



Town of Carrboro

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

Meeting Agenda Board of Aldermen



Tuesday, May 23, 2017

7:30 PM

Board Chambers - Room 110

PUBLIC HEARING MEETING OF THE BOARD OF ALDERMEN

7:30-7:40

A. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

1. [17-143](#) Proclamation: Gun Violence Awareness Day 2017
2. [17-153](#) Proclamation: Public Works Week
3. [17-173](#) Resolution Honoring Alderman Michelle Johnson

7:40-7:43

B. ANNOUNCEMENT OF UPCOMING MEETINGS

7:43-7:45

C. CONSENT AGENDA

1. [17-167](#) Approval of Previous Meeting Minutes of May 9, 2017

D. PUBLIC HEARING

7:45-8:00

1. [17-162](#) Public Hearing on Town Manager's Recommended Budget for FY 2017-18

PURPOSE: To hold a public hearing on the Town Manager's recommended budget for the upcoming fiscal year as required by G. S. 159-12 (b).

Attachments: [Notice of Public Hearing on 017-18 Budget 5-23-2017](#)

8:00-8:10

2. [17-163](#)

Public Hearing on a Land Use Ordinance Amendment Relating to Road and Sidewalk Requirements

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to provide an opportunity for public comment on an amendment to the Land Use Ordinance relating to road and sidewalk requirements in unsubdivided developments. A draft ordinance has been prepared.

Attachments: [Attachment A-1 - Consistency Resolution for Ordinance Adoption](#)
[Attachment A-2 - Consistency Resolution for Ordinance Denial](#)
[Attachment B - Draft Ordinance 4-12-2017](#)
[Attachment C - Excerpts-17 ART-XIV- 15-221](#)
[Attachment D - Comments](#)

8:10-8:20

3. [17-166](#)

Public Hearing to Approve a Temporary Street Closing Permit Application for the Not So Normal Run Festival.

PURPOSE: The purpose for this agenda is to hold a public hearing for a Street Closing Permit Application submitted by Not So Normal Fund, Inc for the temporary closing and usage of streets from 7:00 AM to 1:00 PM on Sunday, April 15th, 2018 to accommodate the Not So Normal Run which proposes a quarter marathon loop on Town streets.

Attachments: [B: 2018 NSN Run Event Application](#)
[C: 2018 NSN Run Street Closing Permit Form](#)
[D: 2018 NSN Run Summary](#)
[A: Resolution](#)

8:20-8:30

4. [17-169](#)

Public Hearing on the temporary street closing for the 2017 Town of Carrboro - Summer Streets Events

PURPOSE: The purpose of this agenda item is to take public comment on a street closing by the Town of Carrboro for the temporary closing and usage of Weaver Street for Summer Streets events.

Attachments: [A RESOLUTION AUTHORIZING THE TEMPORARY CLOSING OF WEAVER STREET](#)

8:30-8:55

5. [17-165](#) Public Hearing on 90% Review of the Martin Luther King Jr Park Construction Design and Intermediate/Advanced Pump Track Update

PURPOSE: The purpose of this agenda item is to provide the Mayor, Board members and community an opportunity to review the 90% construction plans for Martin Luther King Jr Park and feedback on intermediate/advanced pump track.

Attachments: [Attachment A - RESOLUTION PROVIDING FURTHER DIRECTION ON THE MARTIN LUTHER KING](#)

8:55-9:45

6. [17-164](#) Public Hearing on the FoodFirst Conditional Rezoning at 110 West Main Street

PURPOSE: The purpose of this item is for the Board of Aldermen to provide an opportunity for public comment on a request to rezone property at 110 West Main Street to B-1(G), Conditional (B-1(G)-CZ) for a social services provider with dining.

Attachments: [Attachment A-1 - Consistency Resolution for Map Ordinance Adoption](#)
[Attachment A-2 - Consistency Resolution for Map Ordinance Denial](#)
[Attachment B - Draft Zoning Map Amendment IFC_5-16-2017](#)
[Attachment C - Staff Memo](#)
[Attachment D - Chapel Hill Transit_5-19-2017](#)
[Attachment E - Advisory Board Comments](#)
[Attachment F - Documentation of Certified Mail](#)
[Attachment G - FOODFIRST-NARRATIVE-4.27.17](#)
[Attachment H - IFC-Petition for Change of Zoning for Food First](#)
[Attachment I - FOODFIRST DRWG-5.19.17](#)
[Updated Attachment J - 5-23-17 Burden of Proof & Appraisal.pdf](#)
[Original Attachment J - 5-19-17 Burden of Proof](#)
[Attachment K - IFC Outreach](#)
[Attachment L - IFC Responses to Advisory Boards Concept Comments](#)

E. OTHER MATTERS

F. MATTERS BY 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:17-143

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Proclamation: Gun Violence Awareness Day 2017



Town of Carrboro

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

Agenda Item Abstract

File Number:17-153

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Proclamation: Public Works Week



Town of Carrboro

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

Agenda Item Abstract

File Number:17-173

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Resolution Honoring Alderman Michelle Johnson



Town of Carrboro

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

Agenda Item Abstract

File Number:17-167

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Approval of Previous Meeting Minutes of May 9, 2017



Town of Carrboro

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

Agenda Item Abstract

File Number:17-162

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing on Town Manager's Recommended Budget for FY 2017-18

PURPOSE: To hold a public hearing on the Town Manager's recommended budget for the upcoming fiscal year as required by G. S. 159-12 (b).

DEPARTMENT: Town Manager

CONTACT INFORMATION: David L. Andrews, 918-7315 and Arche L. McAdoo 918-7439

INFORMATION: On May 2, 2017 the Town Manager presented his recommended budget for Fiscal Year 2017-18. The recommended budget totals, \$36,039,917 comprised of the following: General Fund \$22,840,860; Capital Fund \$10,882,447; and Special Revenue Fund \$2,287,784.

To ensure that the public has access to the budget document and is aware of the public hearing, North Carolina G.S. 159-12 (a) requires the Town Clerk to have the budget document available for public inspection until the budget ordinance is adopted. The document is also available on the Town's website at www.townofcarrboro.org.

The statute also requires the Town Clerk to make a copy of the budget available to all news media in the county and to publish a statement that the budget has been submitted to the governing board, and is available for public inspection. The statement must also give notice of the time and place of the budget public hearing. Attached is the notice of the public hearing published by the Town Clerk.

FISCAL & STAFF IMPACT: The total recommended budget for FY 2017-18 is \$36.0 million comprised of the following: General Fund \$22.8 million; Capital Fund \$10.8 million; and Special Revenue Fund \$2.2 million.

RECOMMENDATION: The Board is requested to: 1) hold a public hearing and receive

Agenda Date: 5/23/2017

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Version: 1

comments from the public on the Town Manager's recommended budget; and, 2) provide directions to the Town Manager for preparation of the final budget ordinance for FY 2017-18.

NOTICE OF PUBLIC HEARING

The Board of Aldermen will hold a public hearing on Tuesday, May 23, 2017 at 7:30 p. m. in Town Hall Board Room to receive citizen comments on the Town of Carrboro Recommended Budget for 2017-18. The budget is available for inspection in the Town Hall. Citizens are invited to make written or oral comments. Comments may be emailed to cwilson@townofcarrboro.org. The entire budget document may be viewed in the Town Clerk's Office from 8:30 a.m. to 5:00 p.m. weekdays or on the Town website at www.townofcarrboro.org.



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Agenda Item Abstract

File Number:17-163

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing on a Land Use Ordinance Amendment Relating to Road and Sidewalk Requirements

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to provide an opportunity for public comment on an amendment to the Land Use Ordinance relating to road and sidewalk requirements in unsubdivided developments. A draft ordinance has been prepared.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325, Patricia McGuire - 919-918-7327, Bob Hornik - 919-929-3905

INFORMATION: From time to time, planning staff identifies provisions in the Land Use Ordinance (LUO) which could benefit from additional clarification. Section 15-321 of the LUO outlines a process for staff, in such situations, to develop an appropriate ordinance and to present it to the Board of Aldermen for consideration.

A draft ordinance (Attachment B) has been prepared which adds a sentence at the end of Section 15-221(b) clarifying situations where the extension of right-of-way or the actual construction of infrastructure for development projects that do not require subdivision may not be necessary.

The draft ordinance was referred to Orange County, and presented to the Planning Board and Transportation Advisory Board on May 4, 2017. Comments are provided (Attachment D). As part of its review, the TAB expressed a preference for alternative language and noted proposed wording in its recommendation.

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 (Attachment A-1), and the draft ordinance (Attachment B).

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 TOWN OF CARRBORO LAND USE ORDINANCE PROVISIONS RELATING TO ROAD AND SIDEWALK REQUIREMENTS.

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 the Board's desire to respond to interests that are identified through site-specific community planning efforts for public facilities.

Section 2. The Board further concludes that the above described amendment is reasonable and in the public interest because it gives an addition layer of consideration by the Board of Aldermen, since the development of town-owned property is approved administratively with a zoning permit and therefore not subject to a quasi-judicial review process.

Section 3. This resolution becomes effective upon adoption.

This the 23rd day of May 2017.

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 TOWN OF CARRBORO LAND USE ORDINANCE PROVISIONS RELATING TO ROAD AND SIDEWALK REQUIREMENTS.

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 23th day of May 2017.

**AN ORDINANCE AMENDING TOWN OF CARRBORO LAND USE ORDINANCE
PROVISIONS RELATING TO ROAD AND SIDEWALK REQUIREMENTS**

Draft 4-12-2017

Section 1. Subparagraph (b) of the Town of Carrboro Land Use Ordinance Section 15-221, Road and Sidewalk Requirements in Unsubdivided Development, is amended to read as follows:

(b) Whenever (i) a lot is proposed to be developed residentially for more than four dwelling units or non-residentially in such a fashion as to generate more than 40 vehicle trips per day, and (ii) if the lot were to be subdivided, a street would be required running through the lot to provide a connection between existing or planned adjacent streets in accordance with the provisions of Sections 15-214 and 15-271(a), then the developer shall be required to construct and dedicate the same street that would have been required had the property been subdivided. On Town-owned properties, no reservation of right-of-way or connection shall be necessary unless such connection is required by the Board of Aldermen.

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 XIV

STREETS AND SIDEWALKS

Section 15-221 Road and Sidewalk Requirements in Unsubdivided Developments.

(a) Within unsubdivided developments, all private roads and access ways shall be designed and constructed to facilitate the safe and convenient movement of motor vehicle and pedestrian traffic. Width of roads, use of curb and gutter, and paving specifications shall be determined by the provisions of this chapter dealing with parking (Article XVIII) and drainage (Article XVI). To the extent not otherwise covered in the foregoing articles, and to the extent that the requirements set forth in this article for subdivision streets may be relevant to the roads in unsubdivided developments, the requirements of this article may be applied to satisfy the standards set forth in the first sentence of this subsection.

(b) Whenever (i) a lot is proposed to be developed residentially for more than four dwelling units or non-residentially in such a fashion as to generate more than 40 vehicle trips per day, and (ii) if the lot were to be subdivided, a street would be required running through the lot to provide a connection between existing or planned adjacent streets in accordance with the provisions of Sections 15-214 and 15-217(a), then the developer shall be required to construct and dedicate the same street that would have been required had the property been subdivided.

(AMENDED 6/25/02)

(c) In all unsubdivided residential developments, sidewalks shall be provided linking dwelling units with other dwelling units, the public street, and on-site activity centers such as parking areas, laundry facilities, and recreational areas and facilities. Notwithstanding the foregoing, sidewalks shall not be required where pedestrians have access to a road that serves not more than nine dwelling units. **(AMENDED 4/24/84)**

(d) Whenever the permit issuing authority finds that a means of pedestrian access is necessary from an unsubdivided development to schools, parks, playgrounds, or other roads or facilities and that such access is not conveniently provided by sidewalks adjacent to the roads, the developer may be required to reserve an unobstructed easement of at least ten feet to provide such access.

(e) In unsubdivided nonresidential developments that abut a public street, sidewalks shall be constructed adjacent to such street if a sidewalk in that location is required by the officially adopted town sidewalk master plan. Whenever possible, such sidewalk shall be constructed within the public right-of-way.

(f) The sidewalks required by this section shall be at least five feet wide, except that, where practicable, the sidewalks in the B-1(c), B-1(g), B-2, and C-T zoning districts shall be at least ten feet wide. Sidewalks are to be constructed according to the specifications set forth in Appendix

Art. XIV STREET AND SIDEWALKS (con't)

C, except that the permit issuing authority may permit the installation of walkways constructed with other suitable materials when it concludes that: **(AMENDED 12/08/98; 4/8/03)**

- (1) Such walkways would serve the residents of the development as adequately as concrete sidewalks; and
- (2) Such walkways could be more environmentally desirable or more in keeping with the overall design of the development.

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

April 25, 2017

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 April 20, 2017 and proposed for town public hearing on May 23, 2017:

- *An Ordinance Amending Provisions Relating to Road and Sidewalk Requirements.*

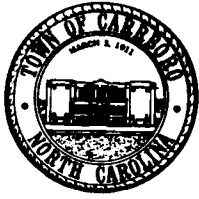
We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*.

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

Sincerely,

A handwritten signature in black ink that reads "Perdita Holtz". The signature is written in a cursive, flowing style.

Perdita Holtz, AICP
Planning Systems Coordinator



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, MAY 4, 2017

Land Use Ordinance Text Amendment Relating to Road and Sidewalk Requirements

Motion was made by Pendergrass and seconded by Rosser that the Planning Board recommends that the Board of Aldermen reject the draft ordinance. We recommend that the draft ordinance be rewritten to provide for an opt-out from the requirement in question for Town-owned properties, rather than an opt-in. To uphold the goal of connectivity, we feel that exceptions to the rule should be discussed publicly.


VOTE:

AYES (9), Adamson, Foushee, Rosser Clinton, Poulton, Whittemore, Pendergrass, Rivera, Gaylord-Miles

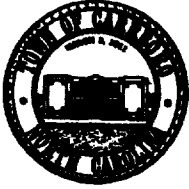
NOES (0)

ABSENT/EXCUSED (2) Tiemann, Hunt

ABSTAINED (0).

 5/18/17
(Chair) (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, MAY 4, 2017

Land Use Ordinance Text Amendment Relating to Road and Sidewalk Requirements

Motion was made by Rob and seconded by Diana that the TAB recommends that the Board of Aldermen approve the draft ordinance, in accordance with the following language: Option B: The Board of Aldermen may eliminate or reduce the requirements of this section for reservation and/or connection of right-of-way on town-owned property -

VOTE:
AYES: 6
ABSENT/EXCUSED: 0
NOES: 0
ABSTENTIONS: 0

Associated Findings

By a unanimous show of hands, the TAB 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 John and seconded by Rob that the TAB of the Town of Carrboro finds the proposed text amendment, to be consistent with the goals and objectives of the Northern Study Area Facilitated Small Area Plan to foster a pedestrian-scale community.

Furthermore, the TAB of the Town of Carrboro finds that the proposed text amendment is reasonable and in the public interest because it gives a clear additional layer of consideration by the Board of Aldermen, since the development of town-owned property is approved administratively with a zoning permit and therefore not subject to a quasi-judicial review process.

VOTE:

AYES: ()
ABSENT/EXCUSED: ()
NOES: ()
ABSTENTIONS: ()

Colleen Sunday 5/18/17
(Chair) (Date)



Town of Carrboro

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Carrboro, NC 27510

Agenda Item Abstract

File Number:17-166

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing to Approve a Temporary Street Closing Permit Application for the Not So Normal Run Festival.

PURPOSE: The purpose for this agenda is to hold a public hearing for a Street Closing Permit Application submitted by Not So Normal Fund, Inc for the temporary closing and usage of streets from 7:00 AM to 1:00 PM on Sunday, April 15th, 2018 to accommodate the Not So Normal Run which proposes a quarter marathon loop on Town streets.

DEPARTMENT: Public Works

CONTACT INFORMATION: Anita Jones-McNair, amcnair@townofcarrboro.org
<mailto:amcnair@townofcarrboro.org> - 918-7427 and Eric Marsh, emarsh@townofcarrboro.org
<mailto:emarsh@townofcarrboro.org> - 918-7426

INFORMATION: Please see the attached application for further information regarding the proposed race which will utilize the quarter marathon loop. Runners will complete either a quarter, half or three-quarter marathon. This loop was used with success for the 2017 event.

In accordance with Section 7-19 of the Town Code, a Public Hearing to receive public input prior to issuing a Street Closing Permit is required for this event.

FISCAL & STAFF IMPACT: The applicant will be responsible for all costs incurred by Police, Fire and Public Works to facilitate this event. The applicant will be sent an itemized bill for the final costs incurred by Police, Fire and Public Works. The applicant has paid the application fee.

RECOMMENDATION: It is recommended that the Board approve the attached resolution.



Town of Carrboro Community Event Pre-Application

Please provide the following information to assist staff with evaluating what types of approvals may be needed for your event. Submission of this application is not an approval of the event.

Event Organizer Information

Name of Organization: Not So Normal Fund, Inc.

Organization: ☒ Nonprofit
(Check appropriate box)

☐ For-Profit

☐ Other:

Website: www.notsonormalrun.org

Organization Primary Contact Name (first, last name): Jay Radford

Mailing Address: 109 Eagle Rock Ct

City: Chapel Hill

State: NC

zip: 27516

Phone(919) 370-7828

Fax: ()

Email: jay@notsonormalrun.org

Event Information

Name of Event: Not So Normal Run Weekend

Preferred Date: April 15, 2018

Event time: 7:30am – 1:30pm

Set-up time: 4:00am

Clean-up time: 2:00 – 4:00pm

Other Possible Dates (if the above date is not available):

Rain Date: none

Expected Attendance: 1,000 runners total

Type of Event (check all that apply):

☐ Public Event on Private Property

Location:

☒ Public Event on Public Property - Including (check all that applies):

☒ Town Commons

☐ Century Center

☐ Park or Facility (be specific):

☒ Street Event -Public Street or Right-Of-Way-(list street(s):

☐ Other site(s):

☐ Other (Please explain):

Event Details

Does your event include any of the following?

Activity

Sell and/or consumption of Alcohol

Sell and/or consumption of Food

Sell of crafts or goods

Street or lane closures

Police/Public Safety/Security

Temporary shelters, tents, staging or other structures

Open Flames or Pyrothenics

Town staffing, resources, or equipment*

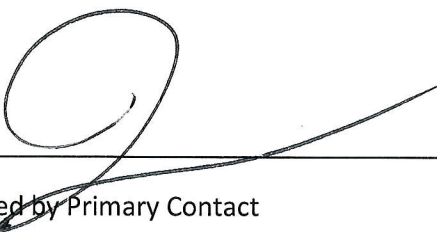
Yes	No
X	
X	
X	
X	
X	
X	
	X
X	

*please be advised that some events may require reimbursement for town related expenses

Event Description

Please provide a general description and purpose of your event. Attach a simple diagram of event area with details of staging, fencing, booths, tents, walkways, entryway/exits, emergency response plan, etc. Providing this information will assist town staff in helping you to plan a successful event. Thank you!

Narrative is attached.



Signed by Primary Contact

4/3/17

Date

Submit this application to Carrboro Recreation and Parks office at 100 N. Greensboro Street, or fax to (919)918-4475 or email to Dianah Alston-Sanders – dsanders@townofcarrboro.org

STREET CLOSING PERMIT APPLICATION

CONCERNING THE USE OF STREETS AND PUBLIC RIGHT-OF-WAY FOR STREET FAIRS, FESTIVALS, CARNIVALS, AND OTHER PUBLIC EVENTS

EVENT: Not So Normal Run Weekend

EVENT SPONSOR: Not So Normal Fund, Inc

IS THE SPONSOR A: X NON-PROFIT FOR PROFIT OTHER:

ANY OTHER INFORMATION ABOUT SPONSOR OR EVENT:

see attached overview

EVENT COORDINATOR INFO:

NAME: Jay Radford

ADDRESS: 109 Eagle Rock Ct Chapel Hill, NC 27516

TELEPHONE NUMBER: 919-370-7828

PROPOSED DATE AND TIME PERIOD PROPOSED FOR CLOSING:

DATE: 04/15/2018 Time Period: From: 7:00am

RAINDATE: none To: 1:00pm

APPROXIMATE NUMBER OF PERSONS EXPECTED TO ATTEND THE EVENT: 1,000

ARE ANY SPECIFIC SERVICES REQUESTED OF THE TOWN? YES ☒ NO ☐

(traffic control may be required, and event organizers may be required to reimburse the Town for any related expenses):

If YES, specify

Traffic control

ATTACH A SKETCH SHOWING:

- *Area where event is to take place*
- *Any streets to be closed or obstructed*
- *Any barriers or traffic control devices to be erected*
- *Location of any concession stand, booth or other temporary structures*
- *Location of proposed fences stands, platforms, stages, benches or bleachers*

OTHER INFORMATION: see attached narrative and maps

INSURANCE INFORMATION: Required policy is being created by High and Rubish Agency and will be in place for event

NOTIFICATION OF CENTRAL COMMUNICATIONS (911):

*The **APPLICANT** is responsible for notifying Central Communications (911):*

- *at least five (5) days in advance of the event in writing (Orange County EMS, Post Office Box 8181, Hillsborough, NC 27278)*
- *on the day of the closing, prior to the actual closing of the street (dialing 911)*
- *on the day of the closing, when the street is re-opened (dialing 911)*

NOTIFICATION OF THE PUBLIC:

A public hearing is required for all street closing permit applications and the applicant must speak with the Public Works Department about requesting this public hearing. The public must be notified by a formal advertisement in a local newspaper. The Public Works Department *will submit* the advertisement copy to the newspaper. **However, the applicant will be responsible for reimbursing the Town for the full cost of the advertisement.**

Any other notification of the public of this event will be the Applicant's responsibility.

NOTIFICATION OF ABUTTING PROPERTY OWNERS:

The **APPLICANT** is responsible for notifying all abutting property owners of the Public Hearing. Such notification must be accomplished at least seven days prior to the Public Hearing. The notification must include:

- the DATE, TIME and LOCATION of the proposed street closing; and
- the DATE, TIME and LOCATION of the Public Hearing as well as the subject matter of this Public Hearing

The Public Works Department must receive in writing from the APPLICANT the following at least five days prior to the Public Hearing:

names of all property owners notified

copy of the notification

method used to notify these property owners (mail or hand delivery)

CLEAN-UP TIME TABLE: 1:00pm to 3:00pm day of event

FEES: **\$ 60.00 application fee plus 100% of the cost of the Public Hearing advertisement**
Application fee must accompany the submittal of this application

Event / Street Closing Checklist:

	Date Completed	Initialed By
Permit Application and Fee Received	[_____]	[_____]
Staff Review (See attached notes if applicable)	[_____]	[_____]
Insurance Certificate if required	[_____]	[_____]
Request to Board to set a Public Hearing	[_____]	[_____]
Advertisement of Public Hearing (Town places advertisement and applicant reimburses Town 100% of the advertising costs)	[_____]	[_____]
Abutting Property Owner notified of Public Hearing (Notification must be certified to the Public Works Dept. in the manner described above)	[_____]	[_____]
Public Hearing	[_____]	[_____]

2018 Not So Normal Run Weekend

When: Sunday, April 15, 2018

Where: Carrboro, NC starting and finishing at Town Commons

Race Starting Times: 7:30am for all races

Race Distances: Quarter Marathon (6.55 miles/1 loop), Half Marathon (13.1 miles/2 loops), Three Quarter Marathon (19.65 miles/3 loops)

Race Ending Times: This will be a 5-hour course with runners required to maintain a 14 minute per mile pace. If the three quarter marathon runners do not hit the ~18-mile mark, Jasmine Court and Robert Hunt, by 11:40am they will be required to stop running, move to the sidewalk until they reach the finish line.

Beneficiary: Not So Normal Fund, Inc. is a non-profit corporation in the State of North Carolina and in the process of becoming a 501c3 as of the date of this application. It will use 100% of the race proceeds will be donated to the Orange County Rape Crisis Center.

Additional projects will be added through the grant application process utilized by the Not So Normal Foundation.

What are the main objectives of this event? (Narrative): The 2018 Not So Normal Run is a celebration of community and philanthropy, with a little exercise thrown in. The goal is to create a destination running weekend where people will travel to Carrboro from across the state and the region to participate in not only the runs but also enjoy all that Carrboro and Orange County has to offer. The ultimate goal is for everyone that runs to be running for a cause and that every event benefit a different, local non-profit. The only events on Town property as of the date of this application will be the Start/Finish and subsequent celebration at Town Commons, plus the race on the roads of course.

How do the event objectives meet the Town of Carrboro's goals for Town Sponsored events? (See eligibility requirement # 6 above): The core objective of the Not So Normal Run Weekend is to highlight as much of Carrboro as possible to as many people as possible. To showcase the incredible art scene, amazing restaurants, diverse entertainment options, and the local businesses that call Carrboro home. At the end of the day this is a celebration of community and philanthropy, built to raise awareness of the many local non-profits doing very important work and of the diverse local offerings Carrboro offers to families.

How will you measure the success of reaching the event objectives? : Success will be measured by the number of people that attend the weekend's events, the money and awareness raised for local non-profits, and the positive impact on local businesses and the community.

Proposed Routes:

A map of the route is attached with the application. Runners will run it once, twice, or three times depending on their race of choice.

Course Management: I will work closely with Carrboro Public Works, Orange County DOT, Carrboro Fire, South Orange Rescue Squad, Orange County EMS, UNC Orthopedics, and Carrboro Police to insure there is sufficient coverage on each of the race routes. Since the routes will be identical to what we used for the 2017 races all agencies are well prepared for adequate staffing.

There will be water/runner aid stations at Lisa/Quail Roost, across from MLK Park, and at Cheek/Hillsborough. Each of these stations will be staffed by volunteers who will be trained a week before the races. These stations will be broken down and cleaned up as soon as the last runner passes each one. Portable toilets will be placed at the Lisa/Quail Roost and MLK Park aid stations.

Each of the race routes will be marked race morning and consist of directional signs, chalk directions at each turn on the road, and mile markers for each race. Each runner will receive turn by turn directions for their race of choice along with a course map via email when registering, at the Runner Expo, and via a mobile app they can download for free to their phone.

Town Commons Plan: We would like to host the pre-race festivities and after race party at Town Commons from 5:30am to 1:30pm. All activities will end at 1:30pm so people will start leaving. We will have everything cleaned up and looking better than we found it by 5:00pm. Below is a map of Town Commons illustrating the proposed layout for race morning, with each numbered location representing the following set-up:

1. Runner entrance to Town Commons. I will run temporary barricade fencing along both sides of Laurel Ave starting at this point up to just before Main St to keep spectators out of the start/finish area. We will direct anyone needing to park in the handicap spaces in front of Town Hall to enter the lot via Bim St.
2. Temporary and moveable barricades will be placed at each of these locations to prevent car access to the parking lots. The attendant positioned at each of these locations can move them to allow Handicap parking as needed.
3. This is where I will place the portable toilets. There will be 20 of them.
4. We will fence this area on both sides to keep it open for EMS vehicles to enter and exit the lot. Vehicles will enter and exit via Bim St
5. This will be the location for Command Central (timing company, race director, Police, etc.) and EMS, it is as close to the Start/Finish line as I can get and provides quick access to the fenced off area referenced in #4. There will be 4-8 10'x10' popup tents in this area. This area will be fenced in as well
6. Under this permanent structure we will place the runner's recovery food on tables
7. This will be the location for the band. This may be moved based on proximity to power, I am not sure where it is located at exactly.

8. This is where any food vendors we have will set-up. I have not determined who they will be but they will be local of course.
9. This will be the runner recovery zone and be staffed by ATI Physical Therapy and UNC Orthopedics
10. This is where we will setup any kid's activities we decide on and any non-profit and/or business who wants to interact with the runners. Any tents will be the popup 10'x10' style only. Also, we will not have any bounce houses or other play structures. The activities will be arts, physical fitness, and music focused. I will get a full list to you as soon as it is finalized.
11. Trash Bins will be placed throughout the area as well and removed at the end of the event.



Start/Finish Line: This will be positioned at on Laurel Ave just South of West Weaver St. We will use temporary fencing on both sides of Laurel Ave to create a safe chute for runners to start and finish in. A traditional Start/Finish line setup will be used to increase visibility and atmosphere. These races will be timed by Cardinal Racing (subject to change).

Parking Plan: Reducing and eliminating traffic delays outside of the race routes is of paramount importance as well. To that end we propose the following:

1. We will park staff and volunteers PTA Thrift Shop and OWASA, then they can walk over. PTA has granted permission and we are waiting to hear back from OWASA.
2. Runners and spectators will be encouraged to park in the garage at 300 East Main St. and other Public Parking lots in town
3. Signage will be placed at yet to be determined locations in Carrboro directing spectators and visitors to Carrboro where best to park
4. We will communicate the parking plan to all registered via email in the weeks leading up to the races and post it on our website for spectators and visitors. We will also request it be posted on the Town of Carrboro website and communicated through the Carrboro Business Alliance's database which is comprised of most all Carrboro businesses.

We will not allow cars to park at Town Commons due to potential safety concerns with runners coming and going and people trying to leave the lot in their cars.

Public Information and Race Notification Plan: Communicating the dates, times, and various aspects of the race to local businesses and residents along the race route and the Towns in general is of the utmost importance. To that end we propose the following:

1. Post the general race details and a link back to the notsonormalrun.org website on the Town of Carrboro website
2. Placing yard signs along the race route with the same information 1 week before the race. Any earlier and we have found they just get thrown away and/or stolen
3. An email to the Carrboro Business Alliance's database informing the businesses about the race
4. Posting of the race on all local media websites including Chapelboro/WCHL, Chapel Hill News, Chamber of Commerce, Visitor's Bureau, and any other relevant outlet

A RESOLUTION APPROVING A TEMPORARY STREET CLOSING REQUEST FOR THE NOT SO NORMAL RUN FESTIVAL

- Section 1. On the day of the event, public streets shall be temporarily used Sunday, April 15th, 2018 from 7:00 AM to 1:00 PM for the Not So Normal Run Event. This event is to be held in accordance with the permit issued by the Board of Aldermen pursuant to Article III of Chapter 7 of the Town Code. Refer to attached maps for exact locations of streets being used for the event.
- Section 2. At the request of the applicant, The Town will supply traffic control for the event- e.g. blockades, channeling devices, signs and cones. Applicant will be sent itemized bill for the costs incurred by Public Works.
- Section 3. Applicant shall distribute flyers of notification, to persons occupying property abutting the streets where the event is to take place, of the contents of any resolution passed.
- Section 4. Applicant will be responsible for all costs incurred by Police, Fire and Public Works to facilitate this event. Applicant will be sent an itemized bill for the final costs incurred by Police and Public Works.
- Section 5. Applicant shall be responsible for volunteers and additional qualified staff for traffic control. If the scope of this race may require more staffing than the Town has available, the applicant must provide additional labor qualified in traffic control.
- Section 6. The Event Coordinator will be responsible for notifying Central Communications when the street is closed and when it is reopened to vehicular traffic.
- Section 7. This resolution is contingent on the applicant providing proper liability insurance and completing any other tasks required by the Town prior to the event.
- Section 8. This resolution shall become effective upon adoption.



Town of Carrboro

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

Agenda Item Abstract

File Number:17-169

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing on the temporary street closing for the 2017 Town of Carrboro - Summer Streets Events

PURPOSE: The purpose of this agenda item is to take public comment on a street closing by the Town of Carrboro for the temporary closing and usage of Weaver Street for Summer Streets events.

