excerpted and attached to this agenda item. The staff report for the project also noted that the house was to be converted.

At this time, the home has still not been converted and remains vacant and in ill repair. Staff has visited the home recently and found it to be structurally stable and in acceptable shape to still be converted, when and if existing maintenance issues were addressed. Pictures taken by staff during November 2016 are attached for reference. Meanwhile residents of the community have discussed the status of the home with developer, Capkov Venture, Inc., over the last two years, including during a recent annual HOA meeting that took place between Capkov and the appointed residents serving on the multiple HOAs existing within Winmore. The consensus among residents is that they would prefer to have the structure removed from the site instead of

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being converted to a clubhouse. The applicant has submitted this application seeking permission to do so, as explained in the attached letter from Mr. Eric Chupp of Capkov Ventures. Pictures of the home are also included in the applicant's letter. Representatives from the multiple HOAs have also submitted a letter for the Board's consideration. The letter is attached unsigned as signatures are still being collected.

Of note Capkov Ventures subsequently applied for and received permission to build a community pool at Winmore. Construction of the pool facility, under the LUO's recreation points table, is assigned 1,414 recreation points, well in excess of the 666.5 recreation points potentially lost if the home is not converted to a clubhouse. As a result, the project as a whole will remain in compliance with the recreation points portion of the LUO.

**FISCAL & STAFF IMPACT:** No fiscal or staff impacts are noted beyond creating and presenting this agenda item.

**RECOMMENDATION:** Town staff recommends that the Board consider, deliberate, and make a decision regarding the CUP Minor Modification request. A resolution allowing the home to not be converted to a clubhouse is attached should the Board choose to approve the request.

The following resolution was introduced by Aldermen \_\_\_\_\_ and duly seconded by Aldermen \_\_\_\_\_.

**A RESOLUTION APPROVING A MINOR MODIFICATION TO THE WINMORE VILLAGE MIXED USE CONDITIONAL USE PERMIT PROJECT AT 1400 HOMESTEAD ROAD FOR THE REMOVAL OF THE EXISTING HOME INSTEAD OF CONVERTING IT INTO A CLUBHOUSE FACILITY.**

**WHEREAS**, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Winmore Village Mixed Use Project at 1400 Homestead Road on June 10, 2003; and

**WHEREAS**, the Town of Carrboro desires to see developments constructed in the Town's jurisdiction in a responsible and marketable manner; and

**WHEREAS**, Town Staff has determined that this request constitutes a Minor Modification to the Conditional Use Permit; and

**WHEREAS**, the applicant has met the criteria in the Town's Land Use Ordinance related to Minor Modifications.

**NOW, THEREFORE BE IT RESOLVED** by the Carrboro Board of Aldermen that the Minor Modification to the Winmore Village Mixed Use Conditional Use Permit is hereby approved.

This the 17<sup>th</sup> day of January 2017.

## WINMORE

WINMORE LAND MANAGEMENT, LLC  
310 1/2 West Franklin Street  
Chapel Hill, NC 27514  
(919) 929-0336  
(919) 929-0348 fax

Memo

July 17, 2002

To: Mr. Martin A. Roupe  
Town of Carrboro


From: Robert L. Chapman

RLC

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Re: Environmental Impact Statement in compliance with Appendix A, Item 14 of the Town of Carrboro Land Use Ordinance: "The environment impact of a development, including its effect on historically significant or ecologically fragile or important areas and its impact on pedestrian or traffic safety or congestion."

### Historically Significant Areas

 No generally recognized historically significant areas exist on the property. However, the only existing dwelling on the property, the small house occupied by Ms. Faye Daniels, was the residence of Andy Griffith while he attended the University of North Carolina in the 1950's. Winmore Land Management intends to retain this house for future adaptive use, possibly as an environmental center.

### Ecologically Fragile or Important Areas

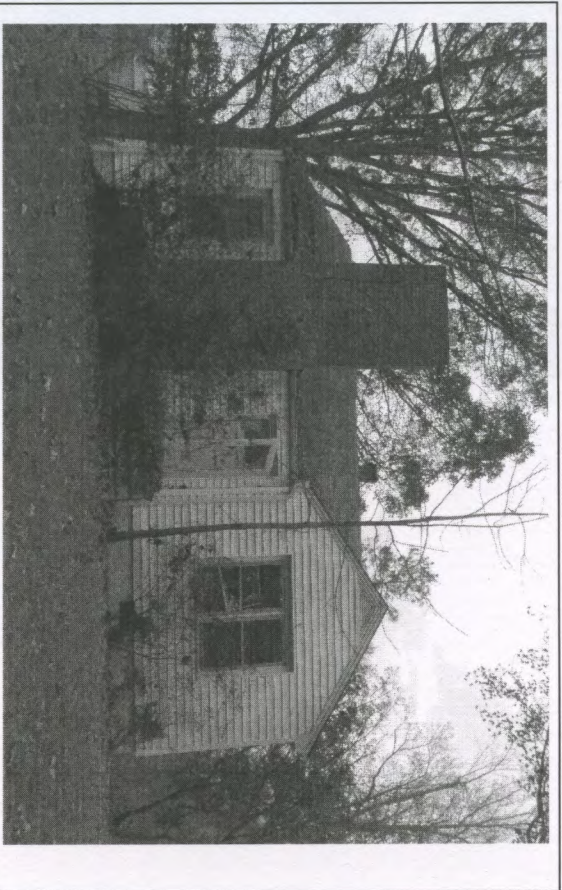
The project site is located in Orange County, North Carolina which lies within the Southern Piedmont Physiographic Province of the eastern United States. This province is characterized by broad, gently rolling ridges formed on the stronger bedrock of the area. Between these ridges lowlands and drainages areas are formed on the lesser resistant bedrock. The soils weathered from the parent bedrock generally consist of an upper layer of fine-grained clay and silt underlain by medium sandy silt or silty sand. Most, if not all, of the property was cleared and utilized for agriculture in the 1800s and early 1900s. All of the areas intended for development are re-forested farm fields with second or third growth timber.