DEPARTMENT: Public Works and Economic and Community Development

CONTACT INFORMATION: Annette Lafferty, AICP ECD Director

INFORMATION: The Town has requested to close portions of Weaver Street for the third year of Summer Streets. The event originally was created to encourage opening streets up for more pedestrian uses and used as an educational opportunity. Last year a few activities for children were added to create a synergy in the street. This year the Town asked non-profit organizations to host the events and provide some limited activities while having the opportunity for public outreach.

The first event on June 18, 2017 will be hosted by Orange Literacy and the OC Partnership for Young Children. The July 16, 2017 will be hosted by the Orange County Food Council. The August 27, 2017 event has been earmarked for El Centro which will feature their annual Latino Festival.

The June and July events will include closing East Weaver Street only from 9:00 a.m. - 2:00 p.m. The August event will close a portion of West Weaver from N. Greensboro to Lindsay Street from 7:00 a.m. to 8:30 p.m.

FISCAL & STAFF IMPACT: Town of Carrboro Public Works and Police staff will be utilized to set up and maintain the required street closures

RECOMMENDATION: Staff recommends the Board hold the public hearing and consider adopting the resolution.

A RESOLUTION AUTHORIZING THE TEMPORARY CLOSING OF WEAVER STREET

TO ACCOMMODATE THE SUMMER STREETS EVENTS FOR JUNE 18, JULY 16 AND AUGUST 27, 2017

Section 1. East Weaver Street, from North Greensboro to East Main Street , shall be temporarily closed to vehicular traffic on June 18, 2017 and July 17, 2017 from 9:00 a.m. to 2:00 p.m. to accommodate pedestrians, bicyclists and other approved activities.

Section 2. West Weaver Street from North Greensboro to Lindsay Street shall be temporarily closed to vehicular traffic August 27, 2017 from 7:00 a.m. to 8:30 p.m. to accommodate the annual Latino Festival.

Section 3. This resolution shall become effective upon adoption.



Town of Carrboro

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

Agenda Item Abstract

File Number:17-165

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing on 90% Review of the Martin Luther King Jr Park Construction Design and Intermediate/Advanced Pump Track Update

PURPOSE: The purpose of this agenda item is to provide the Mayor, Board members and community an opportunity to review the 90% construction plans for Martin Luther King Jr Park and feedback on intermediate/advanced pump track.

DEPARTMENT: Recreation and Parks

CONTACT INFORMATION: Anita Jones-McNair - 919-918-7381, amcnair@townofcarrboro.org [<mailto:amcnair@townofcarrboro.org>](mailto:amcnair@townofcarrboro.org) and Wendell Rodgers - 919-918-7371, wrodgers@townofcarrboro.org [<mailto:wrodgers@townofcarrboro.org>](mailto:wrodgers@townofcarrboro.org)

INFORMATION: Staff is working with Stewart Engineering Inc. on developing the construction design for Martin Luther King Jr Park. On March 21, 2017 60% construction plans were presented at the Board of Aldermen Meeting. Also, on May 15, 2017, the Town and Stewart Inc. held a community input meeting at Martin Luther King Jr Park to receive feedback on the possible placements of the beginner and intermediate/advanced pump tracks in the park and the Shetley Property. Jennifer Wagner, Project Manager with Stewart, Inc, will present the 90% construction plans based on information and feedback to date. She will also provide feedback and share conceptual designs for the placement of the beginner and intermediate/advanced pump track options approved for consideration by the Board on April 25, 2017. Those options included, 1) place both the beginner and intermediate/advanced pump tracks on the Shetley Property 2) leave the beginner pump track in its current location in the design and place an intermediate/advanced pump track on Shetley Property 3) swap locations of the beginner pump track and playground which is located near the community garden and the Shetley property and place an intermediate pump track on the Shetley Property.

FISCAL & STAFF IMPACT: Staff is currently working with Stewart Inc. on the construction drawings for the park. The approved budget is \$150,000.

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

RECOMMENDATION: Staff recommends that the Board of Aldermen receive the 90% construction design, feedback and update on intermediate/advanced pump track, accept public comment, and adopt the attached resolution.

A RESOLUTION PROVIDING FURTHER DIRECTION ON THE MARTIN LUTHER KING,
JR. PARK CONSTRUCTION DESIGN PROJECT

WHEREAS, the Carrboro Board of Aldermen have reviewed the 90% construction design drawings and held a public hearing to receive comment on the proposed design, and

WHEREAS, the Carrboro Board of Aldermen reviewed information and feedback about the intermediate/advanced pump track.

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

Section 1: Staff and the consultant are authorized to proceed with the current direction of the plans as presented or to include the following modifications:

- 1.
- 2.
- 3.
- 4

Section 2. This resolution becomes effective upon adoption.



Town of Carrboro

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

Agenda Item Abstract

File Number:17-164

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing on the FoodFirst Conditional Rezoning at 110 West Main Street

PURPOSE: The purpose of this item is for the Board of Aldermen to provide an opportunity for public comment on a request to rezone property at 110 West Main Street to B-1(G), Conditional (B-1(G)-CZ) for a social services provider with dining.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325, Patricia McGuire - 919-918-7327, Nick Herman - 919-929-3905 - Marty Roupe - 919-918-7333

INFORMATION: The Town has received an application from Inter-Faith Council for Social Service, Inc. to rezone an approximately 0.28-acre parcel at 110 West Main Street from B-1(G) and B-2 to B-1(G), Conditional (B-1(G)-CZ) for the redevelopment of the existing food pantry building to provide enhanced social services including a dining facility or community kitchen. The subject property includes a single parcel located on the north side of West Main Street across from the Club Nova clubhouse and thrift store, and backing up to El Centro and the Provence restaurant on West Weaver Street. The property can be further identified by its Orange County PIN number (9779-86-2205).

The proposal, if approved, would involve demolishing the existing building and replacing it with a new two-story building set upon a grade-level parking area (three-stories in combination). The parking area would be accessed via West Main Street. The delivery loading dock, dumpster area and a few additional parking spaces would be accessed from West Weaver Street.

The use is allowed with a zoning permit in conjunction with a conditional rezoning of the property, and compliance with supplementary regulations, outlined in Section 15-176.7. The Board may approve conditions as part of the rezoning that would supersede LUO provisions in order to address specifics relating to the project and its location. Rezoning conditions are subject to mutual approval and are binding to the project; changes to the approved conditions would require a new public hearing.

Materials relating to the rezoning process prepared by Town staff (attachments A through F) include: consistency resolutions (Attachment A-1 & A-2), a draft ordinance for the map amendment (Attachment B), a staff memorandum, with relevant excerpts from the LUO (Attachment C), advisory board comments (Attachment E) and documentation of mailed notice (Attachment F). Materials submitted by the applicant, (attachments G through K), include: a project narrative, the formal petition application form and discussion of

Agenda Date: 5/23/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

consistency with Town plans and policies, conceptual drawings-site plan, floor plans, building elevations and sections, information relating to the burden of proof for taller buildings, a description of efforts to reach out to the community to provide information about the project, and written responses to advisory board comments on the concept plan. Proposed conditions are incorporated into the draft ordinance for rezoning and are discussed in the staff memo.

Proximity to transit service is a prerequisite of the use classification. Town representatives met with Chapel Hill Transit, on May 12th, regarding additional service downtown and, particularly, increased frequency on Sundays. Per the Town's request, Chapel Hill Transit is working to explore options for enhanced service, as described in a memorandum (Attachment D).

Section 15-141.4 of the Land Use Ordinance, Conditional Zoning Districts, describes the procedure for the Board to consider a conditional rezoning. As described above, should the Board approve the rezoning, the applicant would submit an application for a zoning permit approved administratively by staff; no additional public hearing or advisory board review is required.

The applicant was presented at the Joint Review meeting on May 4, 2017 and the Economic Sustainability Commission's meeting on May 10th. Comments are provided (Attachment E).

FISCAL & STAFF IMPACT: The petitioner has submitted fees and materials for reviewing and processing this request, which includes public hearing notice and advisory board evaluation. Staff time will be necessary for public notice and public hearing agenda preparation.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution find consistency (Attachment A-1), and the draft ordinance (Attachment B).

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR ADOPTING AN AMENDMENT TO THE ZONING MAP 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 ZONING MAP TO REZONE APPROXIMATELY 0.28 ACRES OF THE PROPERTY KNOWN AS 110 WEST MAIN STREET FROM B-2 AND B-1(G) TO B-1(G)-CZ.

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*, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions as described below:

1.0 Programming, Services, and Amenities

1.3 Human Services

Carrboro citizens are vocal in their concern for each other. Our citizens also desire the security of knowing how their town works, thereby facilitating our delivery of human services.

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 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.
- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads,

sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

3.2 Downtown Vitality

Downtown Carrboro should be nurtured as the social, cultural and economic center of our community. The downtown should include public social spaces as well as a mix of business types.

3.6 Economic Diversity

3.63 The town should encourage the development of underutilized property in the downtown area.

Section 2. The Board further concludes that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses

Section 3. This resolution becomes effective upon adoption.

This the 23rd day of May 2017.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S
REASONS FOR REJECTING AN AMENDMENT TO THE ZONING MAP 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 ZONING MAP TO REZONE APPROXIMATELY 0.28 ACRES OF THE PROPERTY KNOWN AS 110 WEST MAIN STREET FROM B-2 AND B-1(G) TO B-1(G)-CZ.

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 23rd day of May 2017.

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE
APPROXIMATELY 0.28 ACRES OF THE PROPERTY KNOWN AS 110 WEST MAIN
STREET FROM B-2 & B-1(G) TO B-1(G)-CZ

****Draft 05-16-2017****

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

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

That property being described on Orange County Tax Maps as:

Chapel Hill Township, one parcel at 110 West Main Street (PIN #9778-86-2205) encompassing approximately 0.28 acres (12,414 square feet) is hereby rezoned from B-2 (Fringe Commercial) and B-1(G) (General Business) to B-1(G)-CZ (General Business, conditional) subject to the following conditions provided by the applicant:

- 1) The Rezoning Exhibit labeled “CZ Application Drawings for IFC FoodFirst,” dated December 21, 2016 and last revised April 13, 2017 is approved and incorporated herein to indicate potential land uses, the general location and size of buildings and parking areas, vehicular and bicycle-pedestrian access points, general circulation patterns, stormwater management features, setbacks, trees and other landscaped areas.
- 2) The landscaping and additional planting plan, shown on Sheet L1000 shall provide alternative compliance with Town of Carrboro tree canopy requirement by planting at least three street trees just south of the site in the public right-of-way. The street trees shall also provide alternative compliance for the shading requirements of Section 15-318. This plan will also include a potted plant garden space on the street side of the upper level as well as other ground and building façade plantings.
- 3) Alternative compliance with the Town of Carrboro Downtown Architectural Standards at Town of Carrboro Land Use Ordinance Section 15-178, shown in illustrative form in the rezoning exhibit, shall be provided as follows: The provisions of Section (1) requiring a primary entrance to be oriented toward the right-of-way and articulated either by a recess or by a detachable awning is satisfied by the plan showing the primary entry within a covered courtyard to allow clients to gather off the public right-of-way. The provision of Section (2) requiring glazing percentages of street facing facades of 40% (overall) and 60% (ground floor) will be reduced to allow 38% total glazing and 29% ground level glazing. Final approval during the zoning permit approval process, shall be reviewed by the Appearance Commission.
- 4) Recorded easements shall be obtained and copies provided to Town of Carrboro, prior to construction plan approval, for access to Weaver Street or other design features which require easements over the property of others.
- 5) So long as not inconsistent with the property owner’s needs, parking areas will not be blocked from public use during hours the building and parking areas are not otherwise in

use by property owner.

- 6) Because of adjacencies to shared parking at the rear (north) property lines and vehicular movement and parking areas at the east and west lines, the rezoning exhibit includes a lighting plan, on Sheet A3.0 for the courtyard area that will minimize light pollution to adjacent properties and balance safety and security with minimized light spill onto adjacent properties; the lighting plan shall supersede the requirements of the Town of Carrboro Land Use Ordinance Section 15-242.5.

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

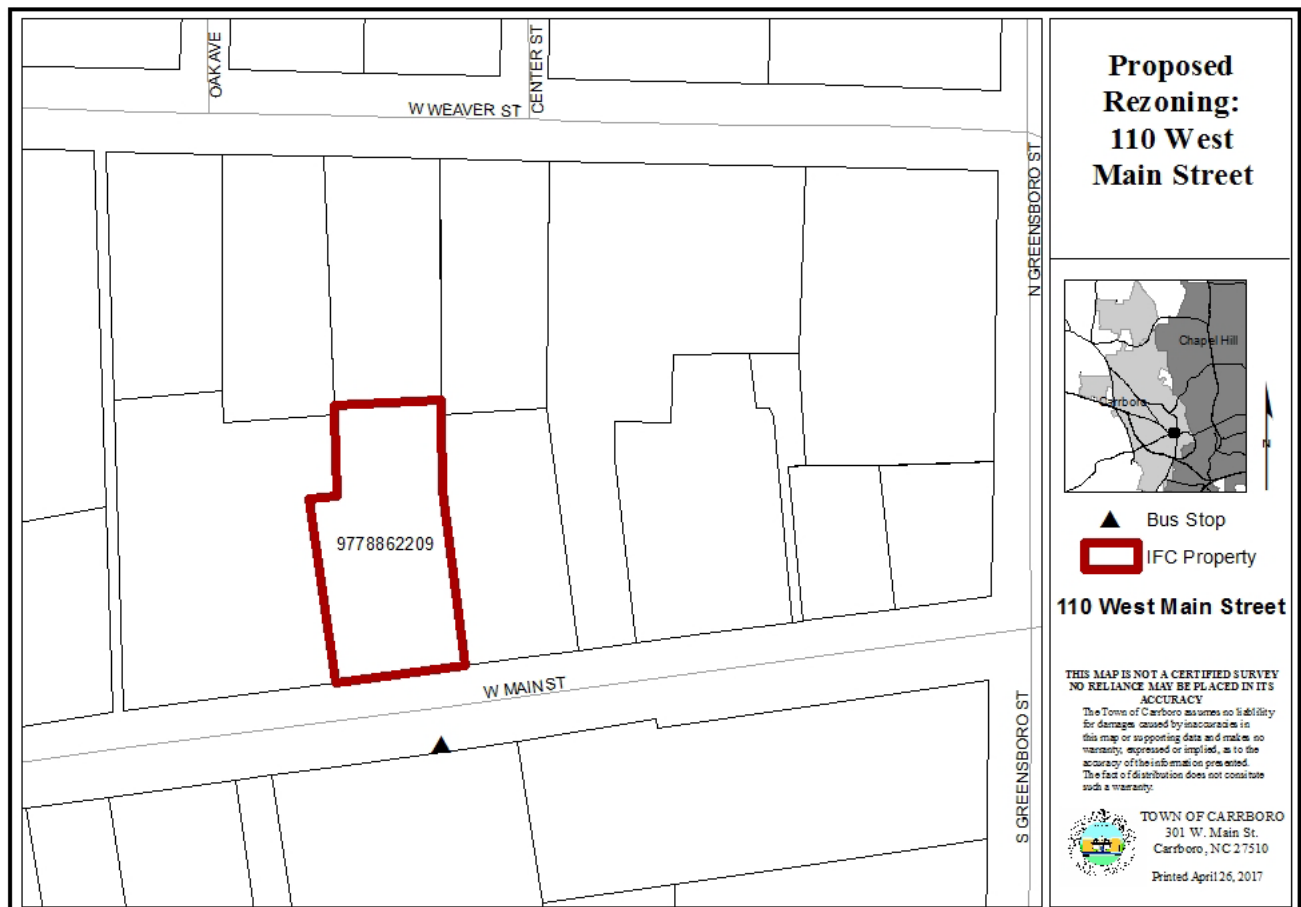
SECTION 3. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this ____ day of _____ 2017:

AYES:

NOTES:

ABSENT OR EXCUSED:





TOWN OF CARRBORO

NORTH CAROLINA

TRANSMITTAL

PLANNING DEPARTMENT

DELIVERED VIA: ☐ *HAND* ☒ *MAIL* ☐ *FAX* ☐ *EMAIL*

To: David Andrews, Town Manager
Mayor and Board of Aldermen

From: Tina Moon, Planning Administrator

Date: May 19, 2017

Subject: Rezoning Proposal – Approximately 0.28 acres (12,414 square feet) located at 110 West Main Street

SUMMARY

The Town has received an application from the Inter-Faith Council for Social Service, Inc. to rezone a 0.28-acre parcel at 110 West Main Street from B-1(G) and B-2 to B-1(G)-Conditional (B-1(G)-CZ) for a social services provider with dining facility, use classification 3.260. The Board of Aldermen has set a public hearing to consider the request for May 23, 2017. If approved, the applicant would apply for a zoning permit. Zoning permits are approved administratively by staff; no public hearing or advisory board review is required.

BACKGROUND

Representatives from the Inter-Faith Council for Social Services, Inc. (IFC) approached the Town several years ago about their long-term interest in moving the community kitchen (previously co-located with the IFC's shelter) from the Rosemary Street location in Chapel Hill to their existing pantry facility in Carrboro. In May, 2015, the IFC formally submitted a request for a text amendment to establish a new use tentatively called a "community kitchen" in the B-1(G) zoning district. Text amendments were adopted on March 22, 2016, amending the LUO in several areas to provide for the new use called, "social services providers with dining." The definition encompasses a number of land uses such as, general administration, educational programs, counseling services, food pantry facilities and dining services wherein free meals are provided on-site for a substantial number of individuals. What makes this use (3.260) different from other social service facilities with kitchens and/or dining components, is that the dining

service is a free, walk-in program designed to accommodate a substantial number of people at one time on site.

The development of a social service provider with dining facility requires a zoning permit in conjunction with a conditional rezoning of the property and compliance with supplementary regulations, outlined in Section 15-176.7. The submittal materials would include a petition for change of zoning and accompanying narrative, an illustrative site plan and proposed conditions. The adopted text amendments were written such that the Board may approve conditions as part of the rezoning that would supersede LUO provisions in order to address specifics relating to the project and its location. Rezoning conditions are subject to mutual approval and are binding to the project; changes to the approved conditions would require a new public hearing.

PROJECT DESCRIPTION

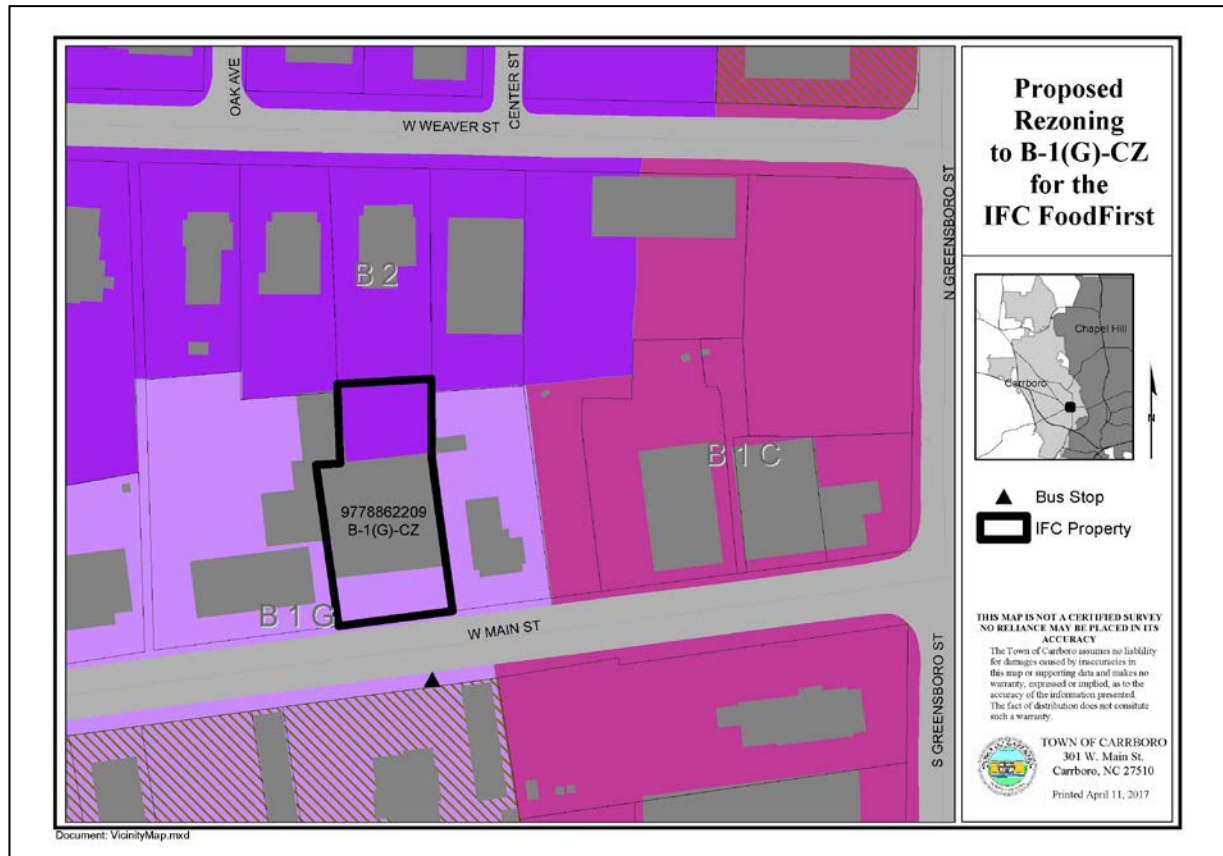
The IFC's proposal is to demolish the existing Douglas building and replace it with a new two-story building set upon a grade-level parking area (three-stories in combination). The design includes a large covered area in the front of the building to provide a sheltered space off of the sidewalk for dining patrons to wait for meals to be served. Parking area would be accessed via West Main Street and would include covered racks for bicycles. The delivery loading dock, dumpster (trash/recycling) area and a few additional parking spaces would be accessed from West Weaver Street. The new building would retain all of the existing functions in the IFC portion of the building and include a new dining facility to provide free walk-in meals at set times. Other tenants who currently rent space in the Douglas building would have to relocate.

REZONING OVERVIEW

Section 15-320 of the Land Use Ordinance (LUO) separates zoning map amendments into two categories--major and minor. This particular request involves fewer than five parcels of land and less than fifty acres overall. Per subsection 15-320 (b) the rezoning request is classified as a "minor map amendment."

The subject property includes a single parcel located on the north side of West Main Street, to the west of North Greensboro Street, and across the street from the Club Nova clubhouse and thrift store. The property backs up to and shares parking with 201 and 203 West Weaver Street, El Centro and the Provence restaurant respectively. The parcel can be further identified by Orange County PIN number 9778-86-2205. The 0.28-acre site is currently part of two different zoning districts; the northern third of the site is in the B-2 district and the southern two-thirds is in the B-1(G) district. If approved, the entire property would be rezoned B-1(G)-CZ. The following table and vicinity map show the existing zoning.

Address	PIN	Existing Zoning	Proposed Zoning	Acreage
110 West Main	9778-86-2205	B-1(G)	B-1(G)-CZ	0.20 (approx.)
110 West Main	9778-86-2205	B-2	B-1(G)-CZ	0.07 (approx.)
			Total	0.28 (12,414 sq.ft.)



PETITIONERS/OWNERS

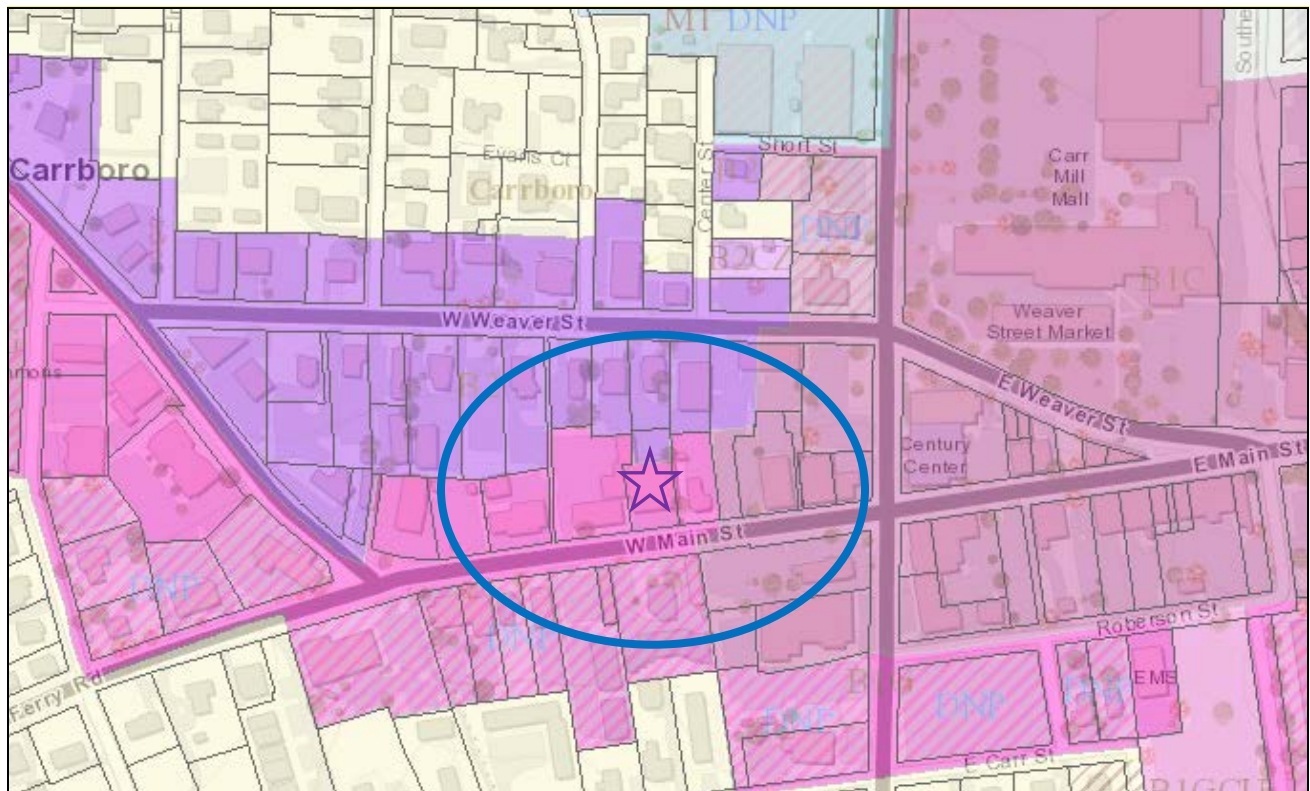
The subject property is owned by Inter-Faith Council for Social Service, Inc. (IFC). The IFC is also the developer for the proposed project.

DESCRIPTION OF THE AREA

The table below shows the subject property in underlined text and the surrounding properties, all with their current land uses. The proposed amendment would remove the current zoning district status of B-2 (Fringe Commercial) and B-1(G) (General Business and replace it with a new zoning district status of B-1(G)-CZ (General Business, Conditional). The uses in the existing districts are similar, with more intensive commercial uses allowed in B-1(G), and neighboring B-1(C) (Town Center Business) compared to the B-2. If the rezoning is approved, the only use allowed on the property would be a social services provider with dining (use category 3.260), consideration of any other use would require a new public hearing.

Address	Zoning	Activity	Use
100 S. Greensboro	B-1(C)	Wendy's Restaurant w/ drive through	8.400
103 W. Main	B-1(G)	Club Nova, club house, thrift,apts	3.100
105 W. Main	B-1(G)	Krave/restaurant-bar	8.100
108 W. Main	B-1(G)	Frame Shop Retail low-volume	2.120
110 W. Main	B-1(G) & B-2	Office/service	3.110
112 W. Main	B-1(G)	Animal Kennel	12.200
201 W. Weaver	B-2	Former Table-food provider	3.110
203 W. Weaver	B-2	Provence Restaurant	8.100
205 W. Weaver	B-2	Office/Service	3.110
301 W. Weaver	B-2	Office/Medical	3.110

A complete list of uses is described in the Permissible Uses Table in Section 15-146 of the Town of Carrboro Land Use Ordinances available at the following link. <http://nc-carrboro.civicplus.com/DocumentCenter/Home/View/691>.



COMPARISON OF ZONES

B-2 FRINGE COMMERCIAL. This is a transitional district designed to accommodate commercial uses in areas that formerly were residential but that now may be more desirable for commercial activities due to high traffic volumes and proximity to other nonresidential districts. As residential use of existing and nearby structures may continue, the preservation of the existing character and appearance of the area is encouraged. Whenever the use of the land in this district is changed to commercial, it is intended and desired that existing residential structures be converted and adapted to commercial use rather than new buildings constructed, and to encourage this, the regulations for this district allow development at a lower density than is permitted in the B-1 districts and permit uses that tend to generate minimal traffic. In this way, the B-2 district should provide a smoother transition from the more intensively developed B-1 areas to residential areas. Any development within the B-2 district shall comply with the following requirements:

- a. To the extent practicable, development shall otherwise retain, preserve and be compatible with the residential character of the older homes within and immediately adjacent to this district; and
- b. To the extent practicable, vehicle accommodation areas associated with uses on lots in this district shall be located in the rear of buildings so that parking areas are not readily visible from the streets.

B-1(G) GENERAL BUSINESS. This district is designed to accommodate a broad range of business uses. This district, because of its close proximity to established residential single family neighborhoods, is limited in the types of night uses permitted. Uses may be restricted in the hours of operation where the permit-issuing authority finds that such restrictions are necessary to prevent unreasonable disruptions to the peace and quiet of a nearby residential area.

The B-1(G)-CZ district is a conditional district, further described in Section 15-141.4. Conditional zoning districts are zoning districts in which the development and use of property so zoned is governed by the regulations applicable to one of the general use districts listed in the Table of Permissible Uses as modified by the conditions and restrictions imposed as part of the legislative decision creating the district and applying it to a particular property. In accordance with Subsection 15-141.4 (d) the conditional zoning district petition may be approved with a list of conditions and site-specific standards to address the conformance of the development and use of the site.

The LUO includes provisions that are specific to the social services provider with dining use. The first is the development and review of a concept plan at the advisory board level, a step that is standard for special and conditional use permits but one that is not typically included for rezonings. The applicants presented their proposal at the November 3, 2016 Joint Review meeting attended by the Planning Board, Transportation Advisory Board, Environmental Advisory Board and Appearance Commission. The Economic Sustainability Commission reviewed the project on January 11, 2017 and subsequently on February 8, 2017 when it received a presentation from the applicant. Written responses to advisory board comments are provided (Attachment L).

ANALYSIS

Carrboro Vision2020 presents the policies that are expected to guide the Town's growth and development through the year 2020. In the Petition for Change of Zoning the petitioners have provided responses in support of their assertion that the proposed zoning district classification is consistent with the Town's adopted plans and policies. Staff has identified the following sections of Carrboro Vision2020 that pertain to the request for rezoning:

1.0 Programming, Services, and Amenities

1.3 Human Services

Carrboro citizens are vocal in their concern for each other. Our citizens also desire the security of knowing how their town works, thereby facilitating our delivery of human services.

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 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.
- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

3.2 Downtown Vitality

Downtown Carrboro should be nurtured as the social, cultural and economic center of our community. The downtown should include public social spaces as well as a mix of business types.

3.6 Economic Diversity

- 3.63 The town should encourage the development of underutilized property in the downtown area.

The applicant has also identified provisions in Vision2020 Section 3.0 relating to accommodating additional commercial square footage by building up rather than out, which board members may wish to evaluate.

A conceptual site plan and illustrative rendering are included as part of the application materials, (Attachment I). Conditions for conditional zoning are linked to the rezoning, and must be mutually accepted by the Town and the applicant and will be binding. The conditions must address any elements of the project which would seek alternates to LUO requirements so as to provide staff with clear standards by which to review the subsequent zoning permit. If the rezoning is approved, the applicant would follow with an application for a zoning permit. Supplementary regulations for social services providers with dining include information relating to licensing to be submitted as part of the zoning permit application, proximity to a transit stop and the incorporation of a sheltered entranceway on-site to handle potential queuing related to the community kitchen aspect of the use.

A draft ordinance for the rezoning has been prepared and includes the proposed list of conditions (Attachment B). The following table describes the conditions identifying those prepared as alternative compliances to LUO requirements.

No.	Proposed Condition	Comment
1	The Rezoning Exhibit labeled “CZ Application Drawings for IFC FoodFirst,” dated December 21, 2016 and last revised <u>April 13, 2017</u> is approved and incorporated herein to indicate potential land uses, the general location and size of buildings and parking areas, vehicular and bicycle-pedestrian access points, general circulation patterns, stormwater management features, setbacks, trees and other landscaped areas.	This condition is standard language to link, by reference, the information in the rezoning exhibits with the subsequent land use permit, in this case, a zoning permit.
2	The landscaping and additional planting plan, shown on Sheet L1000 shall provide alternative compliance with Town of Carrboro tree canopy requirement by planting at least three street trees just south of the site in the public right-of-way. The street trees shall also provide alternative compliance for the shading requirements of Section 15-318. This plan will also include a potted plant garden space on the street side	The applicant is requesting, by condition, alternative compliance to the shading and canopy cover requirements in Sections 15-318 and 15-319. This is an infill site with structured parking underneath the building. The combination of a larger building, the shade created by the building and the covered parking make the LUO requirements difficult to achieve. As an alternative standard the applicant is offering to plant Golden Raintrees as street trees in the right-of-way, (pending approval from NCDOT), and is looking

	of the upper level as well as other ground and building façade plantings.	for ways to add some sort of trellis or trailing planting to the façade. The proposal also includes a garden space on the upper story deck.
3	<p>Alternative compliance with the Town of Carrboro Downtown Architectural Standards at Town of Carrboro Land Use Ordinance Section 15-178, shown in illustrative form in the rezoning exhibit, shall be provided as follows: The provisions of Section (1) requiring a primary entrance to be oriented toward the right-of-way and articulated either by a recess or by a detachable awning is satisfied by the plan showing the primary entry within a covered courtyard to allow clients to gather off the public right-of-way. The provision of Section (2) requiring glazing percentages of street facing facades of 40% (overall) and 60% (ground floor) will be reduced to allow 38% total glazing and 29% ground level glazing. Final approval during the zoning permit approval process, shall be reviewed by the Appearance Commission.</p>	<p>The applicant is seeking to use the provisions in Section 15-178, Architectural Standards for Downtown Development, which allow for an applicant to voluntarily participate in an alternative design review process that involves input from or a decision by the Appearance Commission.</p>
4	<p>Recorded easements shall be obtained and copies provided to Town of Carrboro, prior to construction plan approval, for access to Weaver Street or other design features which require easements over the property of others.</p>	<p>The applicant has offered to make improvements to the existing gravel area between the IFC parcel at 110 West Main Street and West Weaver Street, which provides access to parking and the dumpster/recycling facilities for the IFC, El Centro and Provence restaurant, 201 and 203 West Weaver Street, respectively. The improvements are not on property subject to the rezoning, but are related to the project in that they will benefit all three properties and provide access to the loading dock and parking at the rear of the building at 110 West Main Street. The proposal is also intended to improve circulation and stormwater management. The requirement of the easement is to ensure that the IFC has legal access to use this area.</p>
5	<p>So long as not inconsistent with the property owner's needs, parking areas will not be blocked from public use during hours the building and parking areas are not otherwise in use by property owner.</p>	<p>The applicant has offered to make parking on the site available for public use when not needed by the IFC. The IFC is considering making its large meeting room available to the community by reservation. The first phrase in the condition is intended to speak to those time when the IFC may</p>

		be closed but its parking area may be needed for groups using the meeting space.
6	Because of adjacencies to shared parking at the rear (north) property lines and vehicular movement and parking areas at the east and west lines, the rezoning exhibit includes a lighting plan, on Sheet A3.0 for the courtyard area that will minimize light pollution to adjacent properties and balance safety and security with minimized light spill onto adjacent properties; the lighting plan shall supersede the requirements of the Town of Carrboro Land Use Ordinance Section 15-242.5.	The applicant is still refining the lighting plan (Sheet A.3.0) for the project, and has put forth this condition in the event that some light spills onto adjacent properties.

Other provisions specific to this use are outlined in Section 15-141.4(d1) and include a requirement for the applicant to submit information demonstrating that their proposal for a new building more than two stories or 35 feet in height will not substantially injure the value of adjoining or abutting property, will be in harmony with the area, and will be in conformance with other adopted plans. The applicant's burden of proof analysis is provided in written and graphic form (Attachment J).

CONSIDERATIONS

When considering a map amendment, the principal question before the Town is whether the rezoning advances the public health, safety, or welfare (Section 15-325). The project under review, the redevelopment of the IFC property, is for the approval of a map amendment to a conditional zoning district (B-1(G)-CZ) for a social services provider with dining; the Board of Aldermen shall consider whether the proposed site plan and associated conditions is consistent with Town policies and interests. Section 15-324 of the LUO requires that the Board adopt a statement describing the consistency of the amendment with an officially adopted plan and explaining why the action is reasonable and in the public interest.

To ensure the compatibility of a social services provider with dining use, with surrounding properties, the ordinance establishing the use 3.260 incorporated several important elements for the application process. These are as follows:

- The applicant submits a concept plan for advisory board review before submitting a formal application; and
- Applications involving a the construction of a new building more than two stories or 35 feet in height require the submittal of information demonstrating that the proposal will not substantially injure the value of adjoining properties; and
- The applicant can request alternative standards for certain LUO requirements, as conditions of approval; and

- The use includes three supplementary regulations, submittal of licensing requirements as part of the permitting process, the inclusion of a large covered area, outside of the public right-of-way to shelter clients waiting to enter the building, and proximity to transit service.

As mentioned above, should the Board approve the rezoning, the subsequent permit would be a zoning permit, reviewed administratively by staff. With that in mind, staff has evaluated the project in much greater detail than is typical for a rezoning, to ensure that the project will be in compliance with the LUO in all areas.

The following excerpts from the Land Use Ordinance are attached for information: sections from Article IX, Zoning Districts and Zoning Map, define the existing and proposed zoning classifications and sections from Article XX, Amendments, describe the amendment process in more detail. The relevant sections of Article XI of the LUO outlining the supplementary use regulations for a social service providers with dining, are also included.

ARTICLE IX

ZONING DISTRICTS AND ZONING MAP

PART I. ZONING DISTRICTS

Section 15-141.4 Conditional Zoning Districts (AMENDED 5/27/08)

(a) Conditional zoning districts are zoning districts in which the development and use of the property so zoned are governed by the regulations applicable to one of the general use zoning districts listed in the Table of Permissible Uses, as modified by the conditions and restrictions imposed as part of the legislative decision creating the district and applying it to the particular property. Accordingly, the following conditional zoning districts may be established:

R-20-CZ, R-15-CZ, R-10-CZ, R-7.5-CZ, R-3-CZ, R-2-CZ, R-R-CZ, R-S.I.R.-CZ , and R-S.I.R.-2-CZ

B-1(C)-CZ, B-1(G)-CZ, B-2-CZ, B-3-CZ, B-3-T-CZ, B-4-CZ, CT-CZ, O-CZ, OACZ, M-1-CZ, M-2-CZ **(AMENDED 4/27/10; 06/23/15)**

(b) The conditional zoning districts authorized by this section may be applied to property only in response to a petition signed by all the owners of the property to be included within such district.

(c) Subject to the provisions of subsections (f) and (g), the uses permissible within a conditional zoning district authorized by this section, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the general use zoning district to which the conditional district corresponds, except as those uses and regulations are limited by conditions imposed pursuant to subsection (d) of this section. For example, property that is rezoned to a B-2-CZ district may be developed in the same manner as property that is zoned B-2, subject to any conditions imposed pursuant to subsection (d). **(AMENDED 11/9/11)**

(d) When a rezoning petition for a conditional zoning district is submitted (in accordance with Article XX of this chapter), the application shall include a list of proposed conditions (which may be in the form of written statements, graphic illustrations, or any combination thereof) to be incorporated into the ordinance that rezones the property to the requested conditional zoning district. **(AMENDED 10/25/16)**

(d1) A rezoning petition may be submitted to allow use classification 3.260 Social Service Provider with Dining within a building of more than two stories or 35 feet in height. **(AMENDED 10/25/16)**

(1) The petition shall include information that demonstrates that, if the project is completed as proposed, it:

- a. Will not substantially injure the value of adjoining or abutting property; and
- b. Will be in harmony with the area in which it is to be located. The manner in which a project is designed to accommodate additional building height including, but not limited to, scale, architectural detailing, compatibility with the existing built environment and with adopted policy statements in support of vibrant and economically successful and sustainable, mixed-use, core commercial districts shall be among the issues that may be considered to make a finding that a project is or is not in harmony with the area in which it is to be located. The applicant may use a variety of graphic and descriptive means to illustrate these findings; and
- c. Will be in general conformity with the Land Use Plan, Thoroughfare Plan, and other plans officially adopted by the Board. **(AMENDED 03/22/16, 10/25/16)**

(2) All relative provisions of the Land Use Ordinance shall apply except to the extent that such provisions are superseded by the provisions of this section or any conditions incorporated into the conditional zoning district described in subsection (d1) above. **(AMENDED 10/25/16)**

(e) The list of proposed conditions may be modified by the planning staff, advisory boards, or Board of Aldermen as the rezoning application works its way through the process described in Article XX, but only those conditions mutually approved by the applicant and the Board may be incorporated into the conditional zoning district shall be limited to (i) those that address the conformance of the development and use of the site to the provisions of this chapter or to applicable plans adopted by the Board, and (ii) those that address the impacts reasonably expected to be generated by the development or use of the site. **(AMENDED 03/22/16, 10/25/16)**

(f) All uses that are permissible in the conditional zoning district shall require the issuance of the same type of permit that such use in the corresponding general use district would ordinarily require (according to the Table of Permissible Uses), i.e. a zoning permit, special use permit, or conditional use permit.

(g) Notwithstanding the foregoing, in approving a rezoning to a B-1(g) – CZ zoning district, the Board of Aldermen may authorize the property so zoned to be developed at a higher level of residential density than that otherwise permissible in B-1(g) zoning districts under Section 15-182 if the rezoning includes conditions that provide for site and building elements that will create a more vibrant and successful community. Site and building elements are intended to be selected from at least three of the following seven areas: stormwater management, water conservation, energy conservation, on-site energy production, alternative transportation,

provision of affordable housing, and the provision of public art and/or provision of outdoor amenities for public use. Conditions that may be included to meet the above stated objective include but shall not be limited to the following: **(AMENDED 11/9/11)**

- (1) Reduction in nitrogen loading from the site by at least 8% from the existing condition, as determined by the Jordan Lake Accounting Tool
- (2) Energy performance in building requirements to meet one or more of the following
 - a. Achieve 40% better than required in the Model Energy Code, which for NC, Commercial is ASHRAE 90.1-2004-2006 IECC equivalent or better, and Residential is IECC 2006, equivalent or better).
 - b. “Designed to Earn the Energy Star” rating.
 - c. Architecture 2030 goal of a 50 percent fossil fuel and greenhouse gas emission reduction standard, measured from the regional (or country) average for that building type.
 - d. AIA goals of integrated, energy performance design, including resource conservation resulting in a minimum 50 percent or greater reduction in the consumption of fossil fuels used to construct and operate buildings.
 - e. LEED certification to achieve 50% CO2 emission reduction, or LEED silver certification
 - f. US Conference of Mayors fossil fuel reduction standard for all new buildings to carbon neutral by 2030.
 - g. Specific energy saving features, including but not limited to the following, are encouraged..
 - i. Use of shading devices and high performance glass for minimizing heating and cooling loads
 - ii. Insulation beyond minimum standards;
 - iii. Use of energy efficient motors/HVAC;
 - iv. Use of energy efficient lighting;
 - v. Use of energy efficient appliances
 - vi. LED or LED/Solar parking lot lighting (50-100% more efficient).
 - vii. Active and passive solar features.
- (3) Provision of onsite facilities (e.g. solar, wind, geothermal) that will provide 5% of electricity demand associated with the project.
- (4) Use of harvested rainwater for toilet flushing.
- (5) Parking lot meets the standard for a “green” parking lot, per the EPA document Green “Parking Lot Resource Guide.”
- (6) Inclusion of Low Impact Development features.
- (7) Provision of covered bike parking sufficient to provide space for one space per every two residential units.
- (8) Provision of a safe, convenient, and connected internal street system or vehicle accommodation area designed to meet the needs of the expected number of motor vehicle, bicycle, pedestrian, and transit trips
- (9) Inclusion of at least one (1) parking space for car sharing vehicles

- (10) Provision of public art and/or outdoor amenities for public use.
- (11) Use of surface materials that reflect heat rather than absorb it.
- (12) Use of devices that shade at least 30% of south-facing and west-facing building facades.
- (13) Provision of affordable housing in accordance with Town policy.

(h) If a B-1(g) – CZ zoning district is created and, pursuant to subsection (f) of this section, a higher level of residential density than that otherwise permissible in B-1(g) zoning districts is approved for that district, then it shall be a requirement of such district that at least twenty percent (20%) of the total leasable or saleable floor area within all buildings located within such zoning district shall be designed for non-residential use. Occupancy permits may not be given for residential floor area if doing so would cause the ratio of residential floor area for which an occupancy permit has been issued to non-residential floor area for which an occupancy permit has been issued to exceed four to one (4:1). **(AMENDED 11/9/11)**

PART II. ZONING MAP

Section 15-142 Official Zoning Map.

(a) There shall be a map known and designated as the Official Zoning Map, which shall show the boundaries of all zoning districts within the town's planning jurisdiction. This map shall be drawn on acetate or other durable material from which prints can be made, shall be dated, and shall be kept in the planning department.

(b) The Official Zoning Map dated April, 1973 is adopted and incorporated herein by reference. Amendments to this map shall be made and posted in accordance with Section 15-143.

(c) Should the Official Zoning Map be lost, destroyed, or damaged, the administrator may have a new map drawn on acetate or other durable material from which prints can be made. No further board authorization or action is required so long as no district boundaries are changed in this process.

Section 15-143 Amendments to Official Zoning Map (AMENDED 4/27/10; 10/26/10); 09/24/13

(a) Amendments to the Official Zoning Map are accomplished using the same procedures that apply to other amendments to this chapter, as set forth in Article XX.

(b) The administrator shall update the Official Zoning Map as soon as possible after amendments to it are adopted by the Board. Upon entering any such amendments to the map, the administrator shall change the date of the map to indicate its latest revision. New prints of the updated map may then be issued.

(c) No unauthorized person may alter or modify the Official Zoning Map.

- (d) The planning department shall keep copies of superseded prints of the zoning map for historical reference.

Section 15-143.4 Downtown Neighborhood Protection Overlay District (AMENDED 8/23/05)

(a) There is hereby created a Downtown Neighborhood Protection (DNP) Overlay District. The purpose of this district is to establish special height, setback, and design requirements applicable to lots in certain commercially zoned downtown areas where such lots abut or are directly across the street from residentially zoned properties.

(b) Because the DNP district is an overlay district, properties within this district are subject to the regulations applicable to the underlying district except as those regulations are modified or superseded by the requirements of the DNP district. The requirements of the DNP district are set forth in Section 15-185.1 of this chapter.

Section 15-144 through 15-145 Reserved.

ARTICLE XI

SUPPLEMENTARY USE REGULATIONS

PART II. MISCELLANEOUS SUPPLEMENTARY USE PROVISIONS

Section 15-176.7 Social Service Provider with Dining (AMENDED 03/22/16)

(a) An application for a zoning permit to allow a Social Service Provider with Dining use shall include documentation of all appropriate licensing for the type of services provided at the particular site and any required training for staff and volunteers.

(b) A Social Service Provider with Dining must be located within a half block of a public transit service stop.

(c) All facilities shall be designed to provide an on-site, sheltered location with sufficient queuing space for patrons to enter and exit the facility in an orderly manner and without disrupting traffic within public rights of way.



CHAPEL HILL TRANSIT
Town of Chapel Hill
6900 Millhouse Road
Chapel Hill, NC 27514-2401

phone (919) 969-4900 fax (919) 968-2840
www.townofchapelhill.org/transit

MEMORANDUM

To: Tina Moon, Carrboro Planning Administrator
From: Nick Pittman, Transit Planning Coordinator
Date: May 19, 2017
Subject: Transit Service Related to Food First – IFC Review

As we have reviewed the current rezoning for Food First –IFC, we agree that CHT has transit service to this location Monday – Friday (7:00 AM – 11:30 PM) through the J, CW and F routes and on Saturdays, the CW and CM routes (9:00 AM – 5:30 PM) provide service on Weaver Street and Merritt Mill Road that will allow customers access to the IFC. Additionally, certified EZ Rider customers can schedule trips to the IFC seven (7) days a week (except for holidays). EZ Rider’s hours of service are Monday through Friday 5:00 AM – 11:17 PM, Saturday 8:15 AM – 11:17 PM and Sunday 10:00 AM – 4:00 PM.

Chapel Hill Transit currently operates a limited level of service on Sunday. We understand that the Town of Carrboro is requesting that Chapel Hill Transit consider providing/operating some level of service on Sunday to provide access to the IFC in Carrboro. To initiate this service expansion, we will send this request to the Chapel Hill Transit Partners Committee for review and consideration, as we typically do with requests for new service.

Potential Sunday service options that Chapel Hill Transit could provide (subject to necessary funding and Partner’s Committee approval):

- Circulator shuttle service to key locations in downtown Carrboro and Chapel Hill
- Demand (pre-scheduled) service similar to Chapel Hill Transit’s EZ-Rider

Please note, new service is typically funded at 100% by the partner requesting the service for the first year of service. After the first year, the Partners Committee then decides if they want to share the cost based on the funding formula.

Chapel Hill Transit, through customer feedback and discussions with our Partners Committee, has established a priority to add additional Sunday service in Chapel Hill and Carrboro (similar to current Saturday service level). In addition, our upcoming Service Planning Study will consider upcoming developments such as this one as service levels are established for future years.



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

MAY 4, 2017

110 West Main Street – Conditional Rezoning to B-1(G)-CZ

Motion was made by Foushee and seconded by Clinton that the Planning Board recommends that the Board of Aldermen accept the draft ordinance, and provides the following comments:

- The Planning Board applauds the applicant's efforts to develop a meaningful urban design for downtown Carrboro.
- We would like to see trailing greenery used on the east façade as well if opportunity arises in deference to the neighbor on that side and to further mitigate heat gain.
- We ask the Board to encourage the applicant, when developing their management policy for the site, to direct drop-off service to use the rear parking lot.

VOTE:

AYES (9), Adamson, Foushee, Rosser Clinton, Poulton, Whittemore, Pendergrass, Rivera, Gaylord-Miles

NOES (0)

ABSENT/EXCUSED (2) Tiemann, Hunt

ABSTAINED (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 Rosser and seconded by Poulton that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions as described below:

1.0 Programming, Services, and Amenities

1.3 Human Services

Carrboro citizens are vocal in their concern for each other. Our citizens also desire the security of knowing how their town works, thereby facilitating our delivery of human services.

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 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.
- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

3.2 Downtown Vitality

Downtown Carrboro should be nurtured as the social, cultural and economic center of our community. The downtown should include public social spaces as well as a mix of business types.

3.6 Economic Diversity

- 3.63 The town should encourage the development of underutilized property in the downtown area.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE:

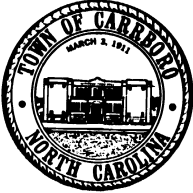
AYES (9), Adamson, Foushee, Rosser Clinton, Poulton, Whittemore, Pendergrass, Rivera, Gaylord-Miles

NOES (0)

ABSENT/EXCUSED (2) Tiemann, Hunt

ABSTAINED (0).

Cashie Allen 5/18/17
(Chair) (Date)



TOWN OF CARRBORO

Economic Sustainability Commission

301 West Main Street, Carrboro, North Carolina 27510

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

MAY 10, 2017

110 West Main Street – Conditional Rezoning to B-1(G)-CZ

Motion was made by Dan Mayer and seconded by Robert Hash that the ESC recommends that the Board of Aldermen adopt the draft ordinance.

VOTE:

AYES: (5)

ABSENT/EXCUSED: (3)

NOES: (0)

ABSTENTIONS: (1)

Associated Findings

By a show of hands, the ESC membership also indicated that the members voting on the matter have no financial interests that would pose a conflict of interest to the adoption of this amendment. One Member Bob Saunders recused himself due to a professional relationship with the applicant.

Motion was made by Dan Mayer and seconded by David Gange that the Economic Sustainability Committee of the Town of Carrboro finds the proposed map amendment consistent with *Carrboro Vision 2020*, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions as described below:

1.0 Programming, Services, and Amenities

1.3 Human Services

Carrboro citizens are vocal in their concern for each other. Our citizens also desire the security of knowing how their town works, thereby facilitating our delivery of human services.

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 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.

- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

3.2 Downtown Vitality

Downtown Carrboro should be nurtured as the social, cultural and economic center of our community. The downtown should include public social spaces as well as a mix of business types.

3.6 Economic Diversity

- 3.63 The town should encourage the development of underutilized property in the downtown area.

The _ESC furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses contingent on the following conditions:

- 1) A request be made to NCDOT for a crosswalk from the bus stop at this location
- 2) A request be made to Chapel Hill Transit to increase bus services to accommodate the dinner hour and weekends
- 3) Alternative methods of food distribution be explored i.e. food trucks, to serve the community.

VOTE:

AYES: 5

ABSENT/EXCUSED: 3

NOES: 0

ABSTENTIONS: 1

Matt Neal
(ViceChair)
(Date) May 10, 2017



TOWN OF CARRBORO

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

MAY 4, 2017

110 West Main Street – Conditional Rezoning to B-1(G)-CZ

Motion was made by Stolka and seconded by McDuffee that the TAB recommends that the Board of Aldermen adopt the draft ordinance.

VOTE:

AYES: ()

ABSENT/EXCUSED: ()

NOES: ()

ABSTENTIONS: ()

Associated Findings

By a unanimous show of hands, the TAB 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 Dow and seconded by McDuffee that the TAB of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions as described below:

1.0 Programming, Services, and Amenities

1.3 Human Services

Carrboro citizens are vocal in their concern for each other. Our citizens also desire the security of knowing how their town works, thereby facilitating our delivery of human services.

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 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.

- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

3.2 Downtown Vitality

Downtown Carrboro should be nurtured as the social, cultural and economic center of our community. The downtown should include public social spaces as well as a mix of business types.

3.6 Economic Diversity

- 3.63 The town should encourage the development of underutilized property in the downtown area.

The TAB furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.


VOTE:

AYES: ALL

ABSENT/EXCUSED: —

NOES: —

ABSTENTIONS: —


(Chair) (Date) 5/18/17



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, MAY 11, 2017

110 West Main Street – Conditional Rezoning to B-1(G)-CZ

Motion was made by Perera and seconded by Skelton that the EAB recommends that the Board of Aldermen approve the rezoning.

The EAB requests that the applicant coordinate efforts with the adjacent property to maintain solar access to solar arrays,

The EAB also requests that the applicant consider stormwater management measures beyond minimum requirements such as infiltrating permeable pavement. The EAB commends the applicant for setting the building back to allow for street trees, and request that they consider native plants for street trees. The EAB also commends the applicant for taking steps to accommodate a green roof and rooftop solar.

VOTE:

AYES: O'Connor, Patrick, Perera, Sinclair, Skelton, Turner

ABSENT/EXCUSED: Hoban

NOES:

ABSTENTIONS:

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 the adoption of this amendment.

Motion was made by O'Connor and seconded by Sinclair that the EAB of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions as described below:

1.0 Programming, Services, and Amenities

1.3 Human Services

Carrboro citizens are vocal in their concern for each other. Our citizens also desire the security of knowing how their town works, thereby facilitating our delivery of human services.

1.32 The town should continue to support human service needs that are above and beyond those met by the County.

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.

- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision2020.

The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

3.2 Downtown Vitality

Downtown Carrboro should be nurtured as the social, cultural and economic center of our community. The downtown should include public social spaces as well as a mix of business types.

3.6 Economic Diversity

- 3.63 The town should encourage the development of underutilized property in the downtown area.

The EAB furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE:

AYES: O'Connor, Patrick, Perera, Sinclair, Skelton, Turner

ABSENT/EXCUSED: Hoban

NOES:

ABSTENTIONS:

for  5/12/2017
(Chair) (Date)

THURSDAY, May 4th, 2017

Review Comments for Conditional Rezoning for IFC at 110 West Main Street

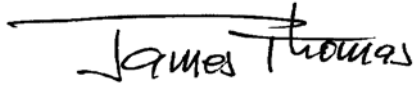
The Appearance Commission Advisory Board reviewed the Conditional Rezoning Plans for the proposed IFC at 110 West Main Street and supported the plans as presented.

VOTING:

AYES: (Sheryl Forbis, Roy Mars, Danny Schuster, Emily Kreutzer, Wendy Dale)

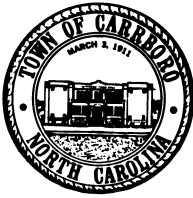
NOES: N/A

ABSENT: (Gwen Barlow, Johnny Crncic)

A handwritten signature in black ink that reads "James Thomas". The signature is written in a cursive style with a horizontal line above the first name.

Appearance Commission Chair

5-15-2017
Date



TOWN OF CARRBORO

NORTH CAROLINA

PLANNING DEPARTMENT

TO: Property Owners and Residents

FROM: Christina R. Moon, Planning Administrator

DATE: April 29, 2017

PUBLIC NOTICE: Proposed conditional rezoning of property at 110 West Main Street

You are receiving this letter because your property or residence is within 1,000 feet of property under consideration for rezoning.

The Town has received an application from the Inter-Faith Council for Social Service, Inc., to rezone its property at 110 West Main Street for the redevelopment of the existing IFC Food Pantry into the FoodFirst community kitchen and food pantry with administrative offices. The existing property is currently zoned B-2 and B-1(G); the proposal is to rezone the parcel to B-1(G)-Conditional, (B-1(G)-CZ, for a social services provider with dining. The 0.28-acre parcel may be more specifically described by its Orange County PIN number 9778-86-2205, and is shown in dark outline on a map on the reserve side of this letter.

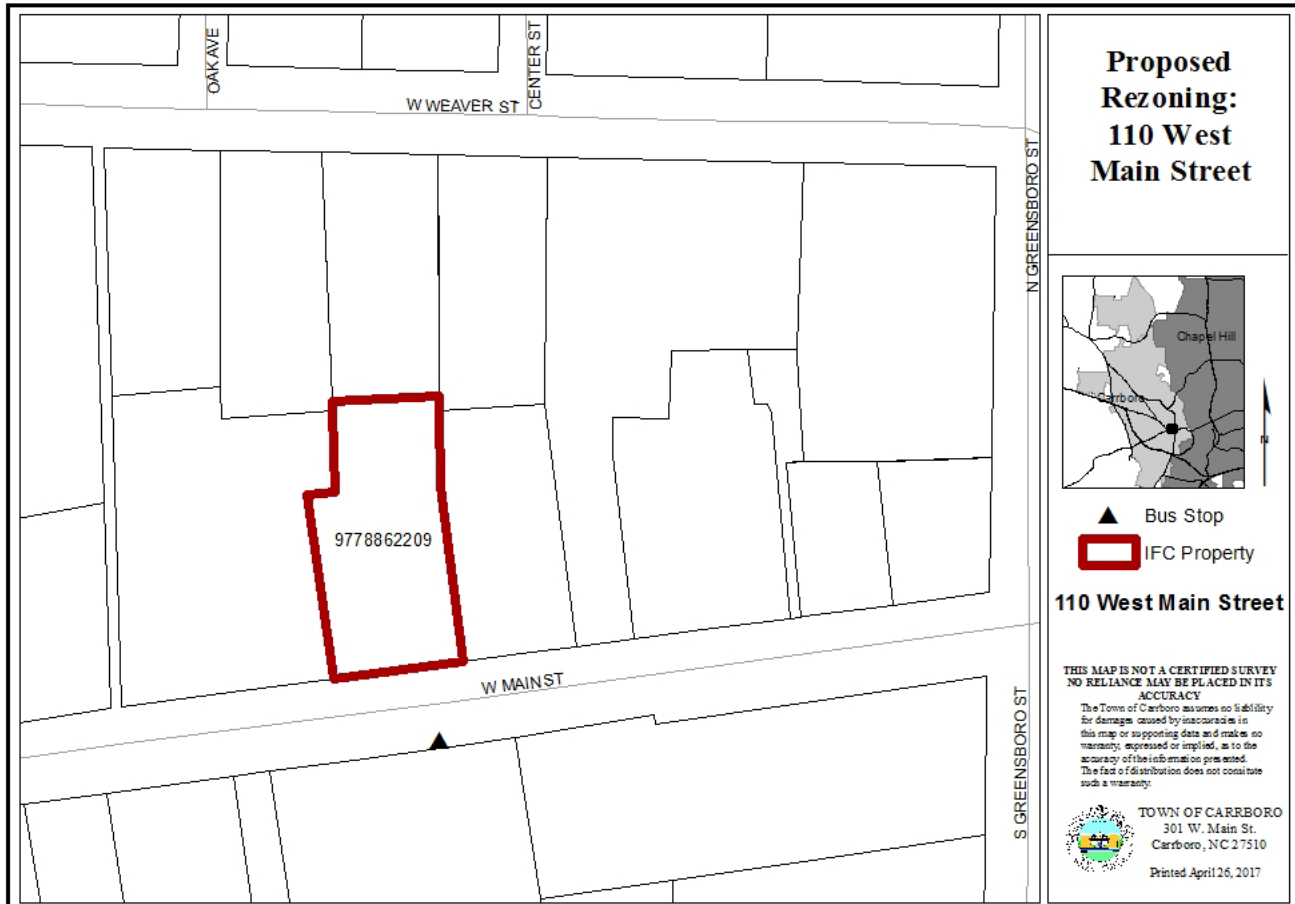
The Town's advisory boards will review the application on Thursday, May 4, 2017 at 7:30 in the Town Hall Board Room (Room 110) located at 301 West Main Street. You are welcome to attend this meeting to learn more about the project.

The Board of Aldermen will hold a public hearing to consider amending the Carrboro Zoning map per this request on Tuesday, May 23, 2017 at 7:30 p.m. in the Town Hall Board Room (Room 110) located at 301 West Main Street. You are invited to attend this hearing and to make your opinions on the requested rezoning known.