### Floodways and Stream Buffers

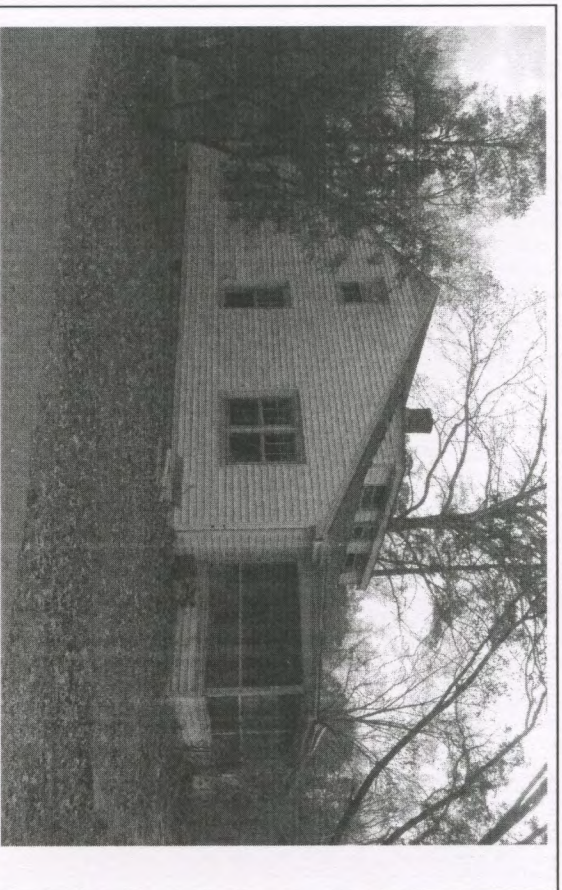
As a primary constraint, the amount of flood plains, floodways and stream buffers exceeds the required 40% set aside for open space.



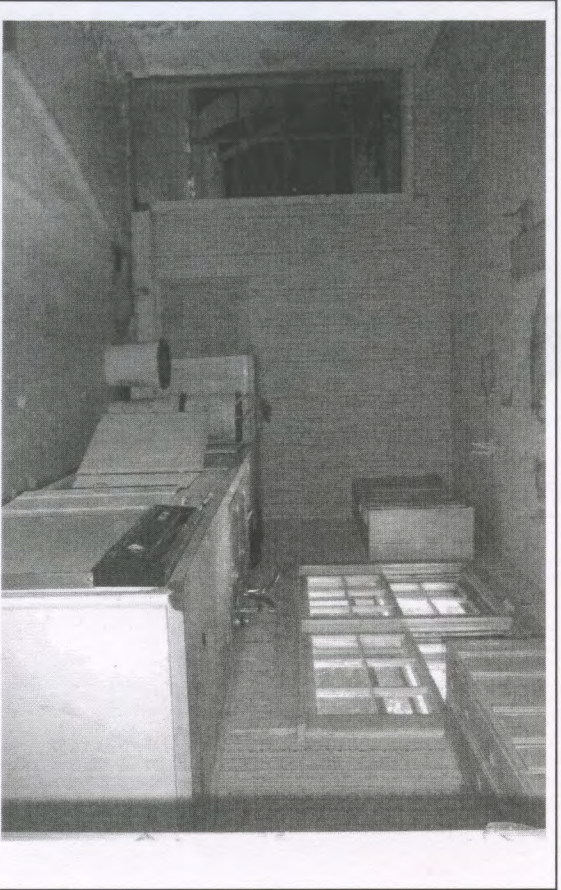
Photos of the House taken November 2016



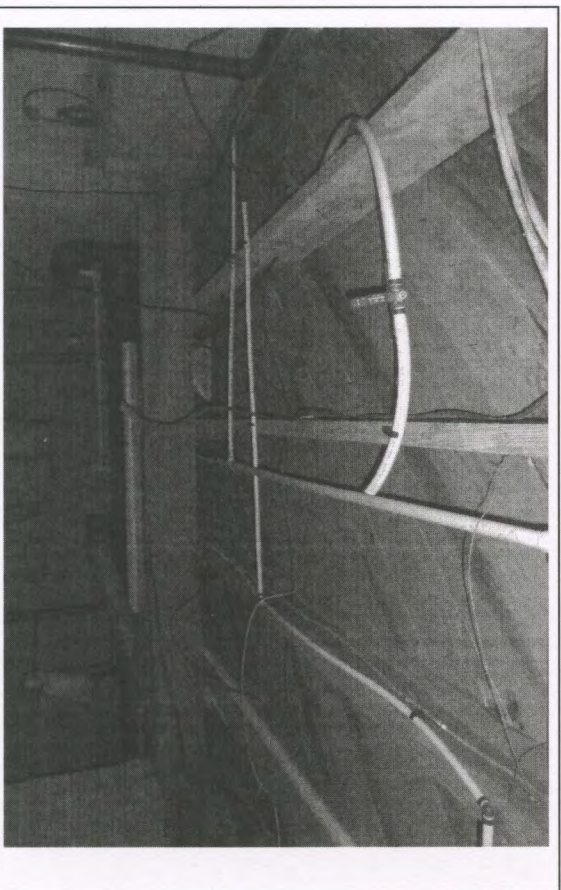
Facade



Right elevation and rear elevation with back porch



Kitchen



Underside of floor sheathing and floor joists in standing crawlspace





August 5, 2016

Marty Roupe  
Planner/Zoning Development Specialist  
Town of Carrboro  
301 W. Main Street  
Carrboro, NC 27510