Additional information regarding the rezoning under consideration is available from the Planning Department located on the second floor of Town Hall and will also be available on the Town's website a few days before the meetings. The Planning Board's agenda may be found at <http://nc-carrboro.civicplus.com/243/Planning-Board> and the Board of Aldermen's agenda materials for the public hearing may be found at <https://carrboro.legistar.com/Calendar.aspx>. Substantial changes to the proposed amendment to the Town's zoning map may be made following the public hearing. If you have questions, or would like additional information, please feel free to contact my office at (919) 918-7325 or cmoon@townofcarrboro.org.

Proposed Rezoning – 110 West Main Street
April 29, 2017

Page 2 of 2



D & R OF CARRBORO LLC
194 FINELY GOLF COURSE RD STE 102
Chapel Hill, NC 27517

Occupant
100 CENTER ST
CARRBORO, NC 27510

Occupant
100 E WEAVER ST
CARRBORO, NC 27510

Occupant
100 N GREENSBORO ST
CARRBORO, NC 27510

PIESSE SOPHIE
100 PURPLE LEAF PL
CARRBORO, NC 27510

COLLINS HOYT C
100 W MAIN ST
CARRBORO, NC 27510

101 CENTER STREET PARTNERSHIP
101 CENTER ST
CARRBORO, NC 27510

CHAN JENNY TRUSTEE
101 HARKNESS CIR
DURHAM, NC 27705

Occupant
101 S GREENSBORO ST
CARRBORO, NC 27510

Occupant
101 W WEAVER ST
CARRBORO, NC 27510

JACKSON PATRICIA BASSETT
1 CAROLINA MEADOWS APT 308
CHAPEL HILL, NC 27517

Occupant
100 E CARR ST
CARRBORO, NC 27510

SMITH JOHN B TRUSTEE
100 EVANS CT
CARRBORO, NC 27510

ALDERSON JOHN GILMORE
100 OAK AVE
CARRBORO, NC 27510

Occupant
100 S GREENSBORO ST
CARRBORO, NC 27510

HALLE JAN
1002 ARROWHEAD RD
CHAPEL HILL, NC 27514

FRANK CHRISTOPHER JON
101 EVANS CT
CARRBORO, NC 27510

ECONOPOULY RIVA J
101 LINDSAY ST
CARRBORO, NC 27510

Occupant
101 SHORT ST
CARRBORO, NC 27510

DUNCAN WILLIAM G TRUSTEE
102 ANTLE PT
Chapel Hill, NC 27516

REVCO DISCOUNT DRUG CENTERS INC
1 CVS DRIVE MC 232 0 C/O CVS
CAREMARK #3833 03 STORE ACCT
WOONSOCKET, RI 2895

Occupant
100 E MAIN ST UNIT D
CARRBORO, NC 27510

Occupant
100 LINDSAY ST
CARRBORO, NC 27510

IRONSIDE ELIZABETH S
100 OLD PITTSBORO RD
CARRBORO, NC 27510

Occupant
100 W CARR ST
CARRBORO, NC 27510

BLACKBURN JAMES P
1003 HIGHLAND TRL
CHAPEL HILL, NC 27516

CHAN FRANCIS TRUSTEE
101 HARKNESS CIR
DURHAM, NC 27705

COLES IVES & RUBISH INC
101 N TRYON ST C/O BANK OF
AMERICA NC1-001-03-81
CHARLOTTE, NC 28255

CRAVEY ALTHA
101 W CARR ST
CARRBORO, NC 27510

Occupant
102 CENTER ST
CARRBORO, NC 27510

Occupant
102 E CARR ST
CARRBORO, NC 27510

Occupant
102 E MAIN ST
CARRBORO, NC 27510

Occupant
102 E WEAVER ST
CARRBORO, NC 27510

Occupant
102 ELM ST UNIT A
CARRBORO, NC 27510

MORFESIS FRANCESCA
102 LINDSAY ST
CARRBORO, NC 27510

JEROME ANDREA
102 OLD PITTSBORO RD
CARRBORO, NC 27510

BOER JEFFREY A
102 W CARR ST
CARRBORO, NC 27510

Occupant
102 W CARR ST UNIT A
CARRBORO, NC 27510

Occupant
102 W MAIN ST UNIT 1
CARRBORO, NC 27510

Occupant
102-A W MAIN ST
CARRBORO, NC 27510

Occupant
103 CENTER ST
CARRBORO, NC 27510

Occupant
103 E MAIN ST
CARRBORO, NC 27510

Occupant
103 EVANS CT
CARRBORO, NC 27510

Occupant
103 LAUREL AVE
CARRBORO, NC 27510

Occupant
103 LINDSAY ST
CARRBORO, NC 27510

FRYE CAROL C
103 MELBA ST
CARRBORO, NC 27510

Occupant
103 OLD PITTSBORO RD UNIT A
CARRBORO, NC 27510

Occupant
103 SHORT ST
CARRBORO, NC 27510

Occupant
103 W CARR ST
CARRBORO, NC 27510

Occupant
103 W MAIN ST
CARRBORO, NC 27510

Occupant
103 W MAIN ST UNIT 1B
CARRBORO, NC 27510

WEST WEAVER LLC
103 W WEAVER ST
CARRBORO, NC 27510

Occupant
103 W WEAVER ST UNIT C
CARRBORO, NC 27510

PICKETT CAMILLE
103B HARGRAVES ST
Carrboro, NC 27510

CLUB NOVA COMMUNITY INC
103D W MAIN ST ATTN: GRETCHEN
DAVIS
Carrboro, NC 27510

Occupant
104 CENTER ST
CARRBORO, NC 27510

Occupant
104 E CARR ST
CARRBORO, NC 27510

Occupant
104 E MAIN ST
CARRBORO, NC 27510

REINTJES SUSAN
104 JONES FERRY RD
CARRBORO, NC 27510

Occupant
104 JONES FERRY RD UNIT A
CARRBORO, NC 27510

Occupant
104 JONES FERRY RD UNIT B
CARRBORO, NC 27510

Occupant
104 JONES FERRY RD UNIT C
CARRBORO, NC 27510

Occupant
104 JONES FERRY RD UNIT D
CARRBORO, NC 27510

Occupant
104 JONES FERRY RD UNIT E
CARRBORO, NC 27510

Occupant
104 JONES FERRY RD UNIT F
CARRBORO, NC 27510

Occupant
104 JONES FERRY RD UNIT G
CARRBORO, NC 27510

Occupant
104 JONES FERRY RD UNIT H
CARRBORO, NC 27510

Occupant
104 JONES FERRY RD UNIT J
CARRBORO, NC 27510

KROMHOUT ETHAN
104 LAUREL AVE
Carrboro, NC 27510

Occupant
104 LINDSAY ST
CARRBORO, NC 27510

HARTMAN JOSIE
104 OLD PITTSBORO RD
Carrboro, NC 27510

Occupant
104 W CARR ST
CARRBORO, NC 27510

Occupant
104 W MAIN ST
CARRBORO, NC 27510

FRESH START NC LLC
104-A JONES FERRY RD
CARRBORO, NC 27510

MERRY FRANK
105 CENTER ST
CARRBORO, NC 27510

THOMAS BRUCE L
105 CHESLEY CT
CHAPEL HILL, NC 27514

Occupant
105 E MAIN ST
CARRBORO, NC 27510

Occupant
105 ELM ST
CARRBORO, NC 27510

ONTJES SHERRI R
105 FIDELITY ST #B-40
CARRBORO, NC 27510

SHIPLEY ROBERT K TRUSTEE
105 JONES FERRY RD #F
CARRBORO, NC 27510

VERSPRILLE ADAM
105 JONES FERRY RD #K
Carrboro, NC 27510

TROUT LINDA M
105 JONES FERRY RD #P
CARRBORO, NC 27510

EUBANKS GEORGANN
105 JONES FERRY RD #T
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT A
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT B
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT C
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT D
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT E
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT F
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT G
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT H
CARRBORO, NC 27510

HALPERIN LAURA
105 JONES FERRY RD UNIT J
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT M
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT P
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT S
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT V
CARRBORO, NC 27510

BROWN JEFFREY P
105 M JONES FERRY RD
CARRBORO, NC 27510

MCCONVILLE ROBERT F
105 R JONES FERRY RD
CARRBORO, NC 27510

Occupant
105 W MAIN ST UNIT# B
CARRBORO, NC 27510

HERLANT ANNIE A
105-H JONES FERRY RD
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT I
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT K
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT N
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT Q
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT T
CARRBORO, NC 27510

Occupant
105 LAUREL AVE
CARRBORO, NC 27510

Occupant
105 OLD PITTSBORO RD UNIT B
CARRBORO, NC 27510

ARGUELLO JAIME S
105 U JONES FERRY RD
CARRBORO, NC 27510

VANDERMEER DANIEL
105A JONES FERRY RD
CARRBORO, NC 27510

KADENS BER
105-I JONES FERRY RD
Carrboro, NC 27510

Occupant
105 JONES FERRY RD UNIT J
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT L
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT O
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT R
CARRBORO, NC 27510

Occupant
105 JONES FERRY RD UNIT U
CARRBORO, NC 27510

HEARON NANCY S TRUSTEE
105 LINDSAY ST
CARRBORO, NC 27510

Occupant
105 OLD PITTSBORO RD UNIT F
CARRBORO, NC 27510

Occupant
105 W CARR ST
CARRBORO, NC 27510

FARBER ADA
105-E JONES FERRY RD
CARRBORO, NC 27510

EUBANKS GEORGANN
105-S JONES FERRY RD
CARRBORO, NC 27510

LLOYD BARTON JR
106 JONES FERRY ROAD
CARRBORO, NC 27510

Occupant
106 OLD PITTSBORO RD UNIT A
CARRBORO, NC 27510

MEYER GERALD J
107 CENTER ST
CARRBORO, NC 27510

Occupant
107 JONES FERRY RD
CARRBORO, NC 27510

Occupant
107 W CARR ST UNIT B
CARRBORO, NC 27510

HUGHES CAMERON B
108 D OLD PITTSBORO RD
CARRBORO, NC 27510

BUCHHOLTZ CHRISTOPHER
108 GLEN HAVEN DR
Chapel Hill, NC 27516

Occupant
108 OLD PITTSBORO RD UNIT A
CARRBORO, NC 27510

Occupant
108 OLD PITTSBORO RD UNIT D
CARRBORO, NC 27510

LILLVIK SONJA TRUSTEE
108A OLD PITTSBORO RD
CARRBORO, NC 27510

PENDERGRAFT TERRY ETAL
106 LAUREL AVE
CARRBORO, NC 27510

Occupant
106 S GREENSBORO ST UNIT B
CARRBORO, NC 27510

Occupant
107 E MAIN ST
CARRBORO, NC 27510

WARDSWORTH MATTIE WALKER
107 LAUREL AVE
CARRBORO, NC 27510

Occupant
107 W MAIN ST UNIT B
CARRBORO, NC 27510

Occupant
108 E MAIN ST UNIT 2
CARRBORO, NC 27510

Occupant
108 LAUREL AVE
CARRBORO, NC 27510

Occupant
108 OLD PITTSBORO RD UNIT B
CARRBORO, NC 27510

Occupant
108 W CARR ST UNIT C
CARRBORO, NC 27510

HERRICK JEFFREY D
109 CENTER ST
Carrboro, NC 27510

DECKNER RENATE
106 LINDSAY ST
CARRBORO, NC 27510

Occupant
106 W CARR ST UNIT 4
CARRBORO, NC 27510

ENTWISTLE AMY R
107 ELM ST
CARRBORO, NC 27510

OHLANDER KERSTIN ANN
107 LINDSAY ST
CARRBORO, NC 27510

Occupant
107 W WEAVER ST
CARRBORO, NC 27510

GOSS CHARLES A
108 ELM ST
Carrboro, NC 27510

Occupant
108 LINDSAY ST UNIT A
CARRBORO, NC 27510

Occupant
108 OLD PITTSBORO RD UNIT C
CARRBORO, NC 27510

Occupant
108 W MAIN ST
CARRBORO, NC 27510

HERRICK JEFFREY D
109 CENTER ST
CARRBORO, NC 27510

MCJ OF CARRBORO LLC 109 CENTER ST CARRBORO, NC 27510	Occupant 109 E MAIN ST CARRBORO, NC 27510	HENSLEY JEAN TRUSTEE 109 FOUST RD MEBANE, NC 27302
CLARK DOLORES H 109 JONES FERRY RD CARRBORO, NC 27510	CLARK DOLORES H 109 JONES FERRY RD CARRBORO, NC 27510	CLARK LYN L 109 JONES FERRY RD CARRBORO, NC 27510
SIMOPOULOS LUELLA 109 LINDSAY ST CARRBORO, NC 27510	Occupant 109 W CARR ST CARRBORO, NC 27510	Occupant 109 W MAIN ST CARRBORO, NC 27510
STANCZYK RANDY 1093 LANIER BLVD NE ATLANTA, GA 30306	Occupant 109-A JONES FERRY RD CARRBORO, NC 27510	Occupant 109-B JONES FERRY RD CARRBORO, NC 27510
CALLAGHAN HOLDINGS LLC 110 E MAIN ST CARRBORO, NC 27510	NMC HOLDINGS LLC 110 E MAIN ST STE 200 CARRBORO, NC 27510	TANNER JACQUELINE 110 ELM ST CARRBORO, NC 27510
Occupant 110 LAUREL AVE CARRBORO, NC 27510	Occupant 110 LINDSAY ST CARRBORO, NC 27510	Occupant 110 OLD PITTSBORO RD CARRBORO, NC 27510
Occupant 110 W CARR ST UNIT B CARRBORO, NC 27510	INTER FAITH COUNCIL FOR SOCIAL SERVICE INC 110 W MAIN ST CARRBORO, NC 27510	Occupant 110 W MAIN ST UNIT 2-E CARRBORO, NC 27510
WARD CAROLYN J TRUSTEE 111 CHEEK ST CARRBORO, NC 27510	YAGGY CORPORATION THE 111 CLOISTER CT STE 200 CHAPEL HILL, NC 27514	Occupant 111 E MAIN ST CARRBORO, NC 27510
CLARK LORIE L 111 JONES FERRY RD CARRBORO, NC 27510	Occupant 111 LINDSAY ST CARRBORO, NC 27510	ALSTON ALVIN 111 W CARR ST CARRBORO, NC 27510
Occupant 111 W MAIN ST CARRBORO, NC 27510	Occupant 112 E MAIN ST UNIT A CARRBORO, NC 27510	Occupant 112 ELM ST CARRBORO, NC 27510

SOBOL SUSAN G 112 LINDSAY ST CARRBORO, NC 27510	DEWANA ANDERSON LLC 112 W MAIN ST CARRBORO, NC 27510	BROWN ROY D 113 LINDSAY ST CARRBORO, NC 27510
PARKER SHIRLENE S 113 W CARR ST CARRBORO, NC 27510	Occupant 113 W MAIN ST CARRBORO, NC 27510	Occupant 114 E MAIN ST CARRBORO, NC 27510
REKLIS MICHAEL 114 ELM ST CARRBORO, NC 27510	Occupant 115 W CARR ST CARRBORO, NC 27510	Occupant 115 W MAIN ST CARRBORO, NC 27510
BARNUM LOUISE ETAL 116 E MAIN ST CARRBORO, NC 27510	Occupant 116 W MAIN ST CARRBORO, NC 27510	FORBIS RICHARD M 117 CARR ST CARRBORO, NC 27510
KELLY PAUL STAFFORD JR 117 LEXINGTON DR Chapel Hill, NC 27516	Occupant 118 E MAIN ST UNIT 202 CARRBORO, NC 27510	HUNT HEATHER 119 VIBURNUM WAY CARRBORO, NC 27510
Occupant 120 E MAIN ST CARRBORO, NC 27510	Occupant 120 W MAIN ST CARRBORO, NC 27510	MOODY GREY B 1200 MARTIN LUTHER KING JR BLVD CHAPEL HILL, NC 27514
MONATH ROBERT A 1230 CAPABILITY DR #103 RALEIGH, NC 27606	PTA THRIFT SHOP MANAGER LLC 125 W MAIN ST #5B Carrboro, NC 27510	DICKINSON BEVERLY 125 WOLF'S TRL CHAPEL HILL, NC 27516
RBC CENTURA BANK 130 SOUTH JEFFERSON ST STE 300 C/O NATIONAL TAX SEARCH LLC CHICAGO, IL 60661	HENNESSEY STACY 1306 GIBSON PL FALLS CHURCH, VA 22046	Occupant 140 SHORT ST CARRBORO, NC 27510
WICKER GENA C 1418 CRAWFORD DAIRY RD CHAPEL HILL, NC 27516	ALFORD DALLAS L III 148 TIMBERWOOD PITTSBORO, NC 27312	THURMAN ANDREW D 149 CLARK RD SNOW CAMP, NC 27349
BANNING WENDY B ETAL 1514 BROOKS AVE RALEIGH, NC 27607	ISBEY EDWARD K III 19 BLACKWOOD RD ASHEVILLE, NC 28804	MCCOY DAVID L 198 LAUREL AVE CARRBORO, NC 27510

FOGLEMAN & FOGLEMAN ASSOCIATES LLC 20 CONE FLOWER CT CHAPEL HILL, NC 27517	THE WIENE DEMOULIN 200 BRITTON DR CHAPEL HILL, NC 27516	Occupant 200 E CARR ST CARRBORO, NC 27510
JACOBS JOHN H 200 LAUREL AVE CARRBORO, NC 27510	Occupant 200 OAK AVE CARRBORO, NC 27510	Occupant 200 S GREENSBORO ST CARRBORO, NC 27510
JONES ANDREW 200 W MAIN ST CARRBORO, NC 27510	BUILDING VISION LLC 200 W WEAVER ST Carrboro, NC 27510	Occupant 201 CENTER ST CARRBORO, NC 27510
Occupant 201 E CARR ST CARRBORO, NC 27510	Occupant 201 E MAIN ST CARRBORO, NC 27510	NAING AUNG 201 JONES FERRY RD Carrboro, NC 27510
Occupant 201 LAUREL AVE CARRBORO, NC 27510	Occupant 201 MAPLE AVE CARRBORO, NC 27510	Occupant 201 N GREENSBORO ST CARRBORO, NC 27510
Occupant 201 OAK AVE CARRBORO, NC 27510	Occupant 201 W WEAVER ST CARRBORO, NC 27510	Occupant 202 OAK AVE CARRBORO, NC 27510
TECHNICAL RESCUE SERVICES INC D/B/A SOUTH ORANGE RESCUE SQUAD 202 ROBERSON ST CARRBORO, NC 27510	PARIS OF THE PIEDMONT PARTNERS 202 S GREENSBORO ST CARRBORO, NC 27510	CAMPBELL JAMES M 202 SIMPSON ST CARRBORO, NC 27510
Occupant 202-A MAPLE AVE CARRBORO, NC 27510	Occupant 202-B MAPLE AVE CARRBORO, NC 27510	Occupant 203 CENTER ST CARRBORO, NC 27510
Occupant 203 E CARR ST CARRBORO, NC 27510	Occupant 203 LAUREL AVE UNIT A CARRBORO, NC 27510	SEATON DEBRA L 203 N GREENSBORO ST CARRBORO, NC 27510
NESTOR JOHN 203 OAK AVE CARRBORO, NC 27510	Occupant 203 S GREENSBORO ST CARRBORO, NC 27510	Occupant 203 W MAIN ST CARRBORO, NC 27510

KING JEROME S 203 W WEAVER ST CARRBORO, NC 27510	Occupant 204 LAUREL AVE CARRBORO, NC 27510	JOHNSON JEFFREY S 204 MAPLE AVE CARRBORO, NC 27510
Occupant 204 OAK AVE CARRBORO, NC 27510	PECK TIMOTHY B 204 W MAIN ST CARRBORO, NC 27510	EDWARDS ROBERT 205 LAUREL AVE CARRBORO, NC 27510
SAPP BAXTER BOONE III 205 MAPLE AVE CARRBORO, NC 27510	Occupant 205 OAK AVE CARRBORO, NC 27510	Occupant 205 W MAIN ST UNIT 207 CARRBORO, NC 27510
Occupant 205 W WEAVER ST CARRBORO, NC 27510	Occupant 206 MAPLE AVE CARRBORO, NC 27510	Occupant 206 W MAIN ST CARRBORO, NC 27510
PRESERVATION 206 206 W MAIN ST CARRBORO, NC 27510	MCNEILL ROBERT S JR 206A MAPLE AV CARRBORO, NC 27510	LANE CATHERINE F 207 LAUREL AVE CARRBORO, NC 27510
Occupant 207 OAK AVE CARRBORO, NC 27510	Occupant 207 W MAIN ST CARRBORO, NC 27510	Occupant 208-A MAPLE AVE CARRBORO, NC 27510
LANE WALTER G 209 LAUREL AVE CARRBORO, NC 27510	Occupant 209 OAK AVE CARRBORO, NC 27510	NICHOLS DAVID W 212 HALSEY STREET CHARLOTTE, NC 28208
BUCK GARY W 213 NOTTINGHAM DR CHAPEL HILL, NC 27517	BOGGS JOSEPH WILDER II 215 GLADE ST Chapel Hill, NC 27516	VILLOPOTO CARMEN M 220 LAKE MANOR RD CHAPEL HILL, NC 27516
ANDREWS RICHARD G 233 HWY 54W CHAPEL HILL, NC 27516	WILLIAMS H B 235 FLEMINGTON RD CHAPEL HILL, NC 27514	BRISTOL PROPERTY I LLC 2521 NEW HILL OLIVE CHAPEL RD NEW HILL, NC 27562
BYRD CHRISTOPHER L ETAL 2525 HWY 70E DURHAM, NC 27703	JMCW INVESTMENTS LLC 2808 SUMMERWIND RD CHAPEL HILL, NC 27516	Occupant 300 N GREENSBORO ST CARRBORO, NC 27510

Occupant 300 OAK AVE CARRBORO, NC 27510	Occupant 300 S GREENSBORO ST CARRBORO, NC 27510	Occupant 300 W MAIN ST CARRBORO, NC 27510
Occupant 300 W WEAVER ST CARRBORO, NC 27510	CARRBORO TOWN OF 301 MAIN ST CARRBORO, NC 27510	COHEN ANDREW B 301 OAK AVE CARRBORO, NC 27510
TOWN OF CARRBORO 301 W MAIN ST Carrboro, NC 27510	DIAMONT DELANEY & BELL LLC 301 W WEAVER ST CARRBORO, NC 27510	WALLACH GARY S TRUSTEE 301 WESTBURY DR CHAPEL HILL, NC 27516
Occupant 302 E POPLAR AVE CARRBORO, NC 27510	Occupant 302 OAK AVE CARRBORO, NC 27510	CARRBORO GREENS LLC 302 OAK TREE DR CHAPEL HILL, NC 27517
Occupant 302 W MAIN ST CARRBORO, NC 27510	DISPUTE SETTLEMENT CENTER INC 302 W WEAVER ST CARRBORO, NC 27510	Occupant 302 W WEAVER ST UNIT A CARRBORO, NC 27510
Occupant 302 W WEAVER ST UNIT B CARRBORO, NC 27510	Occupant 302 W WEAVER ST UNIT C CARRBORO, NC 27510	Occupant 302 W WEAVER ST UNIT D CARRBORO, NC 27510
Occupant 302 W WEAVER ST UNIT E CARRBORO, NC 27510	Occupant 302 W WEAVER ST UNIT F CARRBORO, NC 27510	Occupant 302 W WEAVER ST UNIT G CARRBORO, NC 27510
Occupant 302 W WEAVER ST UNIT H CARRBORO, NC 27510	HAGGIS DONALD 303 OAK AVE CARRBORO, NC 27510	GORE MARY JANE 303 S GREENSBORO ST Carrboro, NC 27510
Occupant 303 W WEAVER ST CARRBORO, NC 27510	Occupant 304 N GREENSBORO ST CARRBORO, NC 27510	Occupant 304 W WEAVER ST UNIT 101 CARRBORO, NC 27510
Occupant 304 W WEAVER ST UNIT 103 CARRBORO, NC 27510	BALANCED PROPERTIES LLC 304 WEAVER ST 210 Carrboro, NC 27510	ROVINE VICTORIA L 305 E POPLAR AVE Carrboro, NC 27510

BONE DAVID RICHARD 305 GREENSBORO ST CARRBORO, NC 27510	Occupant 305 OAK AVE CARRBORO, NC 27510	Occupant 305 POPLAR AVE CARRBORO, NC 27510
SPARROW & SONS INC 305 W WEAVER ST CARRBORO, NC 27510	WEAVER STREET DEVELOPMENT LLC 305 WEAVER ST Carrboro, NC 27510	PONS FAMILY LLC 307 SAINT DAVIDS LN RICHMOND, VA 23221
Occupant 307 W WEAVER ST CARRBORO, NC 27510	Occupant 308 N GREENSBORO ST CARRBORO, NC 27510	FITCH LUMBER CO 309 N GREENSBORO ST CARRBORO, NC 27510
Occupant 309 W WEAVER ST CARRBORO, NC 27510	GISLER GEOFFREY R 310 CAROL ST Carrboro, NC 27510	Occupant 310 N GREENSBORO ST CARRBORO, NC 27510
JOHNSON RONALD F 3183 MT WILLEN RD HAW RIVER, NC 27258	AHA DAVID K 32 NOON HILL AVE NORFOLK, MA 2056	JOHNSON MARVIN EARL 3491 US 301 S DUNN, NC 28334
LINDSEY JOHN W 350 LYSTRA ESTATES DR CHAPEL HILL, NC 27517	C AND M PROPERTIES OF CHAPEL HILL LLC 366 ISLINGTON ST PORTSMOUTH , NH 3801	SPARROW JAMES R JR 387 HENRYS RIDGE RD PITTSBORO, NC 27312
Occupant 400 ROBERSON ST CARRBORO, NC 27510	Occupant 400 S GREENSBORO ST CARRBORO, NC 27510	Occupant 400 W WEAVER ST CARRBORO, NC 27510
LEIRO ANTHONY 401 HOLLY LN CHAPEL HILL, NC 27517	Occupant 401 N GREENSBORO ST CARRBORO, NC 27510	Occupant 401 S GREENSBORO ST CARRBORO, NC 27510
Occupant 401 W WEAVER ST CARRBORO, NC 27510	Occupant 401-A POPLAR AVE CARRBORO, NC 27510	DARO VINCI 402 S GREENSBORO ST Carrboro, NC 27510
Occupant 402 W WEAVER ST CARRBORO, NC 27510	Occupant 403 N GREENSBORO ST CARRBORO, NC 27510	Occupant 403 S GREENSBORO ST CARRBORO, NC 27510

MARKIEWICZ DAVID J TRUSTEE
403 S GREENSBORO ST #A
CARRBORO, NC 27510

Occupant
403 W WEAVER ST
CARRBORO, NC 27510

Occupant
403-A S GREENSBORO ST
CARRBORO, NC 27510

Occupant
403-A W WEAVER ST
CARRBORO, NC 27510

BABOOLAL HEMANTH A
404 MANOR RIDGE DR
CHAPEL HILL, NC 27510

FREEDMAN MEL S
404 WATERSIDE DR
CARRBORO, NC 27510

LUND PAULINE KAY
405 S GREENSBORO ST
CARRBORO, NC 27510

WURSTER LANE
406 RAY RD
CHAPEL HILL, NC 27516

RITTER ALESSANDRA
406 S GREENSBORO ST
CARRBORO, NC 27510

Occupant
407 S GREENSBORO ST
CARRBORO, NC 27510

Occupant
407 W WEAVER ST
CARRBORO, NC 27510

Occupant
408 W WEAVER ST
CARRBORO, NC 27510

TOWER WELLS D
414 MOONRIDGE RD
CHAPEL HILL, NC 27516

WAGNER THOMAS M
419 NE 19TH ST #502
MIAMI, FL 33132

SUBERMAN THOMAS A
423 FULTON ST
PHILADELPHIA, PA 19147

BERTRAM PROPERTIES LLC
4310 BAER HILL RD
EFLAND, NC 27243

UNDERHILL ROY E
4714 MCBANE MILL LN
GRAHAM, NC 27253

BARFIELD RAYMOND
501 E POPLAR AVE
CARRBORO, NC 27510

Occupant
501 W WEAVER ST
CARRBORO, NC 27510

ONE ELEVEN MAIN STREET LLC
5025 WALNUT COVE RD
CHAPEL HILL, NC 27516

Occupant
503 POPLAR AVE
CARRBORO, NC 27510

HOFFMAN DAMIAN M
504 WATERSIDE DR
CARRBORO, NC 27510

Occupant
505 POPLAR AVE
CARRBORO, NC 27510

YOUNG GERALDINE K
524 REYNOLDS AVE
DURHAM, NC 27707

HAMILL DAVID NORTHMORE
5401 PELHAM RD
DURHAM, NC 27713

WEAVER MILDRED W
613 HILLSBOROUGH RD
CARRBORO, NC 27510

LBBRADLEY PROPERTIES LLC
619 YORKTOWN DR
CHAPEL HILL, NC 27516

NEVILLE ALMA HRS
625 CEDAR CLUB CIRCLE
CHAPEL HILL, NC 27517

WICK JOHN G
707 BOLIN CREEK DR
CARRBORO, NC 27510

ATWATER RAYMOND W
709 RESERVE ESTATES DR
WAKE FOREST, NC 27587

N M HERNDON FAMILY LIMITED PARTNERSHIP 7118 HERNDON RD DURHAM, NC 27713	118 EAST MAIN STREET LLC 722 MT CARMEL CHURCH RD Chapel Hill, NC 27517	WILLIAM JAY PECK 750 WEAVER DAIRY RD APT 3206 CHAPEL HILL, NC 27514
205 WEST MAIN PARTNERSHIP 803 CEDAR FALLS RD Chapel Hill, NC 27514	BRYAN JAMES T III 8033 OLD NC HWY 86 CHAPEL HILL, NC 27516	CAROLINA REALTY SALES GROUP OF CHAPEL HILL LLC 891 WILLOW DR STE 6 CHAPEL HILL, NC 27514
FITCH MILES M JR 9 DEERWOOD CT CHAPEL HILL, NC 27517	HESTIAS HEARTH LLC 9118 OLD HWY 86 Chapel Hill, NC 27516	CARR STREET PROPERTIES LLC 9221 BRACKEN LN Chapel Hill, NC 27516
UPCHURCH WESLEY TIM 9491 DODSONS CROSSROADS CHAPEL HILL, NC 27516	WENDYS PROPERTIES LLC ONE DAVE THOMAS BLVD DUBLIN, OH 43017	LEHMANN JAMES R P O BOX 13681 DURHAM, NC 27709
RAY KIMBERLY S P O BOX 219 CARRBORO, NC 27510	BIRCHER RICHARD P O BOX 338 CARRBORO, NC 27510	MILLS STEPHEN D ETAL P O BOX 520 SNOW CAMP, NC 27349
RUMFELT JAMES M ETAL P O BOX 520 SNOW CAMP, NC 27349	MILLS STEPHEN D P O BOX 520 SNOW CAMP, NC 27349	MCRAE KEITH P O BOX 9334 CHAPEL HILL, NC 27515
STARPOINT GROUP P O DRAWER 1329 CHAPEL HILL, NC 27514	ALTRIDGE GROUP LLC PO BOX 1198 Carrboro, NC 27510	COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES PO BOX 12545 RALEIGH, NC 27605
ABERCROMBIE OIL COMPANY INC SHORT STOP #415 PO BOX 1422 DANVILLE, VA 24543	HAMBORSKY JANE A ETAL PO BOX 1674 CARRBORO, NC 27510	ORANGE COMMUNITY HOUSING AND LAND TRUST PO BOX 2315 CHAPEL HILL, NC 27515
MENACHE SUZANNE PO BOX 252 CHAPEL HILL, NC 27514	SOUTHERN STATES COOPERATIVE INC CARRBORO SERVICE PO BOX 26234 TAX DEPT RICHMOND, VA 23260	WILLIAMS SCOTT WILBURN PO BOX 27 CHAPEL HILL, NC 27514
FIDELITY HOUSING INC PO BOX 278 CARRBORO, NC 27510	MILLER PROPERTY MANAGEMENT LLC PO BOX 3618 CHAPEL HILL, NC 27515	HOLTON GRACE H PO BOX 4507 CHAPEL HILL, NC 27515

HOLTON RENTALS LLC
PO BOX 4507
CHAPEL HILL, NC 27515

CARR MILL INVESTMENT LIMITED
PARTNERSHIP
PO BOX 673
Carrboro, NC 27510

ROBERSON PLACE HOMEOWNERS
ASSOCIATION INC
PO BOX 79032 C/O COMMUNITY
ASSOCIATION MANAGEMENT

ACE ENERGY CORPORATION
PO BOX 8624
GREENVILLE, SC 29604



TOWN OF CARRBORO

NORTH CAROLINA

May 1, 2017

RE: Proposed conditional rezoning of property at 110 West Main Street

I, Christina R. Moon, do certify that I did cause to have mailed on April 29, 2017, by first class mail, letters informing the owners and non-owner occupants of properties within 1,000 feet of the petition and schedule for considering the proposal to rezone the property at 110 West Main Street from B-2 (Fringe Commercial) and B-1(G) (General Business) to B-1(G)-CZ (General Business, Conditional).

A copy of the mailing labels or mailing list used for this purpose including the person, where applicable, or addresses to whom the notices were sent are attached.

Christina R. Moon
Planning Administrator

5/1/2017



JIMSPENCERARCHITECTS.COM

103 LLOYD ST. LOWER LEVEL
PO BOX 385 CARRBORO NC 27510
T 919.960.6680 F 919.960.6682

February 28, 2017
Resubmitted April 13, 2017
Revised April 27, 2017

**Petition for Change of Zoning
Inter-Faith Council for Social Service FoodFirst Program new building
110 West Main Street, Carrboro
PIN#9778862209**

Background on Design and Features of Proposal:

Design of the new building for the FoodFirst program was developed over a long period of time beginning in early 2010. Former executive director Chris Moran hired JSA to begin study of a renovated or new facility combining IFC's food programs. Several options were considered, including renovations and additions to the existing Douglas building at 110 West Main Street. It was finally decided that a new facility could best meet the program and functional needs for FoodFirst.

From that point, we focused on gathering information from various stakeholders regarding the potential new facility. We met with the Board of Directors of IFC, the planning staff in Carrboro, the clients and staff, and various community leaders to discuss the proposed project. By the IFC annual meeting in late 2010, a preliminary plan was developed and shown at the meeting and in local media.

At the conclusion of the IFC's completion of Community House, the project has been restarted. The current plans for FoodFirst are a reflection of the time spent thus far and the input of many people. The building's exterior is intended to present a civic front – a building which fronts Main Street strongly and replaces the existing parking lot. We have backed the building 15' off of West Main Street to allow for street trees as well as the required 10' brick edge sidewalk. The exterior design also reflects IFC's goals of service and stewardship. A large gathering space for clients is featured – it is out of the public right of way and also screens the new parking. Parking for 21 vehicles under the building provides both IFC and the public with a valuable downtown resource. The drive

on the west side of the property allows cars to access parking and Main Street without backing into the street. Redesign of the site plan and building now allows food deliveries from the rear of the building on the main level (Weaver Street –north side). Dumpster and recycling services are proposed to be shared in the rear lot between IFC, Provence and El Centro. Sustainable features include an herb garden space above the Main Street courtyard, and capability for solar panels and minimal water use.

The interior of the building is divided primarily by use. The lowest level features only the parking, public vertical circulation, and service elevator. The main level contains the food programs – the community kitchen and the food pantry. The upper level contains the administrative offices of IFC and a large community meeting space. Both floor levels will include a gender neutral toilet room with shower. The building is designed to meet the functional requirements of feeding many people, while making access and use of the site more efficient and safer. We hope that the building will allow IFC and Carrboro to provide food services to those in need for many years to come.

Primary Building and Site Design features:

Building Design

The building as proposed is a total of 16,529 enclosed square feet on three levels. The breaks down as 841 sf on the parking level, 7,232 on the main (food) level, and 8,456 on the upper (admin) level. The building's height is 32'-8" to the flat roof in the rear and approximately 42'-4" to the top of the front gabled roof. Building materials are not finalized, but we're considering brick for the rear of the building and a large masonry unit or precast concrete for the front portion. Roofing will be seamed metal on the front portion of the building and reflective TPO on the rear. The goals of the design are to present a welcoming civic presence on Main Street, while provided the queuing space out of the public right-of-way required in Section 176.7 of the LUO.

Zoning and Re-Zoning

The property is currently zoned B1-G on the southern portion and B2 on the smaller northern portion. This application will petition for the site to be rezoned to B1-G-CZ for entire site.

Meeting Section 176.7 of the LUO

The text amendment from 3.22.16 inserted language with a "Supplemental Provisions" for a Social Service Provider with Dining. These provisions were 1) proper licensing and training for staff and volunteers 2) that it be within a half-block of a public transit stop (J bus stop is directly across the street) and 3) that it

have a sheltered queuing space out of the right-of-way. We plan to meet all requirements of this section of the Land Use Management Ordinance.

Transportation

Services for vehicles/food delivery will be proposed on the rear off of Weaver Street (shared access with neighbors). This allows delivery onto the main food level and shared programs. We are pursuing legal easement agreements with the neighboring properties. Cars and small vehicles (staff and volunteers primarily) will enter and leave from Main Street side and do not have through access to Weaver (21 parking spaces are under or beside the building and an additional 3 to the rear of the building at loading area).

Many users of the Inter-Faith Council's FoodFirst Program are anticipated to arrive by public transportation. There is currently a bus stop in front of Club Nova. This J line stop is within a half-block of facility as required. We have initiated discussions with neighbors and with NCDOT and the Town of Carrboro regarding the possibility of a mid-block pedestrian cross-walk to aid in safe crossing of Main Street.

Bicycle parking is provided in both front and rear of the building (covered in both locations). 16 bicycle parking spaces will be provided per the LUO requirements. A 10' minimum-, brick-edge sidewalk is also provided for pedestrians as required by downtown town standards.

Parking/Service and Deliveries

21 spaces under the building are proposed to meet the requirements of Article XVIII of the LUO for use 3.260. The spaces could potentially be used by the public after hours (nights primarily). An additional five (5) night spaces are proposed in the loading dock area. As discussed above, trash and recycling is proposed to be shared with Provence and El Centro behind the building. Discussions are ongoing and a revised easement will be part of the proposal. The loading dock on the rear of the building will serve the IFC main level (food level).

Sustainability

Aside from meeting the town's goals of equity and feeding the hungry in our community, we are proposing a building that will have many sustainable features. Storm water will be treated (including the rear lot) for the first time. The building will have high efficiency systems and we are exploring green strategies such as solar panels and water reclamation, which may be implemented if funds allow. We will try to source as many materials and labor locally as possible. The redevelopment of an existing impervious site and its proximity to transit and other amenities downtown also factor in our sustainability goals.

Utilities/Fire Safety

Utility work will include new fire line, water and sewer taps in Main Street. Power and gas service will be underground service from Main. We have had preliminary design review with Chief Squires regarding fire safety. The building will be sprinklered and fire trucks will have access from both Main and Weaver Streets.

Storm water

Storm water treatment will be provided for the first time on the site. We have proposed a preliminary storm treatment strategy with this application based on preliminary meetings with the town and with the town's engineers (Sungate). Our strategy plan treatment measures beyond those required by current state statutes. We also may capture some rainwater on site for reuse – toilet flushing, landscape irrigation or other uses.

Landscaping and Trees

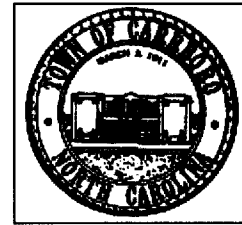
The site is currently and is proposed to be mostly impervious. The proposed building will mostly cover the site; however we intend to provide an herb and potted plant garden on the upper level overlooking Main Street. Based on comments from various boards at Joint Review, we have adjusted the building to the north to allow more space between the back of curb and face of building. This change also allows street trees to be implemented along the back of curb to soften the building and provide pedestrian protection. We will also be removing a few trees in the redesign of the rear parking/access, but plan to replace these with new trees.

Lighting and Safety/Security

Building lighting will be provided that adheres to dark-sky friendly standards and to prevent light spill, but provides safety and security on the site and under the building. After conversations with the Police Chief, we have added security cameras under the parking area of the building.

APPENDIX A – 2

PETITION FOR CHANGE OF ZONING FORM

CARRBORO DEVELOPMENT GUIDE
APPENDIX ATOWN OF CARRBORO
PETITION FOR CHANGE OF ZONING

PETITIONER:

DATE:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from _____ to _____ zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME John Dorward, Inter-faith Council for Social Service Executive Director
 ADDRESS: 110 West Main Street, Carrboro, NC 27510
 TELEPHONE #:(919) 929-6380 x 14
2. INTEREST IN PROPERTY(IES): Owner's representative
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: Lot in question is zoned B-1-G on front 2/3 of lot (West Main St.). Rear of lot is zoned B2 (northern portion of lot facing West Weaver Street. Petition is to rezone entire lot to B-1-G-CZ.
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
 - a. OWNER: Inter-faith Council for Social Service, Inc.
 TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: .28 acres PARCEL: 9778862209
 SUBDIVISION NAME: n/a FRONTAGE: 79.79' DEPTH: approx. 165'
 EXISTING STRUCTURES AND USES:
Existing Douglas building on site is 12,960 s.f. that house IFC administrative offices, the IFC's food pantry services and some rental space.
 - b. OWNER: _____
 TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____
 SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

EXISTING STRUCTURES AND USES:

c. OWNER: _____

TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

EXISTING STRUCTURES AND USES:

d. OWNER: _____

TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

EXISTING STRUCTURES AND USES:

5. NAMES AND ADDRESSES OF ALL PERSONS WHOSE PROPERTY OR ANY PART THEREOF IS WITHIN 1000 FEET IN ANY DIRECTION OF THE PROPERTY SOUGHT TO BE REZONED.

NAME	ADDRESS
See attached list	

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES ___ NO X
IF "YES", WHEN? _____

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

(a) How do the potential uses in the new district classification relate to the existing character of the area?

Please see attached narrative for responses to Question 7.

**CARRBORO DEVELOPMENT GUIDE
APPENDIX A**

(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

Please see attached narrative for responses to Question 7.


(c) How will the proposed rezoning affect the value of nearby buildings?

Please see attached narrative for responses to Question 7.

(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

Please see attached narrative for responses to Question 7.

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 10th DAY OF December, 20 16.

PETITIONER'S SIGNATURE: 



PLEASE NOTE:

For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.



JIMSPENCERARCHITECTS.COM

103 LLOYD ST. LOWER LEVEL
PO BOX 385 CARRBORO NC 27510
T 919.960.6680 F 919.960.6682

February 28, 2017

Petition for Change of Zoning
Inter-Faith Council for Social Service FoodFirst Program new building
110 West Main Street, Carrboro
PIN#9778862209

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

(a) How do the potential uses in the new district classification relate to the existing character of the area?

Response:

Among other uses, the existing B1-G zone allows office, food storage, food collection and distribution and educational uses. The applicant, Inter-Faith Council for Social Service, Inc. ("IFC") has employed those uses in its building at 110 West Main Street first as a renter and since 2003 as building owner. IFC wishes to continue its current uses and add its community kitchen to the services provided on site. Currently, that service is provided in a space leased from the Town of Chapel Hill s on the corner of Columbia Street and Rosemary Street.

A Social Services Provider with Dining Use was added to the Town of Carrboro's Land Use Ordinance by text amendment adopted in March of 2016. This use is defined as a facility that provides to the public, at little or no charge, various social services, which may include educational programs, counseling services, food pantry facilities, and other supportive services, and which includes dining. This use is allowed in the B-1G-CZ zone.

This potential use relates well to the existing character of the area. This downtown area is primarily commercial and features restaurants, bars, grocery stores and several social service providers. The uses contiguous to the site are

commercial uses: an animal hospital, a social service advocacy group, a French restaurant, and a framing shop. Nearby neighbors include an automotive repair shop, a social service provider, and several other restaurants.

The area is characterized by a mix of commercial uses, and by a mix of building sizes and styles. When adopting the text amendment, the Carrboro Board of Aldermen found that the uses proposed are consistent with Carrboro's Vision 2020, including Sections 1.0 and 2.0. Vision 2020 specifically includes Human Services (Section 1.3 under Programming, Services, and Amenities) as an important part of Carrboro. FoodFirst will support needs in the community that are "above and beyond those met by the County" (Section 1.32) and for "its most vulnerable citizens...including those living on low-, middle-, or fixed incomes" (Section 1.35).

Section 2.4 of Vision 2020 discusses Carrboro's character and observes that "The Town should support the evolution of a downtown district that embodies Carrboro's character. The downtown district should have medium-rise buildings appropriately sited with adequate public access, and it should provide shopping opportunities that meet our citizens' everyday needs." The FoodFirst building will embody these goals. The three-story structure is larger than the existing building, but smaller than the five stories allowed by zoning. It will provide shopping and dining services for our citizens' everyday needs – particularly those most in need.

(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

Response:

Continuation of IFC's long-term presence on this site ensures the provision of ongoing of critical food services in the downtown area for the residents of Carrboro and Orange County. This location provides easy transportation options on the J bus line, by pedestrian access, and along Main Street by car or bicycle. The proposed building design allows for shared service access for food deliveries and trash/recycling behind Provence Restaurant and El Centro. This new centralized service area will relieve pressure on Main Street and alleviate the existing back-out parking on Main Street.

The property is in an existing commercial district and has no adjacent residential use. Redevelopment of the site (vs. building on a green field or undeveloped site) meets Vision 2020's goals regarding development and downtown vitality (Sections 3.1 and 3.2). Specifically, this property increases commercial square footage, builds up, not out, and increases the density of commercial property.

(c) How will the proposed rezoning affect the value of nearby buildings?

Response:

The rezoning allows construction of a new building to house IFC's FoodFirst program. Constructing a new building will increase the value of adjacent and nearby properties through investment in the area. Preliminary pricing places the constructed value of the building around \$4.5 million. The existing building on the site is old and not up to codes or accessibility standards. The new building will not only increase the value of the property; it will add aesthetic and ease of use value.

The new building will also meet the Town's goals of lower energy use, storm water control and other environmental protections.

Conversations with the neighbors to the north (Provence Restaurant and El Centro Hispano) for shared easements for parking, ingress/egress, and solid waste collection are underway for efficiency of use for all three properties.

(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

Response:

The rezoning will allow a Social Service Provider with Dining Services use, a use that requires a larger building and efficient use of space. Because most of the primary uses are already on the site and allowed under existing zoning, the conditional rezoning allows the consolidation of IFC's food programs on one site, a more efficient and consumer-friendly solution to food needs for the population served by IFC.

The Town's long range planning and comprehensive plan documents target more density of commercial uses in the downtown zoning districts. Buildings and lots providing primary parking on site, ease of access for users, and non-repetitive uses contribute to the long-range goals of the Town. The rezoning meets these goals.

The rezoning allows the proposed building to face Main Street with a more civic (and taller) façade, and step down to a shorter façade facing the B2 zoning to the north.

Summary statement regarding consistency with Carrboro Vision 2020:

The Carrboro Board of Aldermen adopted a text amendment to allow social service providers with dining in March of 2016. The resolution states that the amendment "is consistent with Carrboro Vision 2020, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions..."

Sections of Vision 2020 referenced are Section 1.0 – Programming, Services, and Amenities and 2.0 – Development. Under Section 1.3 Human Services, the resolution quotes "Carrboro citizens are vocal in their concern for each other. Our citizens also desire the security of knowing how their Town works, thereby facilitating our delivery of human services. Sections 1.32, 1.35, and 1.44 reference services that are "above and beyond those met by the County" and those which serve "the wellbeing of its most vulnerable citizens".

Vision 2020 Section 2.0 – Development, specifically section 2.11 regarding infill development is another provision referenced in support of the text amendment. It states that Town policies "should...mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks and aesthetic compatibility."



<u>SHEET</u>	<u>DRAWING TITLE</u>
G0001	COVER
C0101	EXISTING CONDITIONS, DEMOLITION & LANDSCAPE PROTECTION PLAN
C1001	PRELIMINARY SITE PLAN
C1201	PRELIMINARY GRADING & DRAINAGE PLAN
A-XXX	NOT USED
L1000	PRELIMINARY LANDSCAPE PLAN

<u>SUMMARY INFORMATION</u>	
PROPERTY ADDRESS	110 WEST MAIN STREET
PIN NUMBER	9778-86-2209
TAX MAP NUMBER	7.98.N.10A
PROJECT PHASES	1
EXISTING ZONING:	B1-G & B2
PROPOSED ZONING:	B1-G-CZ
EXISTING USES:	3,260
PROPOSED USES:	3,260
PROPOSED BUILDING HEIGHT:	40±
<u>FLOOR AREA SUMMARY:</u>	
EXISTING	12,960 SF
DEMO	12,960 SF
PROPOSED	16,413 SF
<u>IMPERVIOUS AREA SUMMARY:</u>	
EXISTING	12,000± SF
DEMO	12,000± SF
PROPOSED	12,000± SF
<u>VEHICLE PARKING SUMMARY:</u>	
*REQUIRED	21
*PROPOSED	24
REQUIRED ACCESSIBLE PARKING	1 (INCL. 1 VAN ACCESSIBLE)
PROPOSED ACCESSIBLE PARKING	1 (INCL. 1 VAN ACCESSIBLE)
REQUIRED BICYCLE PARKING	16 1 per 5 seats in dining
PROPOSED BICYCLE PARKING	16
<p>[SECTION 15-291] OF THE ORDINANCE AMENDMENT REQUIRES 1 SPACE PER FULL TIME EMPLOYEE, 1 SPACE PER EVERY TWO PART-TIME EMPLOYEES, 1 SPACE PER EVERY 3 VOLUNTEERS, 1 SPACE PER 20 SEATS IN THE DINING AREA, AND 1 SPACE PER EACH 100 SQUARE FEET OF MEETING/EDUCATION SPACE.</p> <p>THIS EQUATES TO A REQUIREMENT OF 5 SPACES FOR FULL-TIME EMPLOYEES, 3 SPACES FOR 6 PART-TIME EMPLOYEES, 2 SPACES FOR 6 VOLUNTEERS, 4 SPACES FOR 80 SEATS IN THE DINING ROOM, AND 7 SPACES FOR THE MEETING SPACE FOR A TOTAL OF 21 REQUIRED SPACES.</p> <p>THE PROPOSED SITE PLAN INCLUDES 24 SPACES.</p>	

**REVIEW DRAWING
NOT FOR CONSTRUCTION**

[illegible]

OWNER INFORMATION
INTER-FAITH COUNCIL
110 WEST MAIN STREET
CARRBORO, NC 27510

OWNERS REPRESENTATIVE:
ALLAN ROSEN
PH. (919) 929-6380
FAX
EMAIL project@icfmailbox.org

ISSUED	DATE
CZ APPLICATION	21 DEC 16
CZ APPLICATION	12 APR 17

IFC FOODFIRST

CARRBORO, NORTH CAROLINA

CZ APPLICATION DRAWINGS

JOB NUMBER: 115018.00
DATE: 21 DEC 2016
SCALE: AS SHOWN
DRAWN BY: DBB
REVIEWED BY: GJR

SHEET
G0001



**BALLENTINE
ASSOCIATES, P.A.**

221 PROVIDENCE ROAD CHAPEL HILL, N.C. 27514
(919) 929-0481 www.bopa.eng.pro



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jspencerjsa@gmail.com

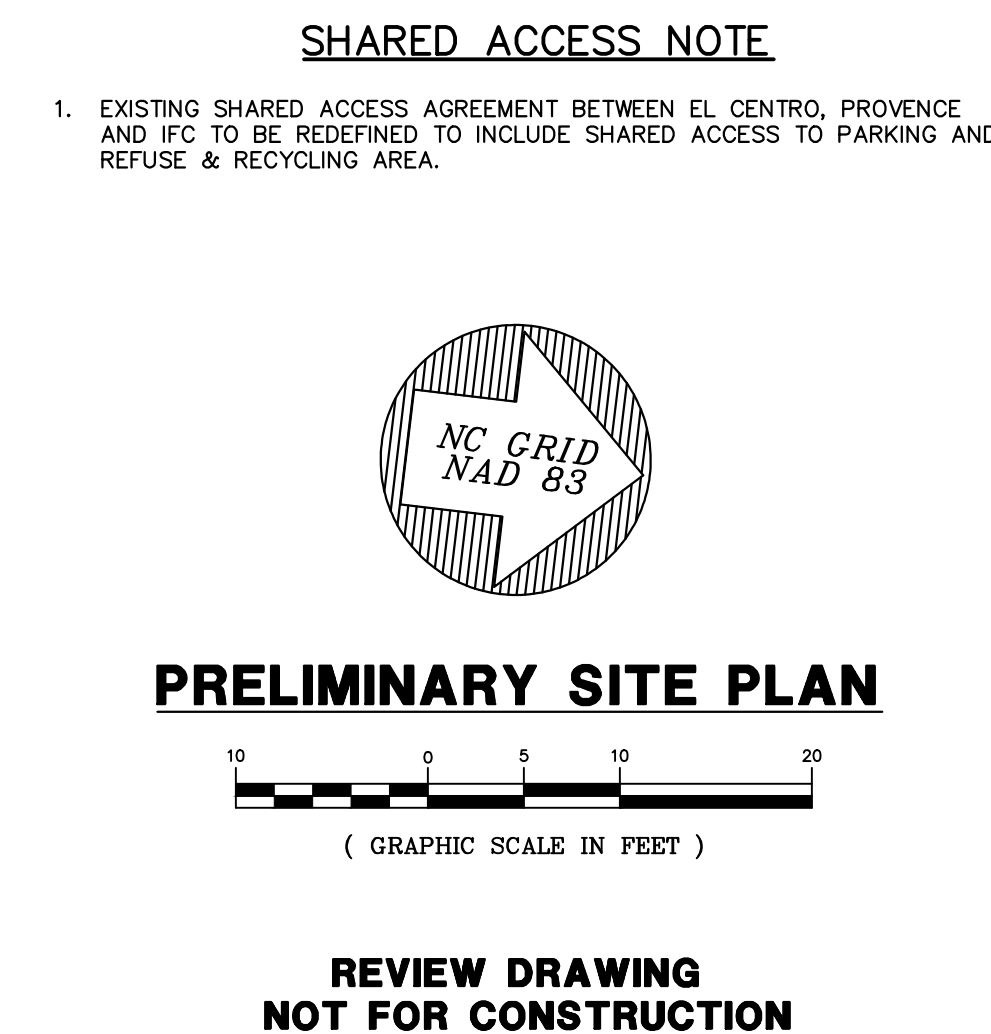
 **EdensLand**
Durham | Corporate Office
2314 S. Miami Blvd., Ste 151
Durham, NC 27703
laura.moore@edensland.com

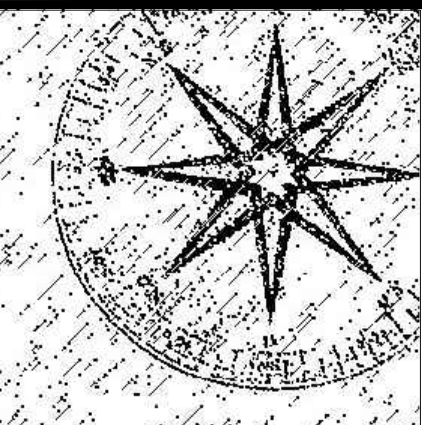
IFC FOODFIRST

CARRBORO, NORTH CAROLINA

CZ APPLICATION DRAWINGS

JOB NUMBER: 115018.00
DATE: 21 DEC 2016
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PROJECT:

IFC FoodFirst

110 W Main St
Carrboro, NC
27510

CZ Application

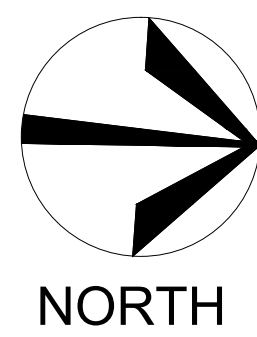
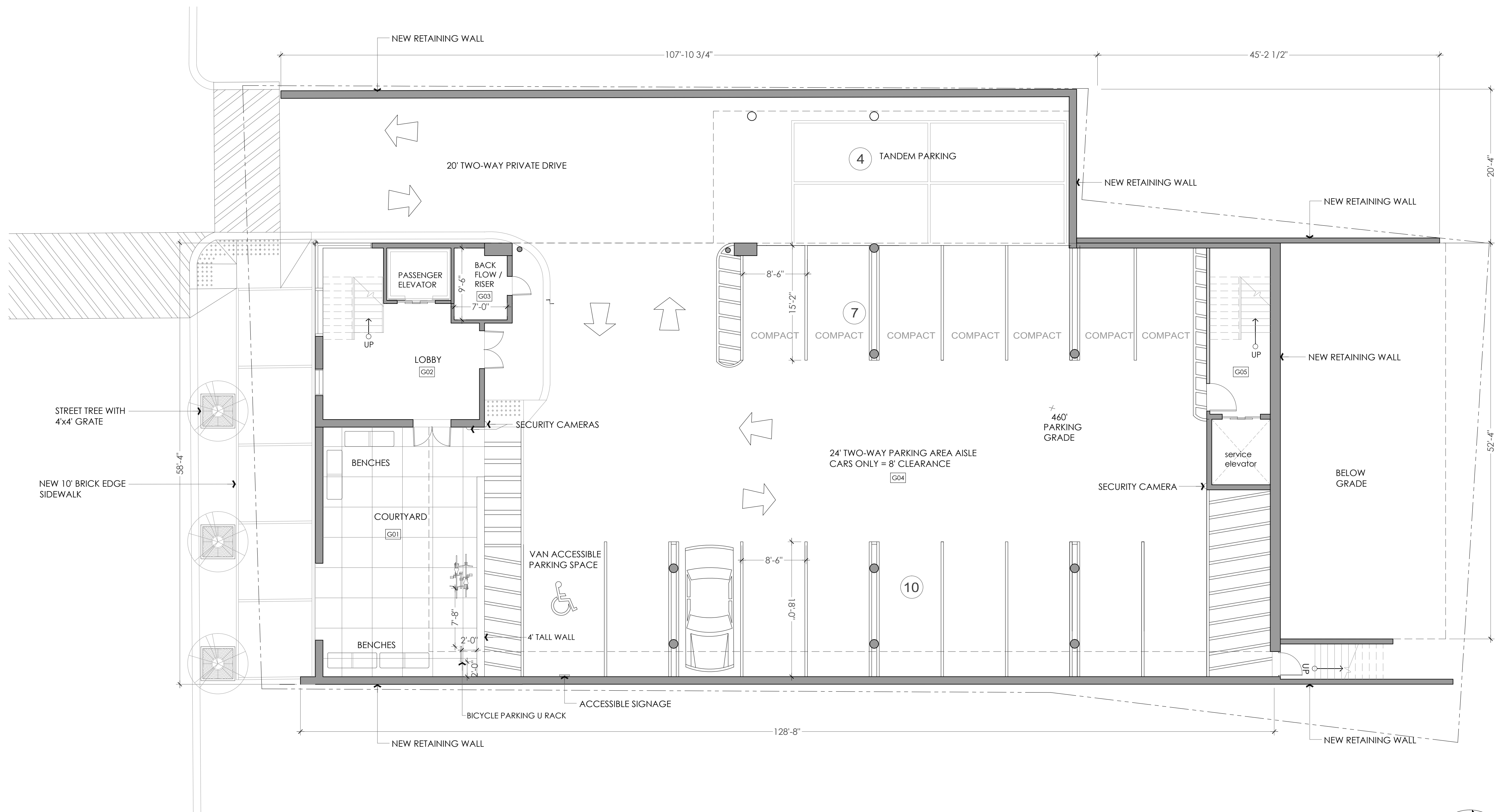
Job Number:

Drawn:	JCS, HLF
Checked:	JSA
Date:	DEC. 2016
Revision:	MAR 29, 2017
Revision:	APR 27, 2017

Sheet Title:

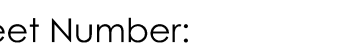
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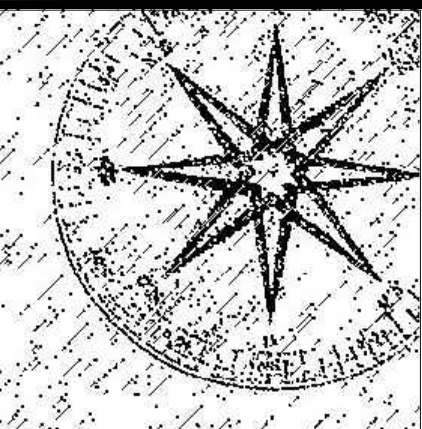


1
A1.0

PARKING LEVEL FLOOR PLAN - 464'
SCALE: 1/8" = 1'