Dear Mr. Roupe,

Capkov Ventures request a minor modification to the Conditional Use Permit for the Winmore community to demolish the old home which was purchased as part of the Winmore property located off Homestead Road in Carrboro. As part of the original land purchase of the Winmore property a small white house was purchased. The house sits overlooking Bolin Creek at the southern edge of the property accessed by way of a driveway from Homestead Road. The driveway has since been paved and dedicated as a greenway path. Rumor has it that Andy Griffith had once rented a room in the house for a year when he attended UNC. The original development group that designed Winmore left the old house where it stood surrounded by what would later become community open space. At that time, they thought that the home would be an amenity for the community and designated the home as a clubhouse on their site plan. It was calculated that the home would contribute 666.5 points towards the required recreational requirement. The Conditional Use Permit for Winmore was approved in 2003 after several years in the development review process. Capkov purchased the site in 2006, constructed the roadways and recorded the final plat for the community in May of 2007.

The homeowners in Winmore have repeatedly requested that we remove the home. It has been the community's chief topic of concern at the last three consecutive annual homeowner's association meetings. We are currently in the process of transitioning from a developer managed home owner's association to a homeowner managed home owner's. The homeowners are demanding that we remove the home prior to finalizing the transition. They understandably want to make sure that we incur the cost of removing the old home before we leave Winmore. The homeowners would like us to restore the site to match the natural surroundings and dedicate it as permanent open space. We would like to agree to do so. The home is currently situated on a knoll overlooking Bolin Creek in the middle of 16 acres of continuous open space. Once converted back to a natural area it will provide a beautiful overlook of Bolin Creek as it winds through Winmore.



While we believe the original development team had good intentions when they elected to leave the old home we discovered early on in the development process that it was not well suited for a clubhouse. First of all, the layout and configuration of the home was not suitable for a clubhouse. The first floor of the home is only about 800 square feet, yet it is divided into six rooms, a Livingroom, diningroom, kitchen, bathroom, and two bedrooms. It has a second-floor attic that was finished at some point that has two small bedrooms and a bathroom. The room size and the configuration of the rooms is obviously not well suited as a gathering spot for the community at large. Second of all, the house had been vacant for several years by the time we had constructed the roads and it had developed mold. Not knowing this, we set up the old home as an office for Scott Kovens, the owner of Capkov, and myself. Within two or three weeks Scott had to abandon the home as his office complaining of increased allergies. I lasted six months developing asthma related respiratory problems. As it turns out the walls of the home were built out of glazed concrete block. This type of block is not typically used in wall construction of residential homes. At some point in time the glazed concrete block was covered with vinyl siding. We believe that the house sitting vacant for several years during the approval process of the Winmore community combined with the construction materials used provided the perfect conditions for mold growth. The home has sat vacant for the last seven years and has only been used for storage.

The homeowners have listed a number of reasons that they believe converting the home into permanent open space would be in the best interest of the community.

- 1) The home is presumed to have been built in the 1930's or the 1940's. The age of the home combined with sitting vacant for several years has led to an accumulation of deferred maintenance issues. Roofing, gutters, flooring, mold, etc.
- 2) Most of the mechanical systems are outdated and do not conform to the North Carolina Building Code. The heating system is a fuel oil burner, the water is from a well located close to Bolin Creek, and the electrical system is outdated and out of compliance. The stairway to the second floor is too steep, the treads are too narrow, and the head clearance too low. This problem can't be fixed because of the available space at both the head and the landing of the stairway. There would be no way to make either of the entrances or the stairs to the second floor handicap accessible. The only bathroom on the main floor is too narrow to qualify as handicap accessible. These issues in addition to excluding a portion of the homeowners may expose the association to a potential ADA related lawsuit.
- 3) The configuration of the 1930's – 1940's era home is not conducive to a clubhouse. The overall size of the living area on the first floor combined with the chopped up nature of the room arrangement would make community gathering in the home impracticable.
- 4) The utility cost of keeping the home operational during the winter and summer months would be a financial burden on the association. Keeping the oil burner going to avoid pipes freezing in the winter would cost thousands of dollars. Keeping the home conditioned in the summer to discourage further mold growth would add hundreds of dollars a month more. Property and Casualty insurance is difficult to obtain and costly if a home is unoccupied.
- 5) The homeowners are concerned that the home has become an attractive nuisance for the teenagers in the community and thereby a significant liability for the association. As

mentioned earlier the home sits in the middle of 16 acres of open space set apart from the view of neighboring homes. This has resulted in windows being broken out at the rate of about one a month and sometimes several in an evening. The home has become and will continue to be a trouble spot.

The home owners have continually lobbied for us to remove the home thus allowing for the expansion of open space or the development of other recreational facilities. It has been a discussion topic at every annual meeting since annual meetings have been held. We have agreed to pay for the demolition and conversion of the area into a grassy overlook with two picnic tables. Please consider approving this minor modification of the Winmore Conditional Use Permit so that we may move forward with the demolition of the existing structure and the conversion to permanent open space. The homeowners would like us to start immediately.