GROSS HEATED: 7,232 SF



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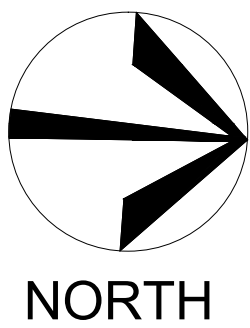
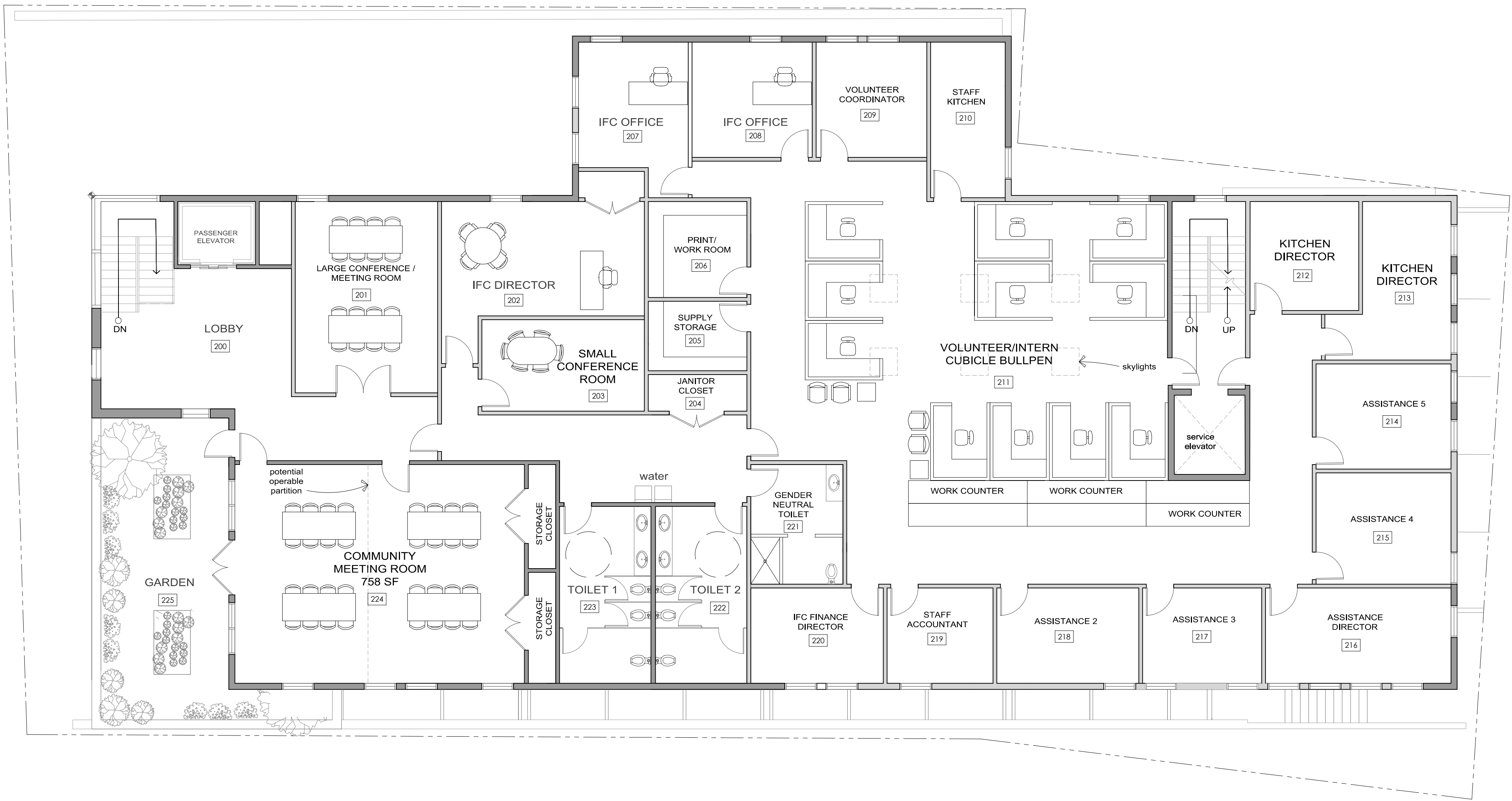
Job Number:

Drawn:	JCS, HLF
Checked:	JSA
Date:	DEC 2016
Revision:	MAR 29, 2017
Revision:	APR 27, 2017

Sheet Title:

A1.2

Sheet Number:



1
A1.2

UPPER LEVEL FLOOR PLAN - 484'
SCALE: 1/8" = 1'

GROSS HEATED: 8,456 SF GARDEN: 563 SF

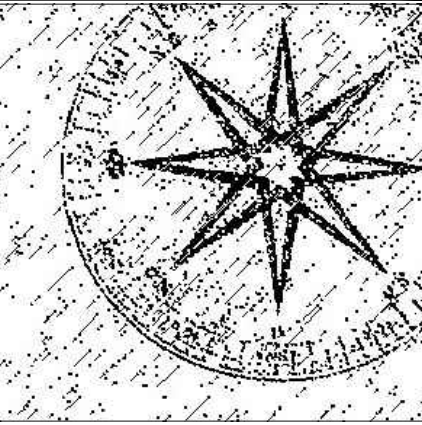
1
A2.0

FRONT RENDERING
SCALE: NTS



2
A2.0

REAR RENDERING
SCALE: NTS



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PROJECT:

Inter-Faith
Council for
Social Service
FoodFirst
Program

110 West Main
Street
Carrboro
North Carolina
27510

CZ Application

Job Number:

Drawn:	JCS, HLF
Checked:	JSA
Date:	Nov. 2016
REVISION:	FEB. 28, 2017
REVISION:	MAY 19, 2017

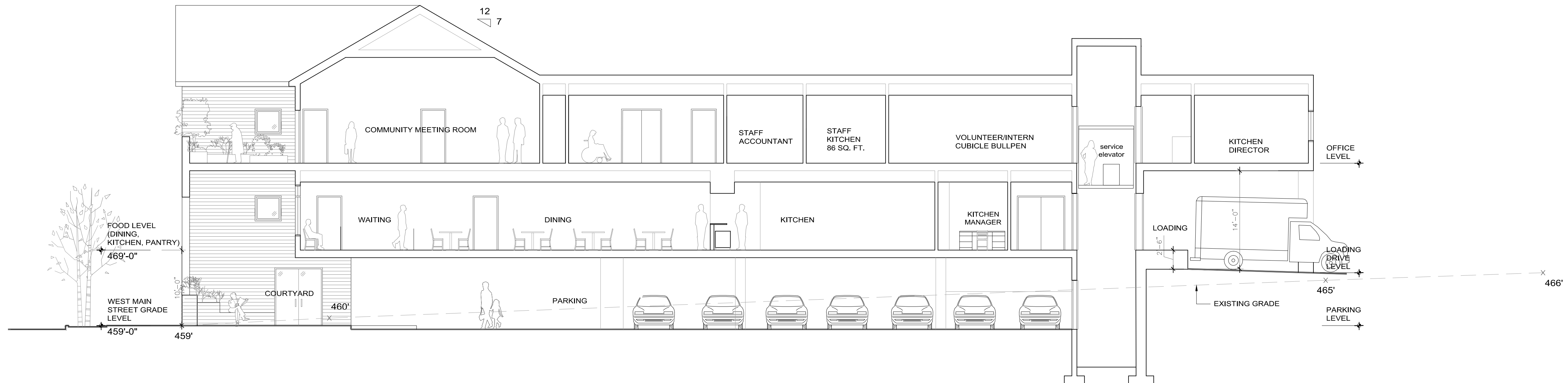
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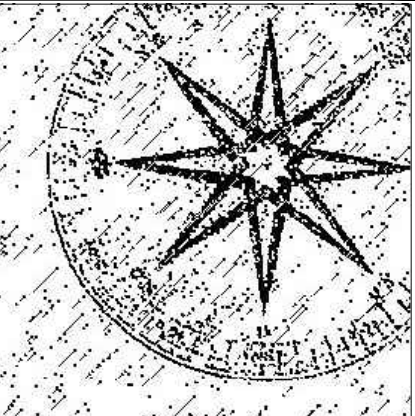
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1
A2.1
CONTEXT ELEVATION
SCALE: 1/8" = 1'



2
A2.1
N-S SECTION
SCALE: 1/8" = 1'



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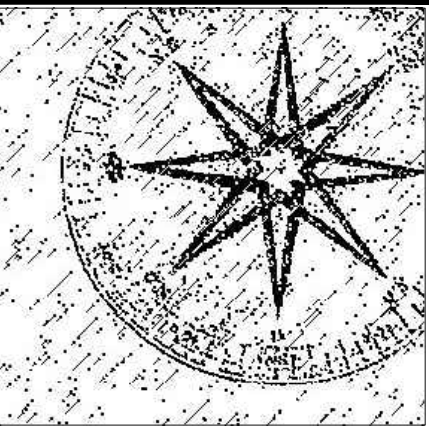
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PROJECT:

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CZ Application

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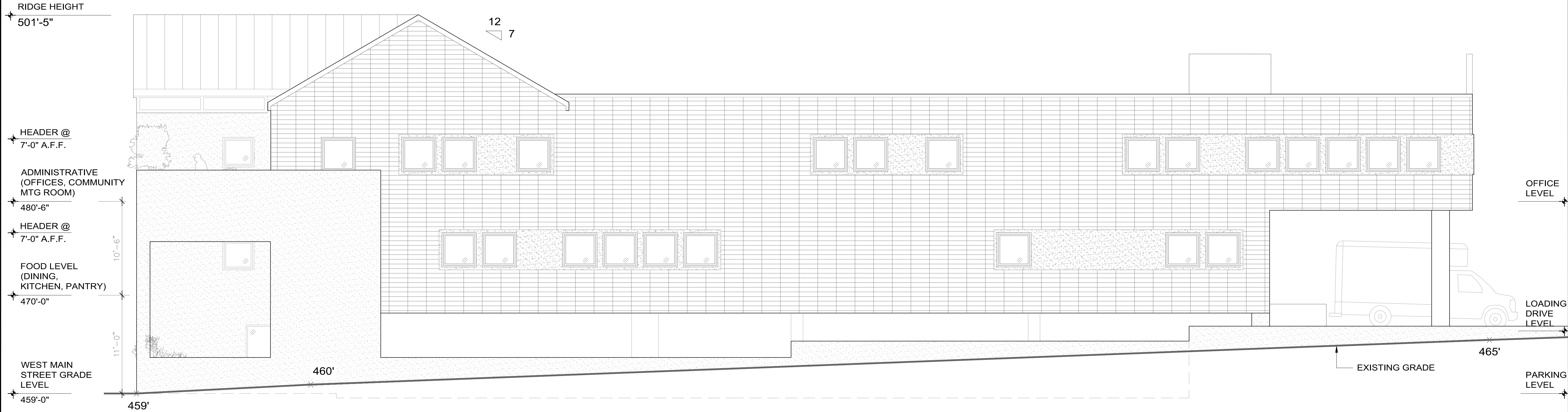
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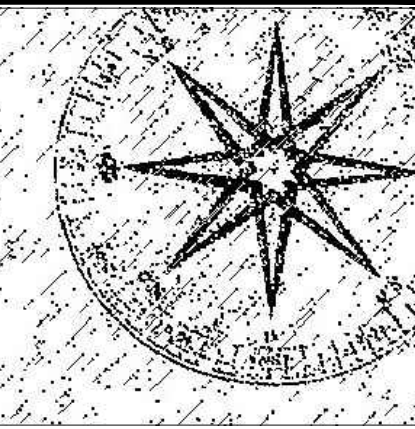
Sheet Number:



1 FRONT (SOUTH) ELEVATION
A2.2 SCALE: 3/16" = 1'



2 EAST ELEVATION
A2.2 SCALE: 3/16" = 1'



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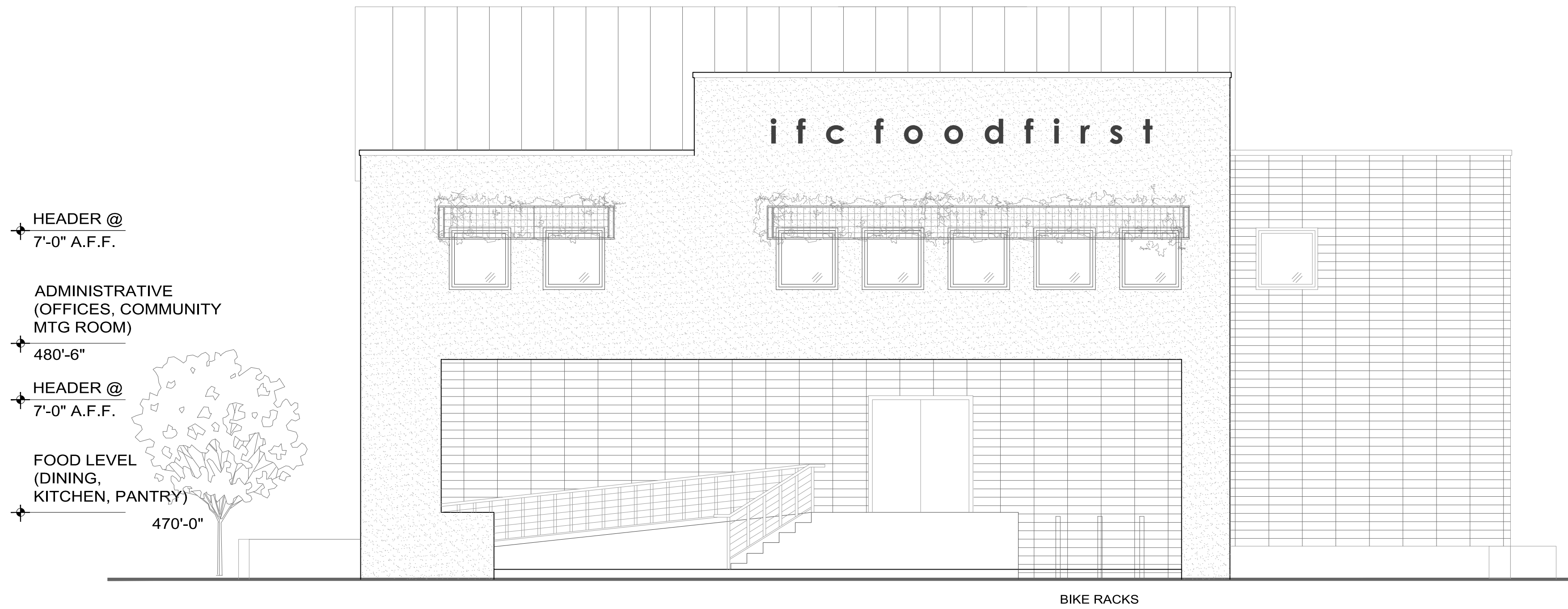
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REVISION:	FEB. 28, 2017
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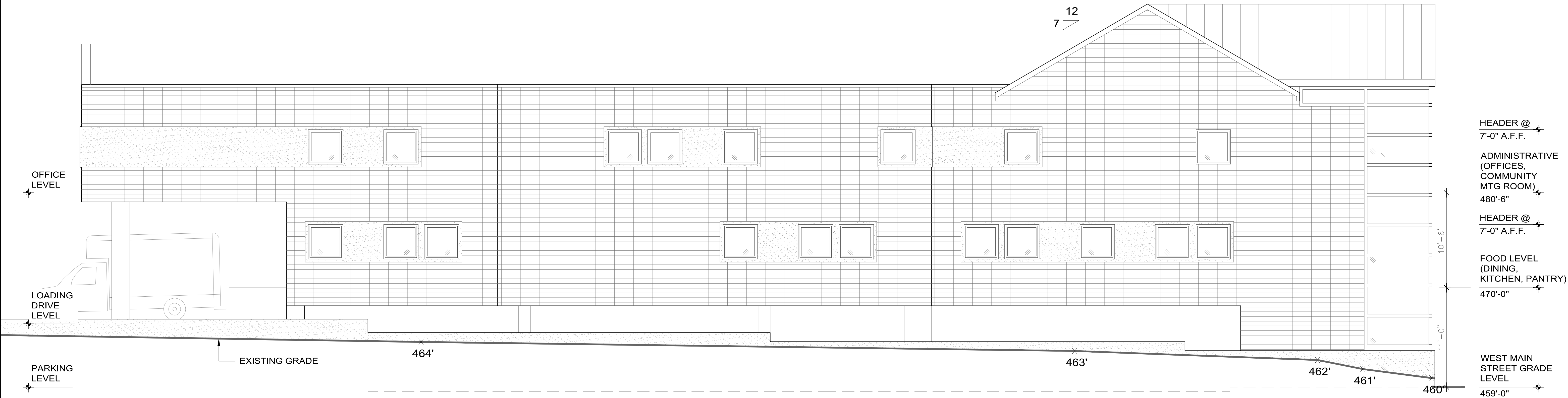
Sheet Title:

A2.3

Sheet Number:



1 REAR (NORTH) ELEVATION
A2.3 SCALE: 3/16" = 1'



2 WEST ELEVATION
A2.3 SCALE: 3/16" = 1'

1. 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 THE POINT OF PLANTING SHOULD BE 2"-3".
2. PLANT SPECIES AT LEAST THREE- AND HALF-FEET FROM THE END OF HEAD-IN PARKING SPACES IN ORDER TO PREVENT DAMAGE FROM CAR OVERHANGING.
3. 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 IS THE POINT WHERE THE ROOTS BEGIN TO SPREAD SOIL. ABOVE THE ROOT FLAIR SHOULD BE REMOVED ONCE THE TREE IS IN PLACE. THE TREE SHOULD BE PLANTED SO THAT ITS ROOT FLAIR IS JUST ABOVE THE EXISTING GRADE.
4. THE SIDES OF THE PLANTING HOLE SHOULD BE SCARIFIED OR LOOSENED WITH A PICK AX OR SHOVEL.
5. PLANTING DEPTH WHERE POOR DRAINAGE EXISTS SHOULD BE DEPENDENT UPON THE WATER NEEDS OF THE TREE SPECIES. IF THE SPECIES IS SUSCEPTIVE TO POOR DRAINAGE, THE TREE SHOULD BE PLANTED HIGHER THAN EXISTING GRADE, NOT EXCEEDED 1" OF THE BALL ABOVE GRADE.
6. BACKFILL SHOULD INCLUDE A PROPER MIX OF SOIL, PEAT MOSS AND NUTRIENTS. ALL ROOTS MUST BE COMPLETELY COVERED. BACKFILL SHOULD BE TAMPED TO PREVENT AIR POCKETS AND TO HOLD WATER IN THE SOIL.
7. 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 PREVENT WEEDS. MULCH SHOULD NOT BE ALLOWED TO TOUCH THE TRUNK OF THE TREE. MULCH SHOULD BE REPLACED AS IT BREAKS DOWN OR DECAYS. IF NECESSARY, ON SLOPED LOCATIONS, CREATE A RAISED RIDGE ON THE DOWNHILL SIDE OF THE SLOPE TO CATCH RAIN RUNOFF.

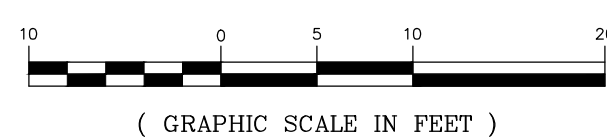
PLANT LIST (SHRUBS)A

1. Where several trees will be planted close together such that they will likely share root space, till in soil amendments to a depth of 4-6" (10-15 cm) over the entire area.
2. For container-grown trees, use fingers or small hand tools to break up the soil in the outer layer of potting soil, then cut or pull apart any roots circling the perimeter of the container.
3. Dig a hole to the appropriate depth and design alternative drainage system as required.
4. Thoroughly soak the tree root ball and adjacent prepared soil several times during the first month after planting and regularly throughout the following two summers.
5. The planting process is similar for deciduous and evergreen trees.

TREE PLANTING DETAIL

SYMBOL/ABBREVIATION	
EXISTING	PROPOSED

PRELIMINARY PLANTING PLAN



OWNER INFORMATION
INTER-FAITH COUNCIL
110 WEST MAIN STREET
CARRBORO, NC 27510

OWNERS REPRESENTATIVE:
ALLAN ROSEN
PH. (919) 929-6380

[illegible]

IFC FOODFIRST
CARRBORO, NORTH CAROLINA

C.7 APPLICATION DRAWINGS

JOB NUMBER: 115018.0

DATE: 21 DEC 2016

SCALE: AS SHOWN

DRAWN BY:

REVIEWED BY: GJR

SHEET
1000



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103 LLOYD ST. LOWER LEVEL
PO BOX 385 CARRBORO NC 27510
T 919.960.6680 F 919.960.6682

April 27, 2017

Petition for Change of Zoning
Inter-Faith Council for Social Service FoodFirst Program new building
110 West Main Street, Carrboro
PIN#9778862209

Burden of Proof Narrative for Petition for Change of Zoning:

IFC submits the following materials to demonstrate that the project if completed as proposed:

- a. *Will not substantially injure the value of adjoining or abutting property;*

Response:

The requested rezoning would allow construction of a new building to house IFC's FoodFirst program. Removal of the existing obsolete building and construction of a new building will increase the value of adjacent and nearby properties through investment in the area. Preliminary pricing places the constructed value of the building around \$4.5 million. The existing building is old and not up to codes or accessibility standards. The new building will not only increase the value of the property; it will add aesthetic and ease of use value.

The new building will also meet the Town's goals of lower energy use, storm water control and other environmental protections.

The neighbors to the north (Provence Restaurant and El Centro Hispano) have agreed to shared easements for parking, ingress/egress, and solid waste collection for efficiency of use for all three properties. This agreement improves parking and refuse collection for these adjoining and abutting properties.

Applicant will provide additional analysis through testimony at the public hearing to demonstrate that the project if completed as proposed will not substantially injure the value of adjoining and abutting adjoining properties.

- b. *Will be in harmony with the area in which it is to be located. The manner in which a project is designed to accommodate additional building height including, but not limited to, scale, architectural detailing, compatibility with the existing built environment and with adopted policy statements in support of vibrant and economically successful and sustainable, mixed-use, core commercial districts shall be among the issues that may be considered to make a finding that a project is or is not in harmony with the area in which it is to be located. The applicant may use a variety of graphic and descriptive means to illustrate these findings;*

Response:

Section 2.4 of Vision 2020 discusses Carrboro's character and observes that "The Town should support the evolution of a downtown district that embodies Carrboro's character. The downtown district should have medium-rise buildings appropriately sited with adequate public access, and it should provide shopping opportunities that meet our citizens' everyday needs." The FoodFirst building will embody these goals. The three-story structure is larger than the existing building, but smaller than the five stories allowed by zoning. It will provide shopping (pantry) and dining services for our citizens' everyday needs – particularly those most in need.

The physical design of the building has been carefully considered using the input of many stakeholders in the Town of Carrboro. The building's exterior is intended to present a civic front – a building which fronts Main Street strongly and replaces the existing parking lot. We have backed the building more than 15' off of West Main Street, both to mitigate scale at the street and to allow for street trees and a 10' wide brick edged sidewalk. The exterior design also reflects Carrboro and IFC's shared goals of service and stewardship, with a large covered gathering space for clients out of the public right of way. The design also screens the new parking. Parking for 24 vehicles under and behind the building provides both IFC and the public with a valuable downtown resource. The drive on the west side of the property allows cars to access parking and Main Street without backing into the street. Redesign of the site plan and building now allows food deliveries from the rear of the building on the main level (Weaver Street–north side). Dumpster and recycling services are proposed to be shared in the rear lot between IFC, Provence and El Centro. Sustainable features include an herb garden space above the Main Street courtyard, as well as solar panels and high efficiency systems.

Please see attached drawings C1001, A2.0, A2.1, and A2.2, and A2.3, which help illustrate the building's relationship to its neighbors and its massing and form.

c. *Will be in general conformity with the Land Use Plan, Thoroughfare Plan, and other plans officially adopted by the Board.*

Response:

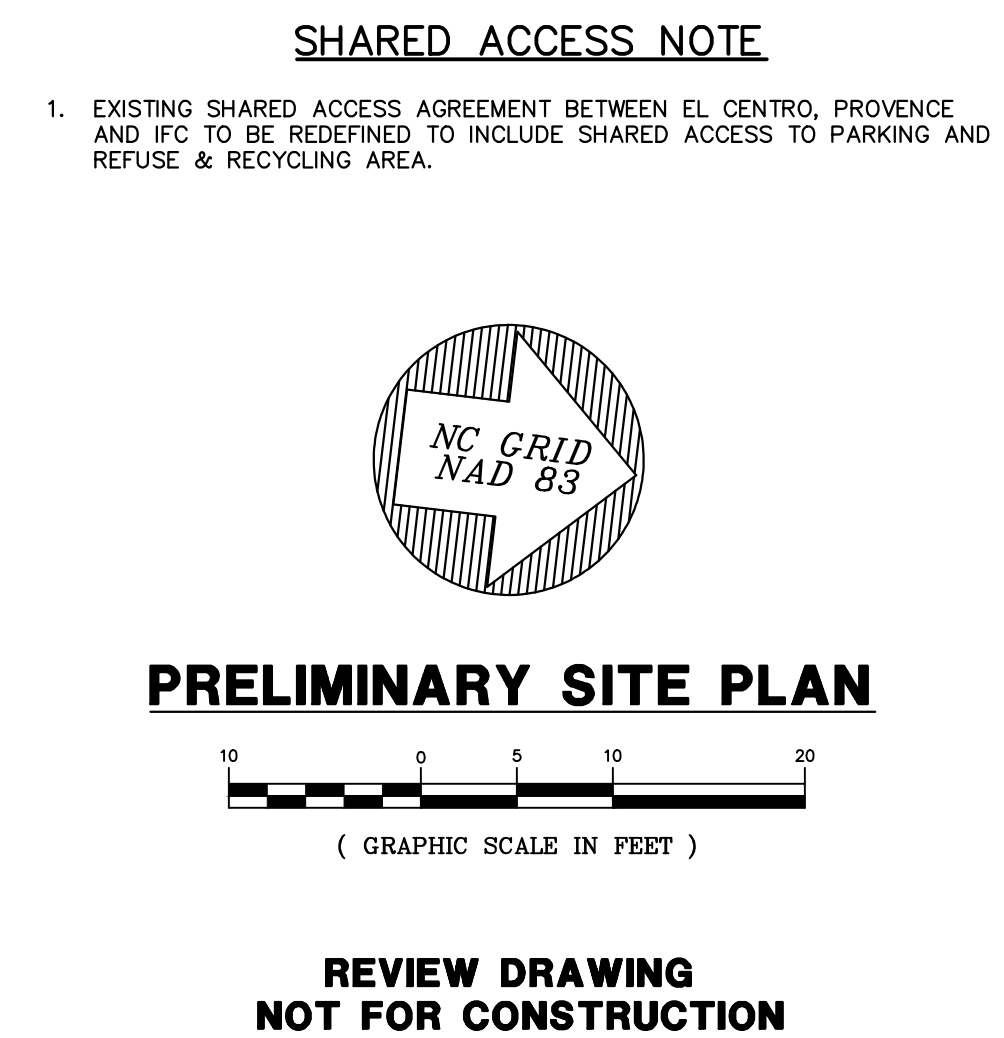
The Town's long range planning and comprehensive plan documents target more density of commercial uses in the downtown zoning districts. Buildings and lots providing primary parking on site, ease of access for users, and non-repetitive uses contribute to the long-range goals of the Town. The rezoning meets these goals.

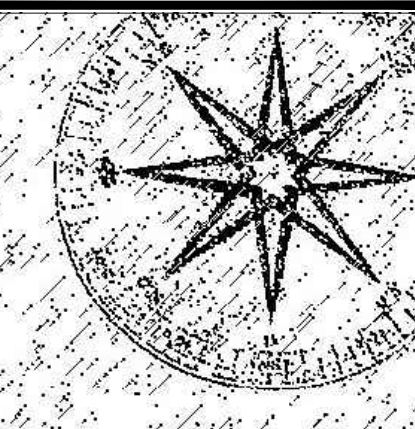
The rezoning allows the proposed building to face Main Street with a more civic (and taller) façade, and step down to a shorter façade facing the B2 zoning to the north.

Continuation of IFC's long-term presence on this site ensures the provision of critical food services in the downtown area for the residents of Carrboro and Orange County. In adopting a text amendment to allow social service providers with dining in March of 2016, the Carrboro Board of Aldermen found the amendment consistent with Carrboro Vision 2020, particularly provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions. Section 1.0 – Programming, Services, and Amenities and 2.0 – Development and Section 1.3 Human Services of Vision 2020 are advanced by the proposed development. Also, Sections 1.32, 1.35, and 1.44 of Vision 2020 reference services that are “above and beyond those met by the County” and those which serve “the wellbeing of its most vulnerable citizens”. The proposed development is in conformity with plans officially adopted by the Board, including Vision 2020.

This location supports the Thoroughfare Plan by providing easy transportation options on the J bus line, by pedestrian access, and along Main Street by car or bicycle. The proposed building design allows for shared service access for food deliveries and trash/recycling behind Provence Restaurant and El Centro. This new centralized service area will relieve pressure on Main Street and alleviate the existing back-out parking on Main Street.

The property is in an existing commercial district and has no adjacent residential use. Redevelopment of the site (vs. building on a green field or undeveloped site) meets Vision 2020's goals regarding development and downtown vitality (Sections 3.1 and 3.2). Specifically, this property increases commercial square footage, builds up, not out, and increases the density of commercial property.





JIM SPENCER
ARCHITECTS, PA

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PROJECT:

Inter-Faith
Council for
Social Service
FoodFirst
Program

110 West Main
Street
Carrboro
North Carolina
27510

CZ Application

Job Number:

Drawn:	JCS, HLF
Checked:	JSA
Date:	NOV. 2016
REVISION:	FEB. 28, 2017
REVISION:	APRIL 13, 2017

Sheet Title:

A2.0

Sheet Number:



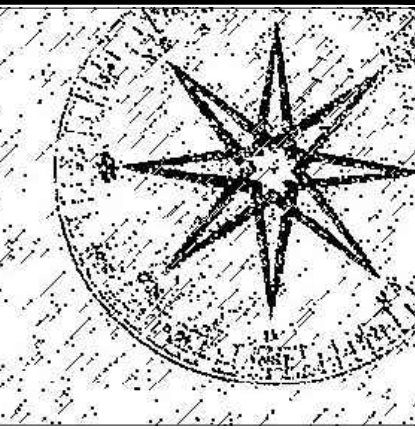
1
A2.0

FRONT RENDERING
SCALE: NTS



2
A2.0

REAR RENDERING
SCALE: NTS



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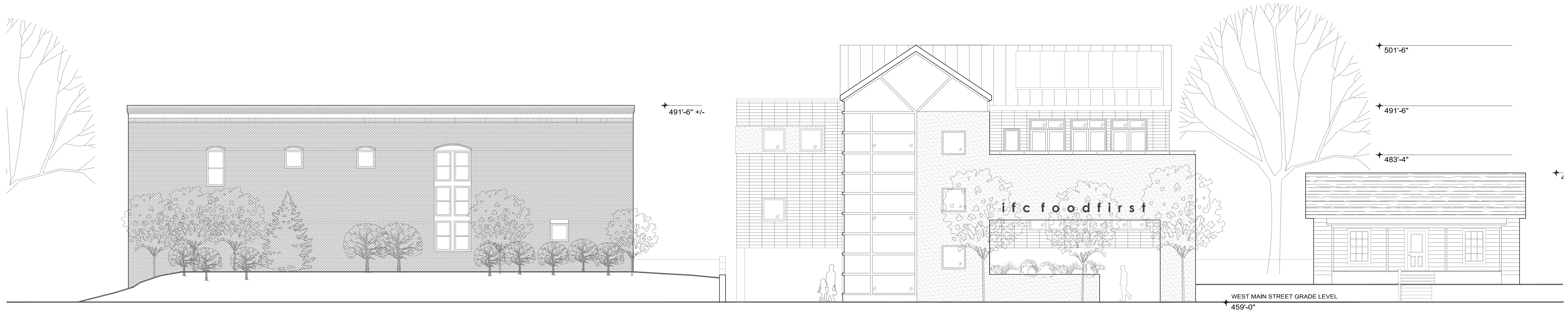
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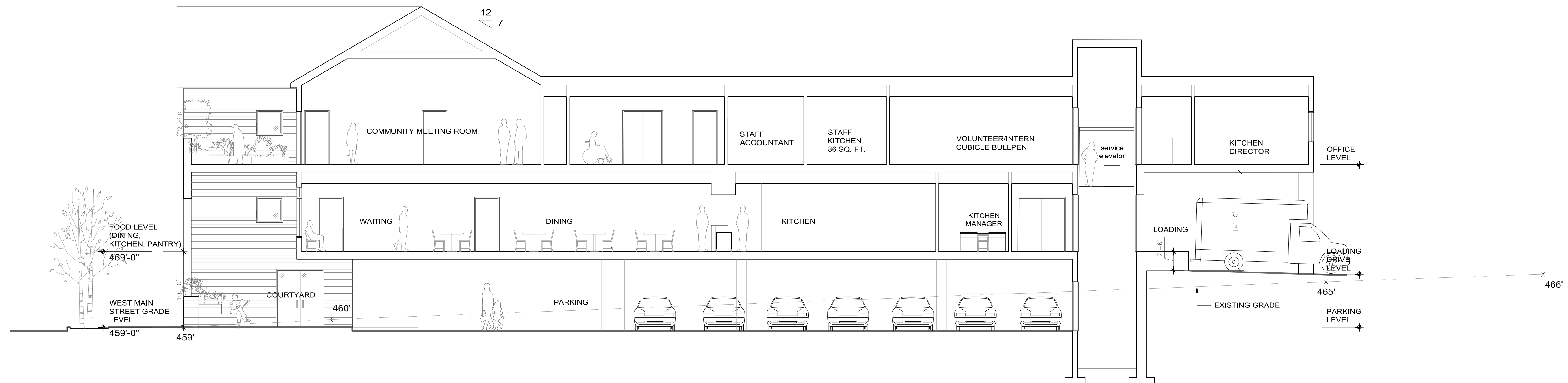
Sheet Title:

A2.1

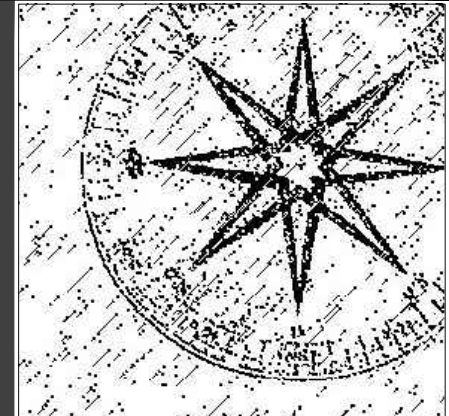
Sheet Number:



1
A2.1
CONTEXT ELEVATION
SCALE: 1/8" = 1'



2
A2.1
N-S SECTION
SCALE: 1/8" = 1'



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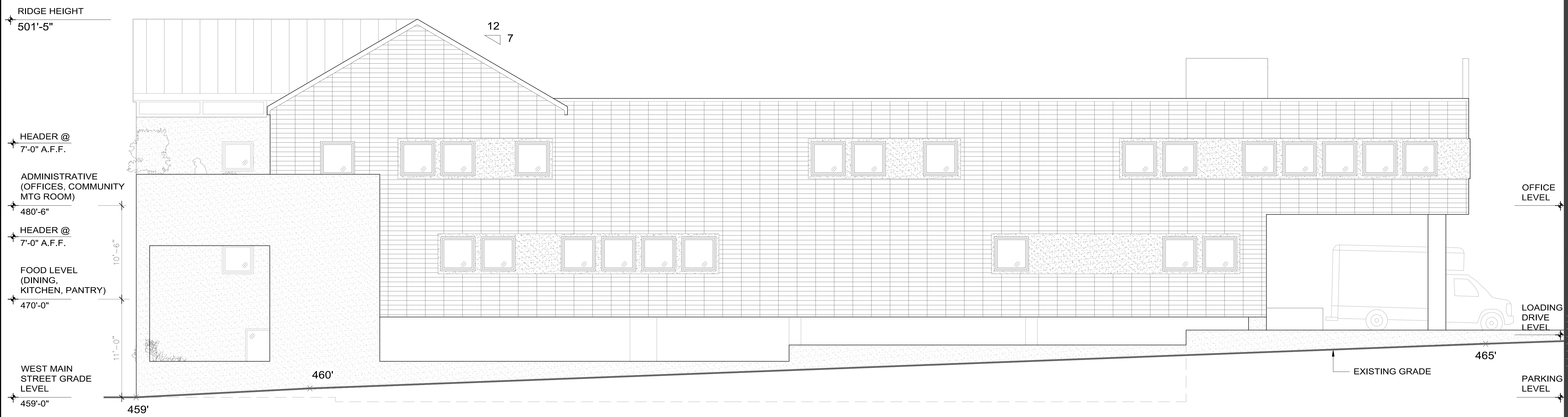
Sheet Title:

A2.2

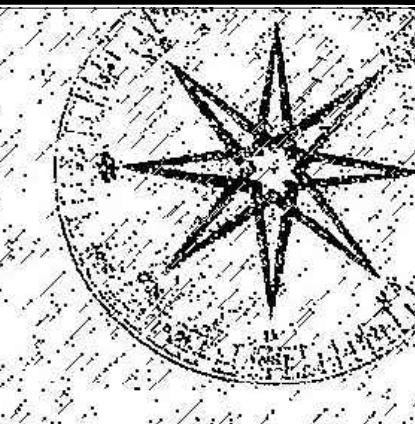
Sheet Number:



1 FRONT (SOUTH) ELEVATION
A2.2 SCALE: 3/16" = 1'



2 EAST ELEVATION
A2.2 SCALE: 3/16" = 1'



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Inter-Faith
Council for
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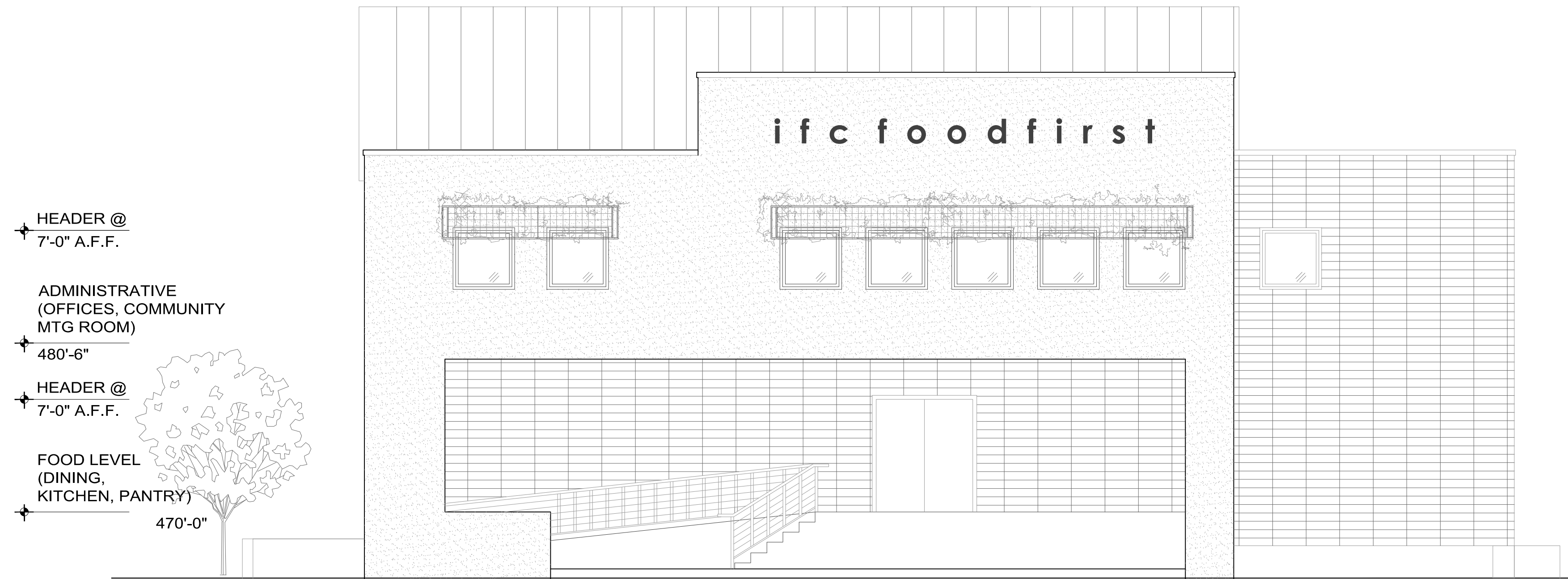
Job Number:

Drawn:	JCS, HLF
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Date:	NOV. 2016
REVISION:	FEB. 28, 2017
REVISION:	APRIL 13, 2017

Sheet Title:

A2.3

Sheet Number:



HEADER @
7'-0" A.F.F.

ADMINISTRATIVE
(OFFICES, COMMUNITY
MTG ROOM)

480'-6"

HEADER @
7'-0" A.F.F.

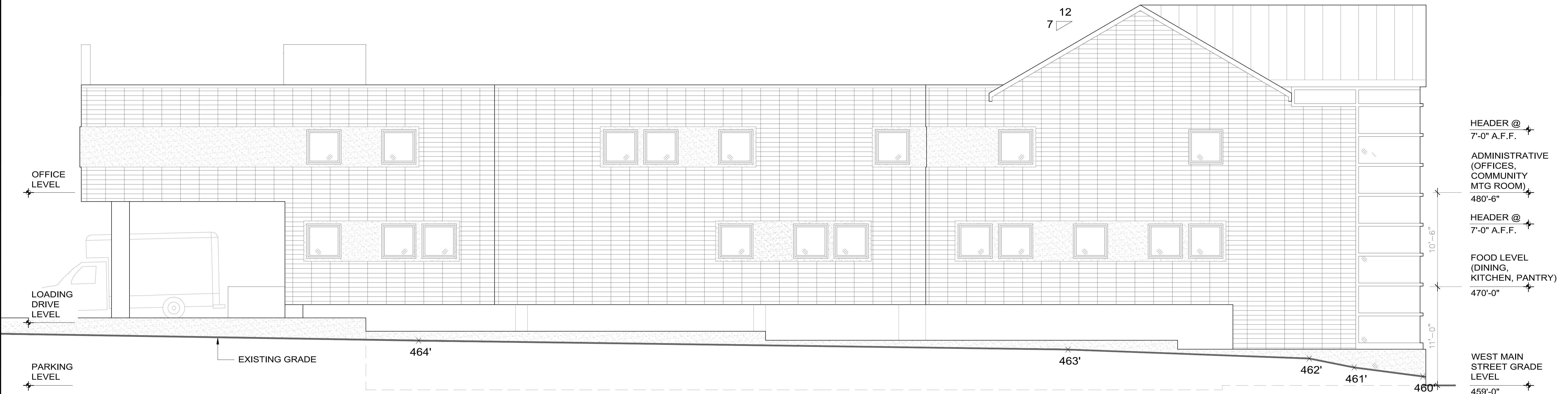
FOOD LEVEL
(DINING,
KITCHEN, PANTRY)

470'-0"

1
A2.3

REAR (NORTH) ELEVATION

SCALE: 3/16" = 1'



OFFICE
LEVEL

LOADING
DRIVE
LEVEL

PARKING
LEVEL

EXISTING GRADE

464'

463'

462'

461'

460'

HEADER @
7'-0" A.F.F.

ADMINISTRATIVE
(OFFICES,
COMMUNITY
MTG ROOM)

480'-6"

HEADER @
7'-0" A.F.F.

FOOD LEVEL
(DINING,
KITCHEN, PANTRY)

470'-0"

WEST MAIN
STREET GRADE
LEVEL

459'-0"

2
A2.3

WEST ELEVATION

SCALE: 3/16" = 1'



**IMPACT ANALYSIS
INTERFAITH COUNCIL FOR SOCIAL SERVICE
FOODFIRST PROGRAM
PROPOSED FACILITY
110 WEST MAIN STREET
CARRBORO, NORTH CAROLINA 27510**

FOR

LEANN NEASE BROWN, ATTORNEY AT LAW
101 NORTH COLUMBIA STREET-SUITE 100
CHAPEL HILL, NORTH CAROLINA 27514

BY

SUSAN H. COPELAND, MAI
HAY ∴ SCHNEIDER ∴ COPELAND
SUITE B-120 DUKE FOREST PLACE
3326 CHAPEL HILL BOULEVARD
DURHAM, NORTH CAROLINA 27707

DATE OF REPORT
May 22, 2017

HAY :: SCHNEIDER :: COPELAND

REAL ESTATE APPRAISERS & CONSULTANTS

NORTH CAROLINA STATE-CERTIFIED
GENERAL REAL ESTATE APPRAISERS

May 22, 2017

LeAnn Nease Brown, Attorney at Law
Brown & Bunch, PLLC
101 North Columbia Street
Chapel Hill, North Carolina 27514

Thomas T. Hay, MAI 1917-1998
Susan Hay Copeland, MAI
Susanne Z. Schneider, MAI

Subject: Impact Analysis
Inter-Faith Council for Social Service – FoodFirst Program
Proposed Facility
110 West Main Street
Carrboro, North Carolina

Dear Ms. Brown:

In response to your request, I have investigated the proposed IFC - FoodFirst facility on West Main St, the surrounding neighborhood, and analyzed other property in and around the site. This report is a summary of my analysis.

The site is located at 110 West Main Street between the Animal Hospital of Carrboro and Framers Corner. The existing building on that site is the current location of the IFC offices, food pantry and other services. The new building will be larger, at 15,500 SF and contain the existing uses of offices for staff and volunteers, interviewing rooms, , and food pantry, and adds a commercial kitchen and large dining room. The design also contemplates a community meeting room. Parking will be under the building, with elevators and stairs at either end.

The attached report is a summary of my investigations and data analyses, and the reasoning behind my conclusions.

Based on this information and its analysis, it is my opinion that the proposed IFC – FoodFirst building, if completed as proposed, will not substantially injure the value of adjoining or abutting property and will have a significantly positive impact on the abutting neighbors, the surrounding neighborhood, as well as the neighbors who are served..

Thank you for the opportunity of serving you in this capacity.

Respectfully submitted,



Susan H. Copeland, MAI



DESCRIPTION OF THE SUBJECT SITE AND EXISTING BUILDING IMPROVEMENTS

Location:

North side of W Main Street between N. Greensboro St to the east, and where W Main St turns to the north at Jones Ferry Rd to the west.

Shape and Size:

The site has 79.79 FF along the frontage. It extends back 158.4' back on the east side, 111.79' on the west side to a corner, where it juts back 14.75' before resuming the western border another 54.13' to the rear of the property, where it has 66.11'. The total size is 0.28 acre, or 12,196.8 SF.

Topography

The site is at grade level with W. Main St along the front of the building. Although the site would naturally rise gently to the rear a total of about 6 feet, the building covers the majority of the site from one side to the other.

Soil Conditions

There are no known soil or sub-soil problems.

Access

As noted, the site is at grade level with W. Main St along the front of the building. Parking is all along the front of the building.

A driveway from W. Weaver St shares access to parking behind the building on the site, and to parking behind the El Centro Hispano building, which fronts on W Weaver behind the subject site, and between the Provence French restaurant.

Vegetation

There is no vegetation at the front of the building, as it is all paved for parking up to the front doors. A tree is located at the rear of the building. As noted, the site is at grade level with W. Main St along the front of the building. Parking is all along the front of the building.

Improvements

The improvements consist of a 12,960 SF two-story building that was built in 1975. A second floor was added later. It extends across the frontage of the site, and has retaining walls along both sides, allowing about 8 cars to park between. Other than the IFC, the building is shared by the Little Burma, an Asian market, a Buddhist congregation and the Refugee Community Partnership.

A metal awning covers the front entries.



DESCRIPTION OF THE CURRENT SUBJECT PROGRAMS

According to the IFC website, “roughly one in five people who live in Orange County are poor, and many people who work at service jobs in the county cannot afford to live there.”

The IFC was founded in 1963 by seven women from different churches who wanted to help close a gap they saw in services for people in need. The non-profit provides basic services for people living and working in Carrboro and Chapel Hill.

At the 110 W. Main St. building, these services include:

Crisis intervention with emergency financial support to help with overdue bills,

Food Pantry, which is open from 9am to 5pm on weekdays, with expanded hours on Tuesdays and Thursdays. Around 1,300 bags of groceries are provided to those in need every month.

Clothing vouchers for the PTA Thrift Shop are provided once every six months. Medication is available in case of emergency

Bus passes for appointments, interview, funerals or emergencies.

*The IFC also helps the people to get an **ID** every two years*

DESCRIPTION OF THE NEIGHBORHOOD

The neighborhood surrounding the existing/proposed new building is considered to be the area between Weaver St and W Main St between S Greensboro St and W Main as it turns at Jones Ferry Rd, and the north side of Weaver St and the south side of W. Main.

Weaver Street and some of W Main Street was primarily a residential area, with houses occupied by workers at the Cotton Mill. Some of these houses date back 100 years or more. Those that remain have mostly been renovated at some point, and converted to commercial use. Others have been demolished to make way for new construction. Most new construction dates back to 1965. Some of these have also been demolished as the area progresses, for newer uses.

One of the original houses, built in 1911 at 201 W Weaver St is located directly behind the subject property and is occupied by **El Centro Hispano de Carrboro**. Services provided here include:

Education, to prepare kids for success, and their parents for today's marketplace. English as the second language classes are taught in collaboration with Durham Tech and the Orange and Durham County Literacy Centers.

Also provided is the Health Care Program, which connects people to the education and other services available to those lacking health insurance receive proper screenings and services. This program is funded by Duke University Medical Center.

Support Services helps the people navigate the system in areas such as health, education, employment, law, and other family needs.

Leadership Development, to train Hispanic/Latino leaders to improve quality of life for the entire community.





The house at 203 S Weaver was built in 1912, and has been converted to a popular French restaurant, **Provence**. As the interior is small, when weather permits, much seating is outside in the front yard. The popularity of this restaurant has not appeared to be adversely affected by El Centro, the animal clinic next door to the IFC for Social Service, or the IFC building.

None of the businesses or remaining homes in close proximity on W. Weaver St. appear to have been adversely impacted by the existing IFC building on W Main, or the El Centro Hispano facility on W Weaver.

The Framers Corner at 108 W Main St is a former single family mill house built in 1930. It has long been converted for commercial use, and has been the frame shop for many years.

At 110 W Main St is the existing location for the IFC social services. Also in this building is the Little Burma Asian Market, the Refugee Community Partnership and a social worker. The building was built in 1975 for retail use.



The **Animal Hospital of Carrboro** is located next to the IFC at 112 W Main St. This building is set near the sidewalk, with the driveway leading to the parking lot at the rear of the front portion of the building. The site is surrounded by the kennels, grooming area, and fencing. All of this aids in safely transferring small animals into the hospital and boarding areas.

None of these businesses appear to have been adversely impacted by the existing IFC services.



Club Nova is located across W Main St from the subject. Club Nova is designed to help those with mental illnesses. There are about 8,000 people living with serious mental illnesses in Orange County. Club Nova members volunteer to work within the clubhouse to promote their recovery from serious mental illness. On site is the Club Nova

Thrift Shop with provides members the opportunity to develop pre-vocational customer service, retail, and accounting skills. It also helps to provide income for the programs. Among these programs is the culinary unit, who is responsible for preparing, serving, and cleaning up after nearly 1,000 meals per month. Breakfast is served five days a week, lunch six days, and dinner two evenings a week. They also sell refreshments in the snack bar and prepare meals for various special events.

Members of Club Nova live in various settings throughout Orange County. Club Nova offers assistance in locating housing, including completing housing and Section 8 applications. Ten members live independently in Club Nova supported housing in Carrboro. Recently, 24 new efficiency apartments have been constructed on the W Main St site, behind the Thrift Shop. Both can be seen in the photo above.



Currently, Club Nova is raising the money to build a new building in the current space on Main Street, across from the IFC building. This will be a three story, fully accessible 9,500 SF building to include an 80-person dining room, full commercial kitchen, courtyard and garden, rooftop deck, ample functional space for study and employment preparation. The projected cost is \$3.5 million. The goal is to begin building in 2017. According to their brochure, *"The building will allow us to offer all our current*

programs and services in an environment that reflects the dignity of the members and the work done at Club Nova each day."



Krave, a new kava bar and lounge is located at 105 W Main St. Kava tea as well as other beverages are served as a respite from stress and daily life. *"Our beverages make you feel good as a substitute for alcohol without the nasty hangovers."* The building was built in 1934.



The **PTA Thrift Shop** purchased the properties at 113 – 125 W Main St. and constructed a new Retail and Donation Center on the westernmost area of the land at the corner of Main St and Jones Ferry Rd.

"The PTA Thrift Shop is a high-impact, self-sustaining organization that serves adults, children, and families by using its financial and soft goods resources to fund educational needs and support human services."

Phase I is now complete, and work has begun on Phase II.



Club Nova and PTA Thrift Shop take up 50% of the frontage along the south side of W. Main Street from S Greensboro St to the west side of the Thrift Shop property. The Thrift Shop is in a new building that is very modern in design, and is building the second phase of the overall plan. Club Nova has plans for a new 9,500 SF three story building on the site, which is directly across Main Street from the IFC facility. Both of these facilities, as well as the subject, are focused towards aiding specific needs in the community.

Neither of these, or the businesses in between would be expected to be adversely impacted by the existing or proposed expansion of the Inter-Faith Council for Social Service.

DESCRIPTION OF THE PROPOSED NEW BUILDING AND ADDITIONAL SERVICES.



Jim Spencer Architects have provided the plans, and C.T. Wilson Construction Company has provided a budget proposal for the new building.

Plans for the new 15,500 SF building include enclosed parking on the ground floor for 17 cars, plus tandem parking. Also on the ground floor is a covered courtyard allowing outside seating off the sidewalk. The lobby is entered from the courtyard, allowing access to the stairs, elevator and parking. A service elevator and staircase is located at the rear of the building.

The main floor (second level) is primarily food services. The dining room, kitchen and kitchen storage area are on one side of the building. The other side will include the pantry and pantry storage, both storage areas are easily accessible to the service elevator at the rear of the building. A covered loading dock is also accessible at that point. Other than the food areas, there are four private interview rooms, an office and the restrooms.

The upper level (third) includes a community meeting room, two conference rooms, private offices for IFC staff and assistance services, restrooms and plenty of work space for volunteers. The balcony garden at the front of the building is accessed at this level.

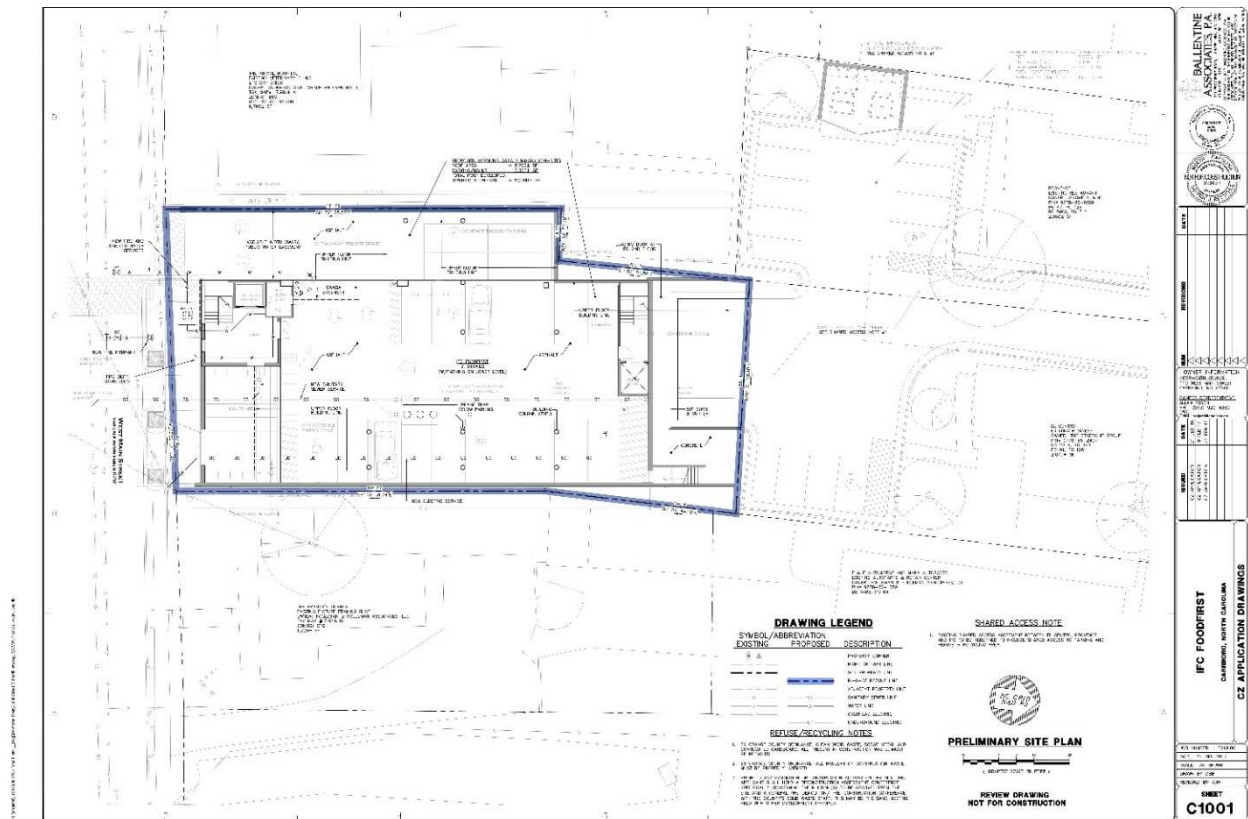
The expanded work area will allow for more of the services that are currently offered in the existing space, but will also allow patrons to be able to sit and eat rather than simply take their bags of food elsewhere to eat. The communal dining will benefit all.

The loading dock for food and other deliveries is located at the rear of the building, entered on the main level at the kitchen, and also at the service elevator and stairs. The dock is at the proper height for loading and unloading.

A new cross-easement agreement has been signed to facilitate truck loading and unloading, the IFC is also upgrading the driveways and parking areas of their space, and also those of the Provence Restaurant and El Centro Hispano. This will also correct deficiencies now existing in those parking areas and driveways, including proper handicapped spaces. New landscaping will also be installed. The waste management dumpster will be more easily accessed by the three businesses to share.

DRAWING OF SITE PLAN

Also showing driveways, parking and dumpster location.



Total cost of demolition of the existing building and construction of the new is estimated at a total of \$4,917,310, or \$317.25 per SF.

The new building will have a pleasing presence, both inside, to the many volunteers and members of the community who will use it, and outside to those passing by.

The new construction will fit in well with the new PTA Thrift Shop where Phase I is complete, and Phase II is under construction.

It is my opinion that if the project is completed as proposed, it will not substantially injure the value of adjoining or abutting property.

It is my opinion that the new building for the Inter-Faith Council for Social Service – FoodFirst Program will have a significantly positive impact on the abutting neighbors, the surrounding neighborhood, as well as the neighbors who are served.

QUALIFICATIONS OF THE APPRAISER**SUSAN HAY COPELAND, MAI**

DURHAM, NORTH CAROLINA

susanhaycopeland@hotmail.com

APPRAISAL EXPERIENCE

1987-Current HAY .: SCHNEIDER .: COPELAND, Durham, NC
 1984-1987 Associated with Cecil W. Simmons, SRA, MAI, Chesterfield, VA
 1981-1984 Independent Fee Appraiser, Real Estate Sales, Charlotte, NC
 1978-1981 Associate Appraiser, Thomas T. Hay, MAI, Durham, NC

38 years experience in commercial valuations in North Carolina and Virginia including but not limited to: Multi-Story Buildings of all Types, Multi-Tenant Commercial, Retail and Office Buildings, Shopping Centers, Shopping Center Outparcels, Office Buildings, Retail Stores, Restaurants, Convenience Stores, Gas Stations, Sewer Easements, Self Storage Facilities, Churches, Apartment Complexes, Industrial Buildings, Warehouses, Government Institutional Buildings, Mobile Home Parks, Hotels, Motels, Charter Schools, Residential Developments (Proposed and Complete), Foreclosure and Bankrupt properties, Vacant Commercial, Institutional and Residential Land, valuations for estate tax purposes.

PROFESSIONAL MEMBERSHIP

Appraisal Institute, MAI Certificate #10022
 Durham Chamber of Commerce
 Triangle Chapter, Commercial Real Estate Women

LICENSE

State Certified General Real Estate Appraiser, License #A225

EDUCATION

- *Peace College, Raleigh, North Carolina, Associate of Arts
- *University of North Carolina at Chapel Hill, Bachelor of Arts
- *North Carolina Realtors Institute, University of North Carolina at Chapel Hill, GRI, 1978
- *Appraisal Courses
 - *Appraisal Principles, Methods and Techniques (Course 1A), University of North Carolina at Chapel Hill, 1979
 - *Residential Valuation (Course 8), 1979
 - *Capitalization Theory and Techniques (Course 1B1), 1982
 - *Capitalization Theory and Techniques (Course 1B2), University of North Carolina at Chapel Hill, 1983
 - *Capitalization Theory and Techniques (Course 1B3), Atlanta, Georgia, 1986
 - *Case Studies and Real Estate Valuation (Course 2-1), University of North Carolina, 1986
 - *Report Writing (Course 2-2), University of North Carolina, 1986
 - *Standards of Professional Practice, Part A: Uniform Standards of Professional Appraisal Practice (USPAP) and Part B: Appraisal Institute Code of Professional Ethics, Supplemental Standards to USPAP, and Regulation 6 Enforcement Procedures; Durham, North Carolina, May 2011

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| *2016 Re Valuation Conference: Valuation Perspectives | *Real Estate Valuation Conference April 2010 |
| *2016 Supervisory Appraiser/Trainee Course & Changes | *2010 Real Estate Valuation Conference April 2010 |
| *2015 National USPAP Update 2016-17 | *Forum on Appraisal Issues from the Reviewers Perspective July 2009 |
| *2015 O/L Appraisal Of Fast Food Facilities | *Evaluating Commercial Construction; May 2008 |
| *2014 Evaluation Appraisal Seminar | *Appraisal of Local Retail Properties April 2008 |
| *2014 O/L National USPAP Update 2014-15 | *Office Building Valuation January 2008 |
| *2014 Real Estate Valuation Conference: National | *What Clients Would Like Their Appraisers to Know January 2007 |
| *2014 Real Estate Valuation Conference: Economic | *Appraisal Consulting, April 2006 |
| *2013 Real Estate Valuation Conference: National | *Special Purpose Properties April 2005* Rates and Ratios January 2005 |
| *2013 Real Estate Valuation Conference: Regional | *Evaluating Residential Construction, October 2004 |
| *Business Practices and Ethics September 2012 | *Supporting Capitalization Rates, January 2004 |
| *7-Hour National USPAP Update Course April 2012 | *Analyzing Distressed Real Estate, October 2003 |
| *Appraising the Appraisal: Appraisal Review-General Jan 2012 | *Investment Real Estate May 2003 |
| *Rates and Ratios: Making Sense of GIMs, OARS and DFC October 2011 | *Scope of Work, April 2003 |
| *Analyzing Tenant Credit Risk and Commercial Lease Analysis Jan 2011 | *Analyzing Commercial Leases, April, 2002 |
| | *Feasibility Analysis, January, 2002 |

HAY .: SCHNEIDER .: COPELAND



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T 919.960.6680 F 919.960.6682

April 27, 2017

Petition for Change of Zoning
Inter-Faith Council for Social Service FoodFirst Program new building
110 West Main Street, Carrboro
PIN#9778862209

Burden of Proof Narrative for Petition for Change of Zoning:

IFC submits the following materials to demonstrate that the project if completed as proposed:

- a. *Will not substantially injure the value of adjoining or abutting property;*

Response:

The requested rezoning would allow construction of a new building to house IFC's FoodFirst program. Removal of the existing obsolete building and construction of a new building will increase the value of adjacent and nearby properties through investment in the area. Preliminary pricing places the constructed value of the building around \$4.5 million. The existing building is old and not up to codes or accessibility standards. The new building will not only increase the value of the property; it will add aesthetic and ease of use value.

The new building will also meet the Town's goals of lower energy use, storm water control and other environmental protections.

The neighbors to the north (Provence Restaurant and El Centro Hispano) have agreed to shared easements for parking, ingress/egress, and solid waste collection for efficiency of use for all three properties. This agreement improves parking and refuse collection for these adjoining and abutting properties.