As a technical note the designation of the home as part of Winmores recreational requirement allocated 666.5 points to the home. Since the Conditional Use Permit was approved Capkov Ventures has modified the Conditional Use Permit by adding a swimming pool complex which cost over \$300,000. No point credits were ever allocated as a credit to the required recreational points. If we calculate the points that could have been allocated to the Winmore pool complex they total over 1400 pts. This is over twice the number of points allocated to the old home. The point allocation is as follows; 1450 square foot pool (671 pts.), 100 square foot kiddy pool (46.3 pts.), pool decking/ patio (120 pts.), bath and shower house (381 pts.), trellis/ gazebo (195 pts.) total points = 1414.3.

I have included for your review the following documents;

- 1) Approved Plan for the Winmore Pool complex
- 2) Pictures of the existing home we are requesting be demolished
- 3) Winmore approved Conditional Use Permit plan sheets CO-1 cover sheet, and SP-3 site plan

Thank you for your consideration.

Sincerely Eric Chupp,

Eric B. Chupp  
Director of Development  
Capkov Venture Inc.  
(919) 260-7262  
[ericbchupp@bellsouth.net](mailto:ericbchupp@bellsouth.net)



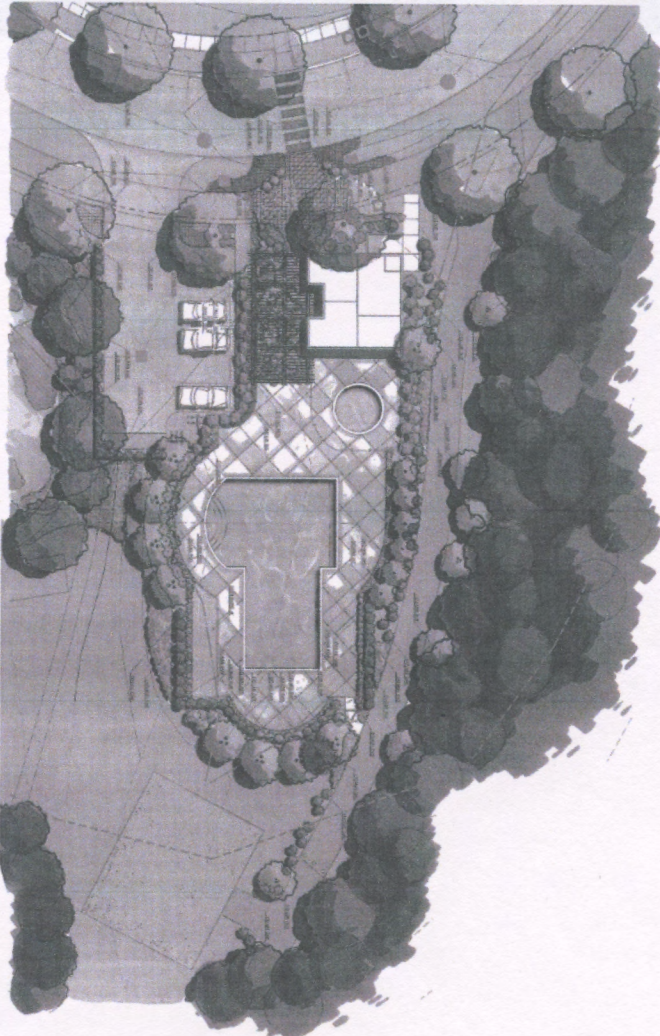
# Winmore Swim Club

CARRBORO, NORTH CAROLINA

**THE JOHN R. McADAMS  
COMPANY, INC.**  
ENGINEERS/PLANNERS/SURVEYORS  
RESEARCH TRIANGLE PARK, NC  
P.O. BOX 14005 ZIP 27709-4005  
(919) 361-5000

**CLINE  
DESIGN**

123 N. Henderson St.  
Raleigh, NC 27601  
919/361-1300 FAX  
ClineDesign@nc.rr.com



## CUP MINOR MODIFICATION

JANUARY 16, 2007

**DEVELOPER:** CAPKOV VENTURES, INC  
Chapel Hill, North Carolina

**ARCHITECT:** CLINE DESIGN ASSOCIATES, PA  
Raleigh, North Carolina

**LANDSCAPE:** CLINE DESIGN ASSOCIATES, PA  
Raleigh, North Carolina

**CIVIL:** JOHN R. McADAMS COMPANY  
Research Triangle Park, North Carolina

### SHEET INDEX:

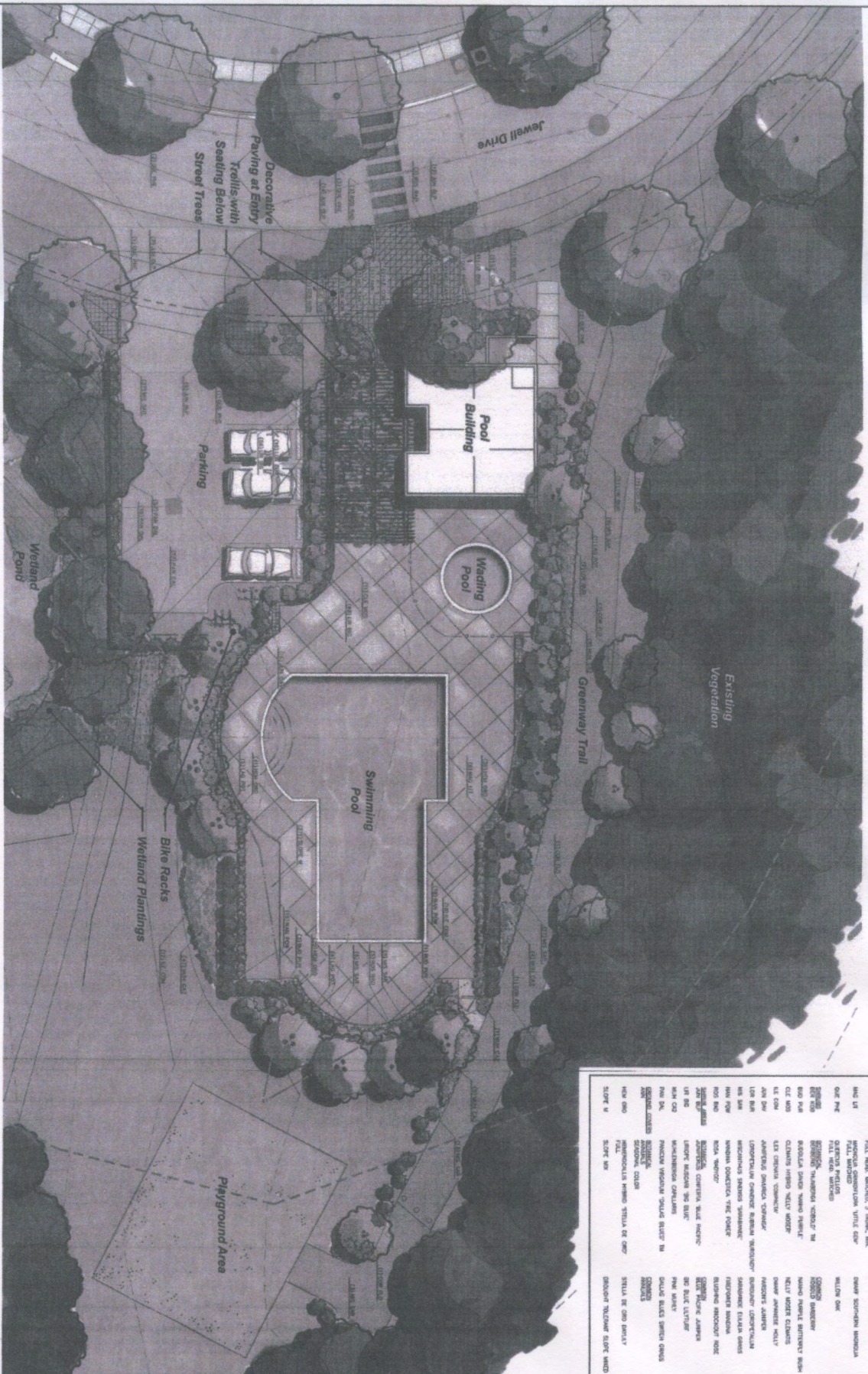
- C1.0 - PRELIMINARY GRADING/DRAINAGE PLAN
- C2.0 - PRELIMINARY UTILITY PLAN
- LP1.10 - PRELIMINARY POOL LANDSCAPE PLAN
- LP1.20 - PRELIMINARY WETLAND A LANDSCAPE PLAN
- LP2.00 - PRELIMINARY DETAILS AND PLANT SCHEDULE

### SETS ISSUED:




# 02 PRELIMINARY PLANT SCHEDULE

ITEM NO.	QUANTITY	PLANT SPECIES	COMMON NAME
001	100	ADONIS AETNAE	ADONIS
002	100	ADONIS AETNAE	ADONIS
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## 01 PRELIMINARY LANDSCAPE PLAN

17' 0' 17'

LP1.10

PRELIMINARY POOL LANDSCAPE PLAN

DATE: 01.18.2007

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 01.18.2007

PROJECT: 0000

DATE: 01.18.2007

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Capkov Ventures, Inc  
Winmore Swim Club  
Carrboro, North Carolina

CLINE  
DESIGN

121 N. Harrison St.  
Raleigh, NC 27603  
919.855.1200 FAX  
ClineDesign.com

THE JOHN B. McADAMS  
COMPANY, INC.  
1000 W. Hargett St.  
Raleigh, NC 27603  
919.855.1200 FAX  
ClineDesign.com

CAPKOV VENTURES, INC.

















# PSA

Philip S. Associates

Philip S. Associates  
 300 N. 1st St.  
 Cary, NC 27513  
 Tel: 919.233.5544  
 Fax: 919.233.5544  
 Email: info@psa-nc.com

## Winnmore

Carrboro, NC

Revised 8/2002  
 Revised 11/25/02  
 Revised 3/14/03  
 Revised 5/7/03

Permit Requested: CAP

Applicant:  
 Mr. Robert N. Harko  
 310 1/2 West Franklin Street  
 Carrboro, NC 27513  
 919.233.5544  
 919.233.5544

Owner:  
 Robert N. Harko  
 310 1/2 West Franklin Street  
 Carrboro, NC 27513  
 919.233.5544  
 919.233.5544

Consulting Firm:  
 Philip S. Associates  
 300 N. 1st St.  
 Cary, NC 27513  
 919.233.5544  
 919.233.5544

Designed By:  
 Philip S. Associates  
 300 N. 1st St.  
 Cary, NC 27513  
 919.233.5544  
 919.233.5544

Date: 5/20/02  
 Scale: 1" = 80'-0"

Site Plan  
 Scale: 1" = 80'-0"

SP-3

SP-3

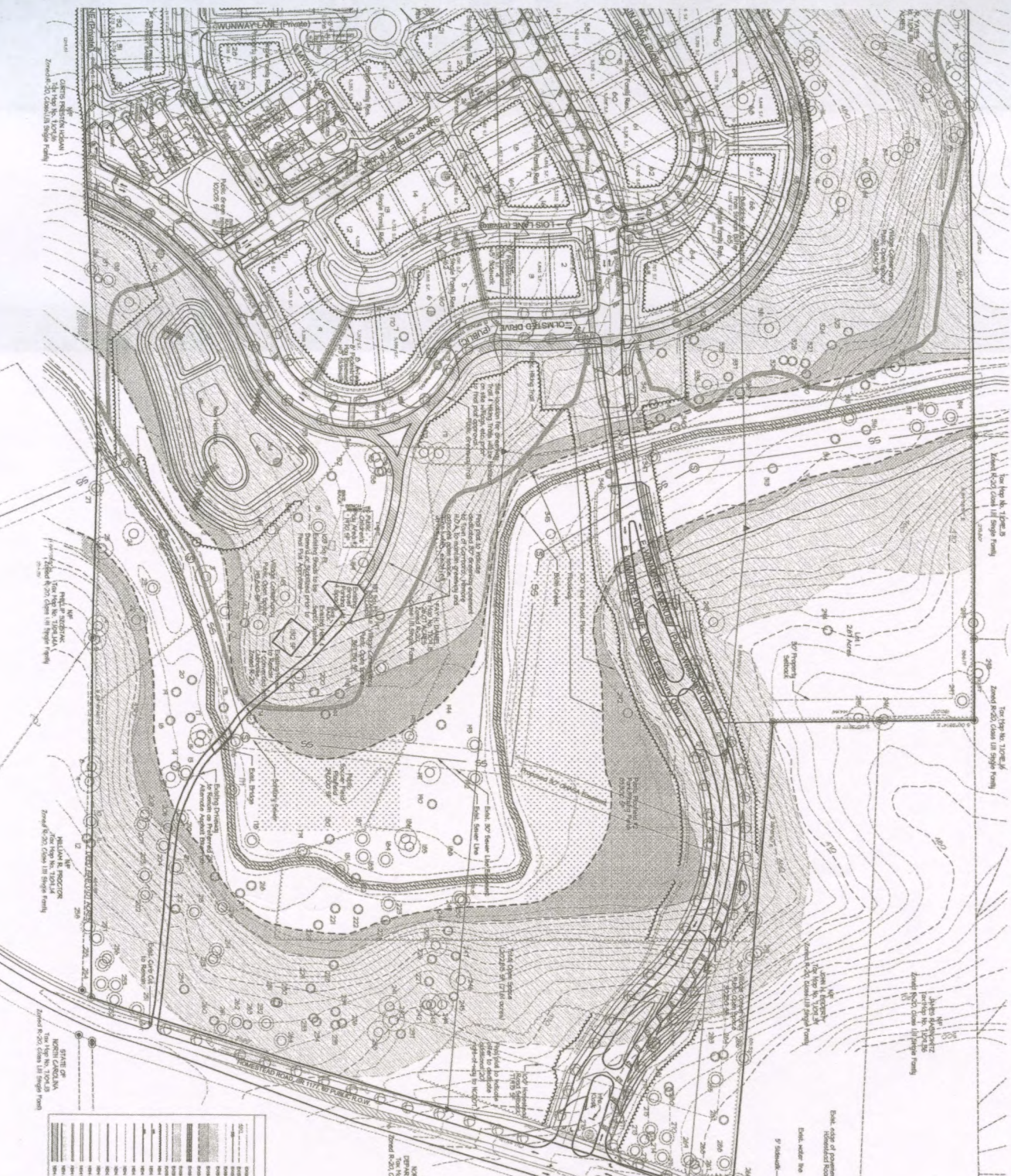
SP-3

SP-3

Scale: 1" = 80'-0"



SYMBOLS & LAYOUT LEGEND	
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING PARKING SPACE
	PROPOSED PARKING SPACE
	EXISTING LANDSCAPE
	PROPOSED LANDSCAPE
	EXISTING TREE
	PROPOSED TREE
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING UTILITY
	PROPOSED UTILITY
	EXISTING ROAD
	PROPOSED ROAD
	EXISTING WATER FEATURE
	PROPOSED WATER FEATURE
	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY







Community Association, Inc.  
PO Box 17237, Chapel Hill NC 27516  
919-942-8005

January 12, 2017

Town of Carrboro  
301 West Main Street  
Carrboro, NC 27510

Dear Carrboro Board of Aldermen,

Please accept this letter as unconditional and unanimous support from the Winmore Community Association Board of Directors, all the respective Sub Association Boards of Directors, and the residents of Winmore, for the approval of the CUP modification application asking for the removal of the old house located in the Winmore community open space.

On recent visits to Winmore, the Mayor, the Town Manager, and the Carrboro Police Captain all confirmed the house is a nuisance to the community as its vacant status has become a magnet for truancy and associated unwanted behavior. The fact that it is immediately adjacent to our children's playground, and the community pool add to the urgency for the house's removal.

We agree with the Developer's assessment that the age of the house, its vacant status for many years, the unusual combination of construction materials used and the toxic consequences of these factors (mold) make it prohibitive to restore. Perhaps even more significant is the fact that the design of the home and floor plan would have never served as a functional gathering place for the community. All of the rooms are too small to accommodate more than a few people and the upstairs has no practical use at all. The cost of maintaining the old house that has little if any use to the community would be enormous. The cost of heating the house in the winter to avoid freezing pipes, conditioning it in the summer to prevent the continuation of mold growth, yard and landscape maintenance and the cost of insuring an unoccupied house would be a huge and unsustainable burden for the Winmore community.

Our request is that the house be demolished at the expense of the Developer and restored to a natural setting. The house is currently situated on a knoll overlooking Bolin Creek in the middle of 16 acres of continuous open space. Once converted back to a natural area, it will provide a beautiful overlook of Bolin Creek as it winds through Winmore. This will provide enjoyment for

Winmore residents and the wider Carrboro community who make use of our walking trails along Bolin Creek.

We urge you to approve the motion and allow us to restore this beautiful site to its natural state in the community open space overlooking Bolin Creek.

Thank you for your consideration..

**Winmore Community Association Inc.**

Representative:

Richard Taub \_\_\_\_\_

Date: \_\_\_\_\_

**Winmore Community Association Sub-Association Board of Directors Representatives**

Single-Family East Sub-Association, Inc.

Representative:

Sherika Hill \_\_\_\_\_

Date: \_\_\_\_\_

Single-Family West Sub-Association, Inc.

Representative:

Lynne Katz \_\_\_\_\_

Date: \_\_\_\_\_

Single-Family South Sub-Association, Inc.

Representative:

Michael Evers \_\_\_\_\_

Date: \_\_\_\_\_

Winmore Townhome Pocket Park Sub-Association, Inc.

Representative:

Nazmin Alani \_\_\_\_\_

Date: \_\_\_\_\_

Winmore Live-Work Condominium Association, Inc.

Representative:

Mark Liu: \_\_\_\_\_

Date: \_\_\_\_\_

Central Townhomes at Winmore Owners Association

Representative:

Jennifer Allen \_\_\_\_\_

Date: \_\_\_\_\_

The Landings at Winmore, LLC

Representative:

Jacqui Booker \_\_\_\_\_

Date: \_\_\_\_\_



# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**17-002

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**Agenda Date:** 1/17/2017

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Consider request by the Town of Chapel Hill to Transfer Management and Maintenance of Shared Parking Lot at Rosemary and Sunset to Chapel Hill.

**PURPOSE:** The purpose of this agenda item is to consider a request by Chapel Hill to allow them to take over management and maintenance of a public parking lot jointly owned by Carrboro and Chapel Hill.

**DEPARTMENT:** Economic and Community Development

**CONTACT INFORMATION:** Annette Lafferty, Economic and Community Development Director - [alafferty@townofcarrboro.org](mailto:alafferty@townofcarrboro.org) <<mailto:alafferty@townofcarrboro.org>> - (919) 918-7319

**INFORMATION:** The Town of Chapel Hill has requested that Town of Carrboro allow them to take over management and maintenance of a public parking lot that is currently owned jointly by Carrboro and Chapel Hill. The lot is located at the corner of Rosemary and Sunset, it is currently managed and maintained by Carrboro. Chapel Hill has acquired the right to lease a parcel immediately adjacent (east) to this lot and would like to expand and develop the new lot and redevelop the existing shared Rosemary lot, consistent with other parking lots that are metered in downtown Chapel Hill.

The new lot being created by Chapel Hill (see attachment 1) contains 23 spaces, 12 of which are being reserved as private parking for the owner of the lot, 7 spaces are being created for permit only parking and 5 new, including 1 handicap, paid public parking spaces. Chapel would like to meter the 13 existing public spaces that are located on the Chapel Hill side of the Rosemary lot and have requested Carrboro to meter the entire lot.

Carrboro staff is concerned metering the entire lot will not be beneficial to the businesses located in the immediate area. There is an identified need for availability of a managed employee parking system in Carrboro. Similarly Chapel Hill has the ability to issue special permits to businesses for reserved parking. Carrboro staff recommends that we use the 11 spaces located on the Carrboro side, to create permitted parking that will be open to Carrboro based business employees. These are the recommended parameters for the lot that we have communicated to the Town of Chapel Hill.

- The Carrboro permitted employee parking will be for 7:00 a.m. to 5:30 p.m.
- Town of Carrboro will be responsible for enforcement of our permitted spaces.
- All the parking spaces become free public parking (permitted and metered) after 5:30 p.m.
- We would like to see the handicap space be moved and metered to the Chapel Hill side to allow access

to the public.

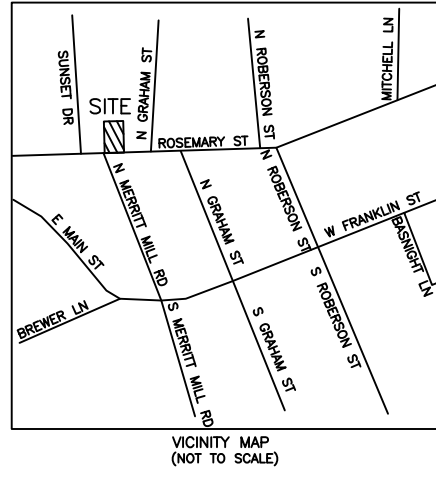
- Chapel Hill will maintain the lot.

Employee parking in the downtown has been a constant concern of the business community. Implementing a managed employee parking program will allow enforcement of our current parking limits and reduce the number of people abusing the Town's parking supply. Staff is requesting the Board consider directing staff to design and implement a downtown employee parking management system that would allow the Town to designate certain spaces in lots in the downtown that can be reserved for employee parking for certain hours during the day. Program design will include a fee for administrative cost of the program, an annual renewal requirement, and a substantial penalty for violators.

**FISCAL & STAFF IMPACT:** Fiscal impact for the Rosemary lot will include cost of signage for the 11 spaces with anticipated revenue from permits issued. Fiscal impact of implementing a comprehensive downtown employee parking system will have to be determined based on final program design.

**RECOMMENDATION:** Staff recommends the Board consider the proposal for the Rosemary lot and directing staff to move forward with a comprehensive employee parking management system for the downtown.





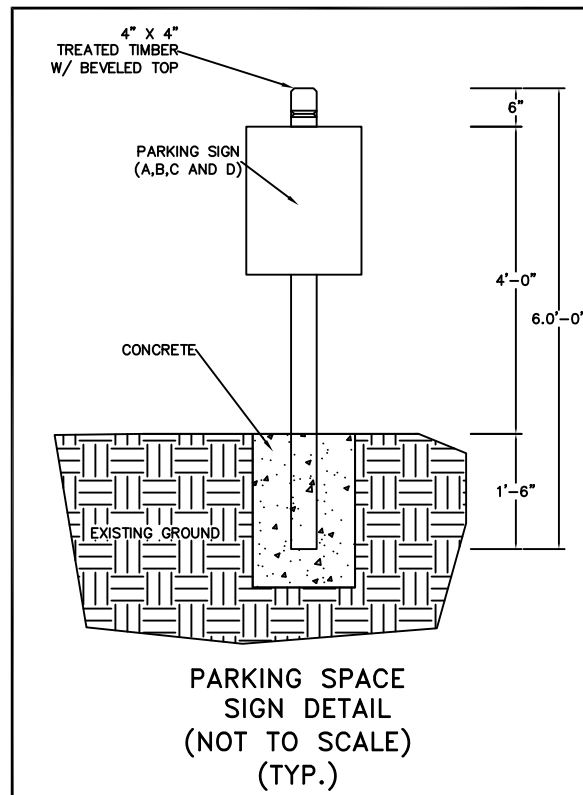
## PRELIMINARY PLAT

NOT FOR RECORDING, SALES  
OR CONVEYANCE.

THIS DOCUMENT WAS PREPARED FOR  
ILLUSTRATION PURPOSES ONLY.

FOR FURTHER INFORMATION:  
CONTACT THE ENGINEER/SURVEYOR  
AS NOTED.
















## PARKING LOT SIGNS



NOTE

1. REMOVE APPROXIMATELY 118 LF OF EXISTING 5' WOODEN FENCE. CONTRACTOR SHALL ENSURE THE NEW FENCE END IS SUPPORTED AND TIES INTO THE REMAINING EXISTING FENCE.
2. INSTALL ABC STONE TO A MINIMUM DEPTH OF 4" OVER THE ENTIRE PARKING AREA (INCLUDING PROPOSED ASPHALT AREA) AS SHOWN AND AS DIRECTED BY THE ENGINEER. PRIOR TO ABC STONE INSTALLATION, CONTRACTOR SHALL SPRAY CONSTRUCTION AREA WITH ROUNDUP OR APPROVED HERBICIDE.
3. INSTALL 3" OF ASPHALT SURFACE COURSE AT ENTRANCE AREA, ACCESSABILITY PARKING SPACES AND WALKWAY AS SHOWN. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCESSABILITY PARKING AND WALKWAY MEET CURRENT ADA REQUIREMENTS.
4. INSTALL WHEEL STOPS AT PARKING SPACES AS DIRECTED BY THE ENGINEER.
5. INSTALL PAVEMENT MARKINGS ON ASPHALT AREA TO DESIGNATE ACCESSIBLE PARKING AND WALKWAY AS DIRECTED BY THE ENGINEER.
6. INSTALL PUBLIC PARKING LOT SIGN AS DIRECTED BY THE ENGINEER. SIGN WILL BE SUPPLIED BY TOCH PARKING SERVICES.
7. INSTALL PARKING SIGNS AT EACH PARKING SPACE AS SHOWN AND DIRECTED BY THE ENGINEER.
8. INSTALL CONCRETE PAD FOR PLACEMENT OF PAY STATION METER BASE AS DIRECTED BY THE ENGINEER. CONTACT BRENDA JONES, PARKING SUPERINTENDENT, PARKING SERVICES (919)968-2835 FOR CONCRETE PAD THICKNESS AND DIMENSIONS.
9. REMOVE APPROXIMATELY 6" OF EXISTING SOIL FROM THE LANDSCAPED AREAS AND REPLACE WITH 6" OF TOPSOIL AS DIRECTED BY THE ENGINEER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF ALL EXISTING UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL HAVE NO CLAIMS FOR DELAY OR EXTRA COMPENSATION AS A RESULT OF CONFLICTS WITH SAID UTILITIES.

POINT SYMBOL LEGEND

-  - EXISTING IRON PIPE/PIN  
 - POWER POLE  
 - GUY WIRE  
 - SIGN POST  
 - POST/FENCE POST  
 - PHONE BOX  
 - LIGHT POLE  
 - WHEEL STOP  
 - EXISTING CURB LINE  
 - PROPOSED GRAVEL LINE  
 - PROPOSED ASPHALT LINE  
 - EXISTING SIDEWALK LINE  
 - PARKING LOT SIGN DESIGNATION  
 - BOLLARD  
 - FIRE HYDRANT



Town of  
*Chapel Hill*



No.	Revision/Issue	Date

## TOWN OF CHAPEL HILL

PUBLIC WORKS DEPARTMENT  
ENGINEERING AND DESIGN SERVICES DIVISION  
6850 MILLHOUSE RD  
CHAPEL HILL, NC 27516

Project Name and Address

PROPOSED PARKING IMPROVEMENTS  
CARRBORO-CHAPEL HILL PARKING LOT  
ROSEMARY ST  
Chapel Hill, NC

Project Carrhilladditionfinal.dwg	Sheet  1
Date 09/12/16	
Scale 1" = 20'	