Applicant will provide additional analysis through testimony at the public hearing to demonstrate that the project if completed as proposed will not substantially injure the value of adjoining and abutting adjoining properties.

- b. *Will be in harmony with the area in which it is to be located. The manner in which a project is designed to accommodate additional building height including, but not limited to, scale, architectural detailing, compatibility with the existing built environment and with adopted policy statements in support of vibrant and economically successful and sustainable, mixed-use, core commercial districts shall be among the issues that may be considered to make a finding that a project is or is not in harmony with the area in which it is to be located. The applicant may use a variety of graphic and descriptive means to illustrate these findings;*

Response:

Section 2.4 of Vision 2020 discusses Carrboro's character and observes that "The Town should support the evolution of a downtown district that embodies Carrboro's character. The downtown district should have medium-rise buildings appropriately sited with adequate public access, and it should provide shopping opportunities that meet our citizens' everyday needs." The FoodFirst building will embody these goals. The three-story structure is larger than the existing building, but smaller than the five stories allowed by zoning. It will provide shopping (pantry) and dining services for our citizens' everyday needs – particularly those most in need.

The physical design of the building has been carefully considered using the input of many stakeholders in the Town of Carrboro. The building's exterior is intended to present a civic front – a building which fronts Main Street strongly and replaces the existing parking lot. We have backed the building more than 15' off of West Main Street, both to mitigate scale at the street and to allow for street trees and a 10' wide brick edged sidewalk. The exterior design also reflects Carrboro and IFC's shared goals of service and stewardship, with a large covered gathering space for clients out of the public right of way. The design also screens the new parking. Parking for 24 vehicles under and behind the building provides both IFC and the public with a valuable downtown resource. The drive on the west side of the property allows cars to access parking and Main Street without backing into the street. Redesign of the site plan and building now allows food deliveries from the rear of the building on the main level (Weaver Street–north side). Dumpster and recycling services are proposed to be shared in the rear lot between IFC, Provence and El Centro. Sustainable features include an herb garden space above the Main Street courtyard, as well as solar panels and high efficiency systems.

Please see attached drawings C1001, A2.0, A2.1, and A2.2, and A2.3, which help illustrate the building's relationship to its neighbors and its massing and form.

c. *Will be in general conformity with the Land Use Plan, Thoroughfare Plan, and other plans officially adopted by the Board.*

Response:

The Town's long range planning and comprehensive plan documents target more density of commercial uses in the downtown zoning districts. Buildings and lots providing primary parking on site, ease of access for users, and non-repetitive uses contribute to the long-range goals of the Town. The rezoning meets these goals.

The rezoning allows the proposed building to face Main Street with a more civic (and taller) façade, and step down to a shorter façade facing the B2 zoning to the north.

Continuation of IFC's long-term presence on this site ensures the provision of critical food services in the downtown area for the residents of Carrboro and Orange County. In adopting a text amendment to allow social service providers with dining in March of 2016, the Carrboro Board of Aldermen found the amendment consistent with Carrboro Vision 2020, particularly provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions. Section 1.0 – Programming, Services, and Amenities and 2.0 – Development and Section 1.3 Human Services of Vision 2020 are advanced by the proposed development. Also, Sections 1.32, 1.35, and 1.44 of Vision 2020 reference services that are “above and beyond those met by the County” and those which serve “the wellbeing of its most vulnerable citizens”. The proposed development is in conformity with plans officially adopted by the Board, including Vision 2020.

This location supports the Thoroughfare Plan by providing easy transportation options on the J bus line, by pedestrian access, and along Main Street by car or bicycle. The proposed building design allows for shared service access for food deliveries and trash/recycling behind Provence Restaurant and El Centro. This new centralized service area will relieve pressure on Main Street and alleviate the existing back-out parking on Main Street.

The property is in an existing commercial district and has no adjacent residential use. Redevelopment of the site (vs. building on a green field or undeveloped site) meets Vision 2020's goals regarding development and downtown vitality (Sections 3.1 and 3.2). Specifically, this property increases commercial square footage, builds up, not out, and increases the density of commercial property.



OWNER INFORMATION
INTER-FAITH COUNCIL
110 WEST MAIN STREET
CARRBORO, NC 27510

OWNERS REPRESENTATIVE:
ALLAN ROSEN
PH. (919) 929-6380
FAX
EMAIL projectofcfoa@box.org

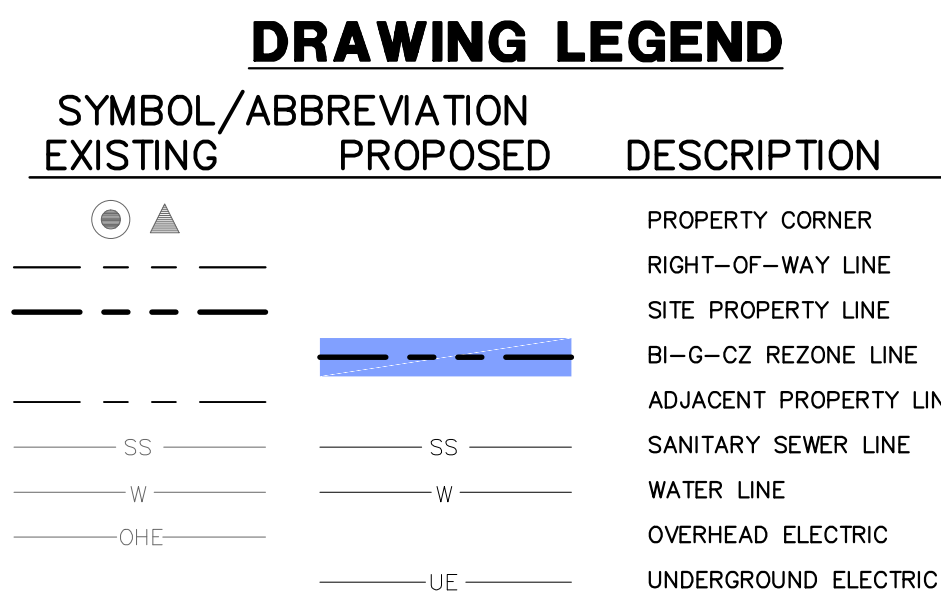
IFC FOODFIRST

CARRBORO, NORTH CAROLINA













CZ APPLICATION DRAWINGS

JOB NUMBER: 115018.00
DATE: 21 DEC 2016
SCALE: AS SHOWN
DRAWN BY: DBB
REVIEWED BY: GJR

SHEET
C1001



DRAWING LEGEND

SYMBOL/ABBREVIATION		DESCRIPTION
EXISTING	PROPOSED	
		PROPERTY CORNER
		RIGHT-OF-WAY LINE
		SITE PROPERTY LINE
		BI-G-Z REZONE LINE
		ADJACENT PROPERTY LINE
		SANITARY SEWER LINE
		WATER LINE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC

REFUSE/RECYCLING NOTES

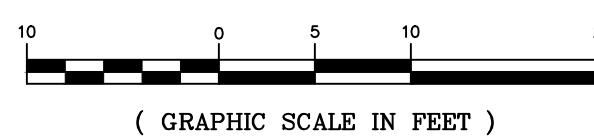
1. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
2. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
3. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A DECONSTRUCTION ASSESSMENT CONFERENCE SPECIFICALLY CONCERNING THE BUILDING(S) TO BE REMOVED FROM THE SITE AND A GENERAL PRE-DEMOLITION/ PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.

SHARED ACCESS NOTE

1. EXISTING SHARED ACCESS AGREEMENT BETWEEN EL CENTRO, PROVENCE AND IFC TO BE REDEFINED TO INCLUDE SHARED ACCESS TO PARKING AND REFUSE & RECYCLING AREA.



PRELIMINARY SITE PLAN



**REVIEW DRAWING
NOT FOR CONSTRUCTION**



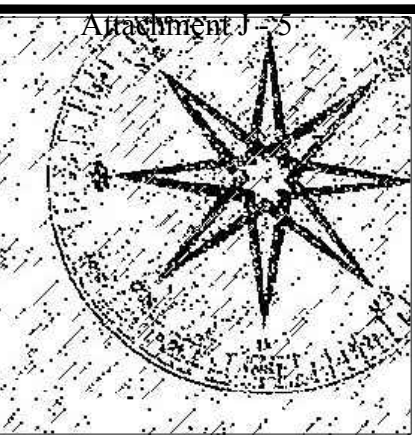
1
A2.0

FRONT RENDERING
SCALE: NTS



2
A2.0

REAR RENDERING
SCALE: NTS



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PROJECT:

Inter-Faith
Council for
Social Service
FoodFirst
Program

110 West Main
Street
Carrboro
North Carolina
27510

CZ Application

Job Number:

Drawn:	JCS, HLF
Checked:	JSA
Date:	NOV. 2016
REVISION:	FEB. 28, 2017
REVISION:	APRIL 13, 2017

Sheet Title:

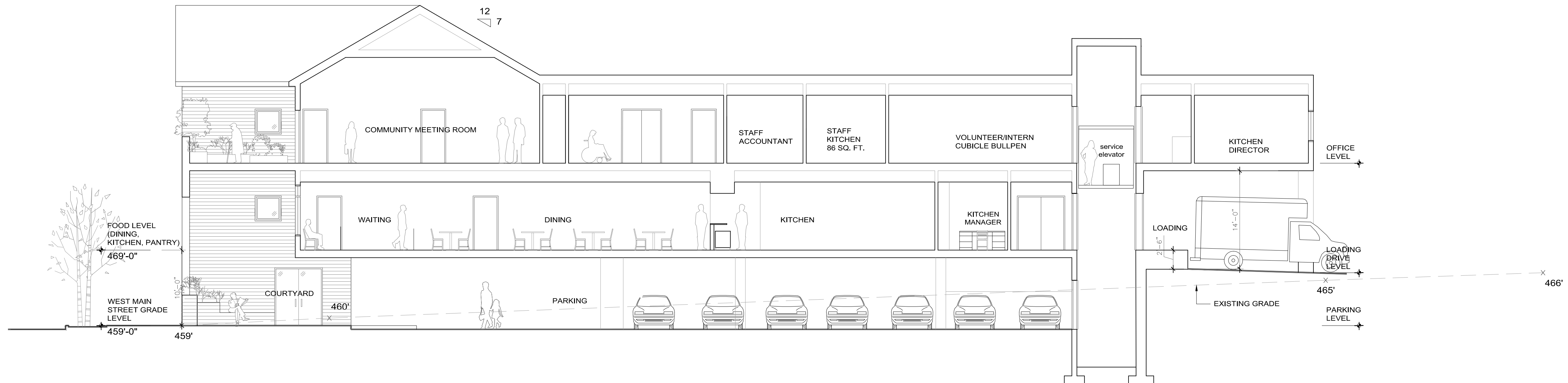
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Sheet Number:



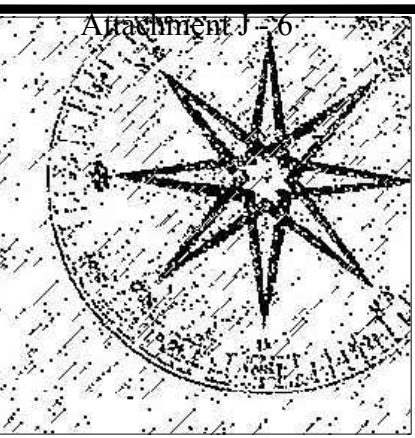
1
A2.1

CONTEXT ELEVATION
SCALE: 1/8" = 1'



2
A2.1

N-S SECTION
SCALE: 1/8" = 1'



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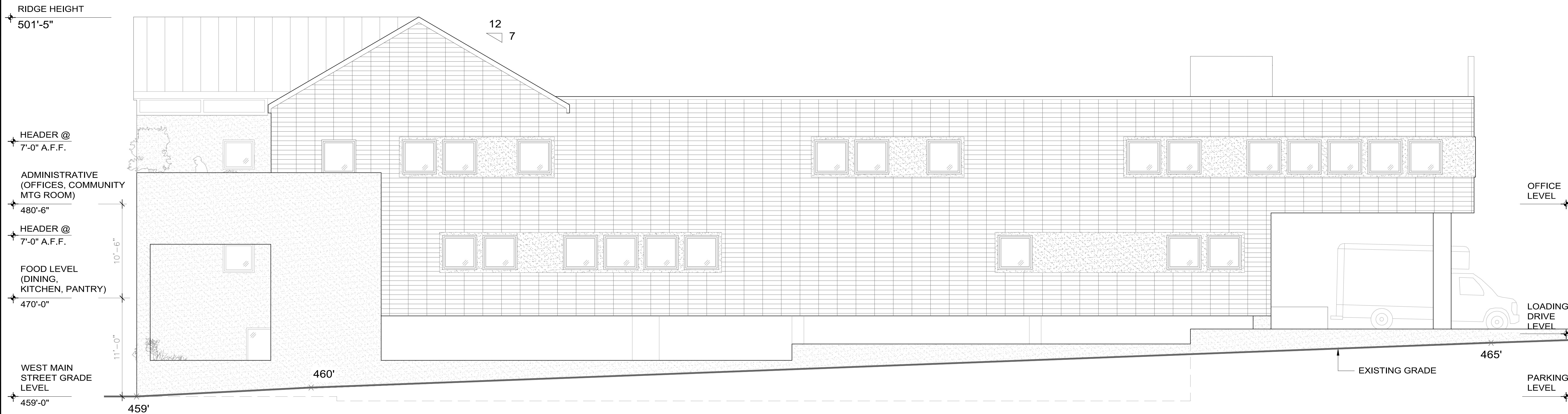
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A2.1

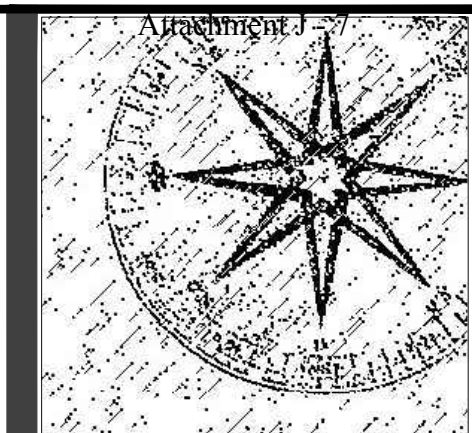
Sheet Number:



1 FRONT (SOUTH) ELEVATION
A2.2 SCALE: 3/16" = 1'



2 EAST ELEVATION
A2.2 SCALE: 3/16" = 1'



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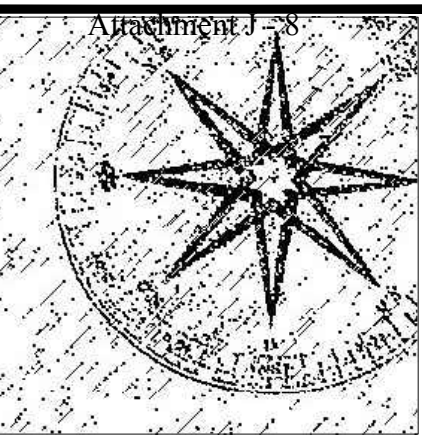
Job Number:

Drawn:	JCS, HLF
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REVISION:	APRIL 13, 2017

Sheet Title:

A2.2

Sheet Number:



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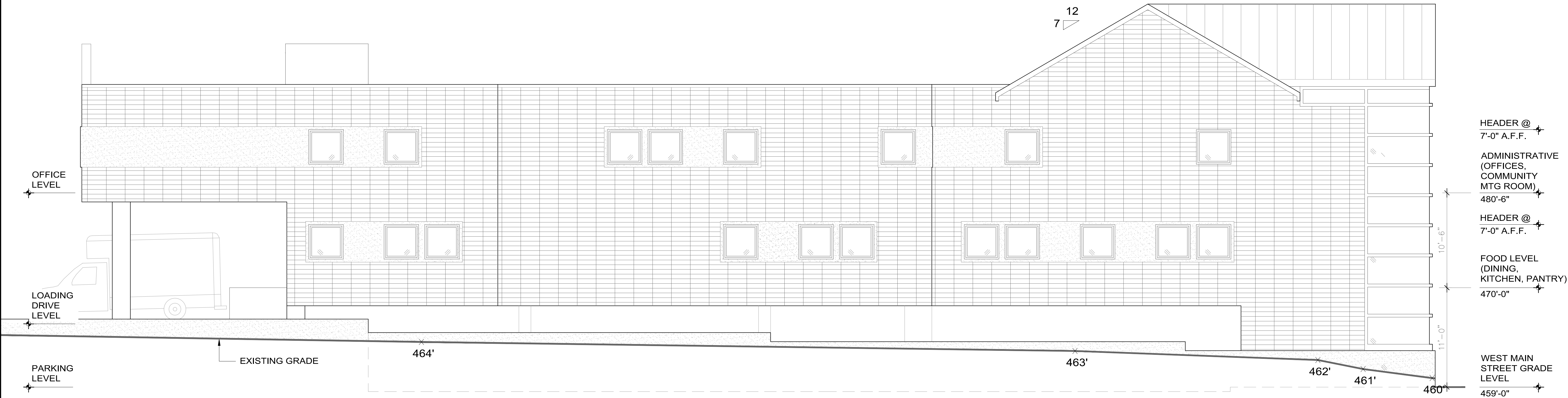
A2.3

Sheet Number:



1
A2.3

REAR (NORTH) ELEVATION
SCALE: 3/16" = 1'



2
A2.3

WEST ELEVATION
SCALE: 3/16" = 1'



July 1, 2016



Annette Stone
Town of Carrboro
301 W. Main Street
Carrboro, NC 27510

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Keith Taylor
President

Mary Beth Koza
Past President

Kathleen Herr
Vice-President

Joe Liegl
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Secretary

Bernadine Cobb

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Matthew Fajack

Ann Henley

Stuart Mabie

Mae McLendon

Sallie Moore

Jennifer Player

Amy Rix

Anthony Sharp

Bettina Shuford

Sharon Van Horn

**Honorary Life
Board Member**
Robert Seymour



Dear Annette,

Just last month the IFC Board of Directors completed the site search for its FoodFirst building and concluded that 110 West Main Street is the most appropriate site. As IFC begins to move forward with FoodFirst, I wanted to take a moment to update you on where things stand. For starters, let me tell you about the factors we looked at for all possible alternative sites and particularly 303 Jones Ferry Road:

Public transportation, environmental concerns remaining from a previous owner, physical limitations (such as the onsite stream and resulting stream buffer requirements), buildable footprint, cost of land purchase and construction, and input from the adjoining residential neighborhood were considered. Balancing all the due diligence factors, the IFC Board of Directors concluded that 110 West Main is the most appropriate site for the FoodFirst program.

By the way, IFC maintains a FoodFirst website, www.ifcfoodfirst.org, which includes detailed information about FoodFirst. I hope you find it helpful and informative.

On behalf of the IFC Board of Directors, I want to thank you for your involvement in the alternative site search process. Your suggestions, concerns and input over the last months improved both the process and our planning for FoodFirst. And we are now making a commitment to build on that feedback going forward.

The IFC Board directed staff to begin the work necessary to prepare the Petition for Conditional Zoning (CZ), which is the next step required by Carrboro's land use regulations. For the next six-to-eight weeks IFC's FoodFirst team will focus on numerous project details. Preparing the CZ petition is expected to take several months. As soon as we can estimate the project calendar in more detail we will publicize that information and provide public input opportunities.

Your continued involvement is key as we move forward in an open, transparent, and public process. We want to incorporate design and programming features that proactively address reasonable community concerns. Sharing pragmatic suggestions, values and vision will allow the FoodFirst program and building to reflect and demonstrate the extraordinary spirit and heart of our Carrboro-Chapel Hill community.

Together, we can work towards meeting the critical needs of our neighbors.
Together, we can work towards ending hunger and food insecurity in our community.

With thanks and appreciation,


Michael Reinke
Executive Director

cc: Keith Taylor, DDS
President, IFC Board of Directors

Thank you for all the help you provided. I look forward to working with you going forward.

IFC Public Outreach for FoodFirst since Fall 2015

IFC -initiated activity

IFC communication vehicles and media coverage

www.ifcfoodfirst.org -- Project specific website has been online continuously since December 2015 & provides detailed information on the entire FoodFirst project: the 14 year history including extensive stakeholder participation; project planning and allied research; service programming and planning; site selection processes; architectural design; and Carrboro's application processes and procedures, including links to Carrboro's town website.

IFC's newsletter is mailed twice a year to nearly 7,000 mostly local households. The last nine issues are available on-line, including Spring 2017. Beginning in Fall 2015, each of the last four issues have included articles about FoodFirst, including feature articles and cover art in Spring 2016 and Spring 2017.

Constant Contact -- IFC has included FoodFirst information in several email blasts a year since 2015. Our blasts reach 3500 email addresses.

Social Media -- Our posts to Facebook and Twitter also regularly include information about FoodFirst and related food insecurity news.

Local press and radio -- FoodFirst has been reported on regularly since Fall 2015 in local media including WCHL and Chapelboro.com, the Daily Tar Heel, the Chapel Hill News and INDY Week, including these articles:

Thursday, December 29, 2016	Chapelboro.com	IFC Submits Rezoning Request for Community Kitchen
Monday, October 31, 2016	Chapel Hill News	"Carrboro to get first look at IFC's FoodFirst building"
Thursday, June 16, 2016	INDY Week	IFC Chooses Downtown Carrboro for FoodFirst Assistance Program
Thursday, June 16, 2016	Chapelboro.com	IFC Makes Final Decision on Community Kitchen Location
Thursday, April 21, 2016	Daily Tar Heel	IFC's FoodFirst looks to the future
Spring 2016	The Carrboro Commons	Main Street reacts to IFC FoodFirst Bill
Wednesday, March 23, 2016	Daily Tar Heel	Carrboro Aldermen unanimously approve amendment for IFC's FoodFirst kitchen
Friday, October 16, 2015	Chapelboro.com	Carrboro Debates IFC's Plan To Relocate Community Kitchen
Sunday, November 24, 2013	Chapelboro.com	IFC To Offer Homeless, Needy Thanksgiving Meal
Tuesday, September 24, 2013	Chapelboro.com	Local Demand For Food Assistance Grows Despite Economic Recovery

Meet Me At the Kitchen

From the IFC website: Please join us for "Meet Me at the Kitchen!" -- Come be a part of Community Kitchen and eat the hot and nutritious food that our army of volunteers prepare every day. Many have been cooking or represent organizations who have been cooking since the Community Kitchen began...30 plus years!"

<u>Date</u>	<u>attendance</u>	
1/27/2016	4 persons attended	
2/2/2016	8 persons attended	
3/4/2016	no attendance, yet the event was continuously publicized on IFC's website	
10/21/2016	ditto	
11/10/2016	ditto	
12/13/2016	ditto	

IFC Public Outreach for FoodFirst since Fall 2015

Alternative Site Search Committee Meetings (January, February 2016)

<u>Friday, January 08, 2016</u>	<u>Friday, February 05, 2016</u>	
John Dorward	Mike Hickey (Keller Williams Realty)	
Gordon Merklein	Gordon Merklein	
Nathan Milian	Nathan Milian	
Aaron Nelson (by phone)	David Morgan (Keller Williams Realty)	
Michael Rienke	Aaron Nelson	
Allan Rosen	Michael Rienke	
Kristen Smith	Allan Rosen	
Annette Stone	Kristen Smith	
Keith Taylor	Jim Spencer	
Laura Van Sant	Annette Stone	
	Keith Taylor	
	Laura Van Sant	

Note: as reported on the FoodFirst website, beginning in April 2009 IFC participated with Carrboro civic leaders in a previous alternative site search process. "In April 2009, at the request of the head of the Carrboro Merchants Association, a group of Carrboro business people, a Carrboro Alderman and members of the IFC Board and staff formed a committee to search out alternative sites for FoodFirst. ... The active search by the committee continued (monthly) through the beginning of 2010 and although IFC has always kept the alternative site option open, to date no better option has been offered or identified." (See the [website](#) for more detail).

Small group meeting, April 19, 2016 @ Provence

In attendance --		
<u>Business Community:</u> Dr. Jerry King, Baptist Knaven, Sherri Ontjes, Nathan Milian, Laura Van Sant		
<u>IFC:</u> Michael Reinke, Allan Rosen		

IFC Public Outreach for FoodFirst since Fall 2015

July 1, 2016 -- 26 Individual letters announcing IFC's site selection choice sent to nearby property owners & those involved in the alternative site search process (sample letter attached).

DeWana	Andeson	Animal Hospital
Nathan	Bearman	Furniture Lab
Brian Elizabeth	Beatty Towe	Balanced Physical Therapy
Cliff	Collins	Cliff's Meat Market
Susan	Delaney	Wellness Alliance
Michael	Fogleman	F & F Auto
Mike	Hickey	KW Commercial
Grace	Holton	Holton Rentals
Karen	Kincaid Dunn	Club Nova
Jerry	King	Provence
Baptist	Knaven	Provence
Sara	Latta Gress	NC Crafts Gallery
Gordon	Merklein	
Nathan	Milian	N. R. Milian & Associates
David	Morgan	KW Commercial
Matt & Sheila	Neal	Neal's Deli
Aaron	Nelson	Chapel Hill-Carrboro Chamber of Commerce
Sherri	Ontjes	
Sharon Collins and Pat Garavaglia		Balloons & Tunes
Ruffin	Slater	Weaver Street Market
Kristen	Smith	Chapel Hill-Carrboro Chamber of Commerce
Michael	Sparrow	Sparrow & Sons Plumbing
Annette	Stone	Town of Carrboro
David	Summer	Framer's Corner
Laura	Van Sant	Main Street Properties
Dr. Matthew	Vizithum	Carrboro Family Vision

IFC Public Outreach for FoodFirst since Fall 2015

One-on-One meetings with John Dorward, Fall 2016

<u>CONTACT</u>	<u>BUSINESS INTEREST</u>	<u>DATE of MEETING</u>
Ruffin Slater/Brenda Camp	Weaver St. Market	9/7/2016
Baptiste Knaven	Provence	9/16/2016
Dr. Matthew D. Vizithum	Carrboro Family Vision	9/29/2016
David Summer	Framemakers	10/12/2016
Jim Dennis	Music Loft of Carrboro	10/14/2016
Susan Delaney	Dr. Susan R. Delaney, N.D.	10/21/2016
Sara Latta Gress	NC Crafts Gallery	10/25/2016
Nathan Milian	N.R. Milian & Associates	10/26/2016
Grace Holton	Owens property 100 block of West Main	11/3/2016
Aaron Nelson, Kristen Smith, Justin Simmons	Chapel Hill Carrboro Chamber	11/9/2016
Karen Kincaid Dunn	Club Nova	11/22/2016

One-on-One meetings with John Dorward, Fall 2016 -- Invited but declined meeting

Cliff Collins	Cliff's Meat Market	too busy
Marianne and Andy Jones	AutoLogc	
Brian Beatty & Elizabeth Towe	Balanced Movement	low priority; no need to meet
Craig Samuels	Carrboro Pizza Oven	ditto
Rick Robinson	Rise Donuts Carrboro	ditto
Pat Garavaglia and Sharon Collins	Balloons and Tunes	ditto
DeWana Anderson	Animal Hospital	busy @ work

One-on-One meetings with John Dorward, Fall 2016 -- no response to invitation

Gabe Barker	Mercato	
<i>general mailbox</i>	F & F Auto	
Al Bowers	Al's Burgers (Mel's Commissary)	
Laura Van Sant	300 East Main	
Gina DeVine	Gina DeVine, CPA	
Jay Parker	Weaver Street Realty	
Virginia Lee Sprague	Intrinsic Touch Massage Therapy	
Chas Gaertner (ph. message)	NC Chiropractic	

IFC Public Outreach for FoodFirst since Fall 2015

Community-initiated events

Chapel Hill Carrboro Chamber of Commerce-sponsored Community Meetings

<u>Date</u>	<u>attendance</u>	
Friday, November 06, 2015	57	
Monday, November 16, 2015	50	
Friday, March 18, 2016	31	
Community Meetings	Date	# attending
Carrboro Community Conversations	Wednesday, January 27, 2016	60 +
Carrboro Community Conversations	Monday, March 21, 2016	60 +
Community Potluck @ the Arts Center	Monday, September 19, 2016	20-25



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PO BOX 385 CARRBORO NC 27510
T 919.960.6680 F 919.960.6682

March 6, 2017

**Inter-Faith Council for Social Service FoodFirst Program new building
110 West Main Street, Carrboro
PIN#9778862209**

**Responses to Concept Plan Review Comments
Town of Carrboro Planning Board**

Comments are listed below with applicant responses in bold italics.

The Planning Board appreciates the effort clearly put into this plan, and offers the following comments:

- This is an attractive design that will be an improvement to the street as well as expanding a critical service in the downtown.

Thank you, we feel strongly that a civic presence is important to this use and have tried to reflect it in the architecture.

- The width of the sidewalk is excellent.

Thank you. We have taken the additional step (based on joint boards comments) widened it a bit more. There is now a 5' street tree area, and an additional 10'+ sidewalk before the building face. We feel this enables a positive pedestrian experience, but also allows a more gracious street setback.

- Care has been taken to provide sheltered space for clients

Thank you. This has been an important programmatic and functional aspect of the design from the beginning.

- We have some concern about the 4-story mass right against the sidewalk
 - Consider shifting the vertical circulation tower so that the front is set back more or less flush with the façade of the main level and relocated to the area where the driveway currently enters the covered parking.
 - This would provide for the extension of the courtyard across the front of the property, with entrance to the covered parking moving to the east side of the property where there is an existing curb cut.

We have received a lot of good feedback about the elements of design for the project, particularly regarding the street façade. We have included a street context elevation in this package to better explain the scale, height and massing. Care has been taken to provide variety in the street façade, both for interest and for functionality. We have provided a strong visual anchor with the circulation tower. This three - story element with open gable is intended to meet the Town's Vision 2020 goals of having downtown buildings engage with the street, while remaining largely glazed to provide a welcoming feel.

The site has curb cuts at both east and west portions of the existing parking. The site layout reflects much input from many stakeholders - clients, the IFC board, local business owners, Town staff, and Town boards. The width of the longer portion of the site works well to maximize under building parking, while allowing breathing room from the taller Animal Hospital building to the west.

- We think that direct access from the courtyard to the lobby and circulation tower is a critical feature and should be retained.

Agreed. This is a very important connection both from a functional standpoint and a visual one.

- The garden space is excellent and will enhance the building, particularly if trailing plants are allowed to hang over the south face.

Noted, we plan to work with our landscape architect to choose good trailing plants for this purpose.

- For the south façade, we think that an EIFS stucco would be an excellent material because it would avoid reflecting too much heat. The brick on the rest of the building is a great fit.

Thank you for the suggestion. We are pricing and comparing materials for the front façade. Our goal is to use visually appealing, tough, low maintenance materials which will provide congruity and interest on Main Street.

- We encourage you to include street plantings if at all possible.

Street trees have been added in this submission.

- If DOT is amenable, a crosswalk would be very appropriate at this location.

Due to the safety and functional concerns, NCDOT is amenable to the suggestion, and it is proposed. Details and location (and final approvals) are pending.



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March 6, 2017

**Inter-Faith Council for Social Service FoodFirst Program new building
110 West Main Street, Carrboro
PIN#9778862209**

**Responses to Concept Plan Review Comments
Town of Carrboro Transportation Advisory Board**

Comments are listed below with applicant responses in bold italics.

The Transportation Advisory Board discussed the concept plan for the IFC FoodFirst building at the November 3, 2016 meeting. The TAB can offer the following comments at this stage in the process:

1. Please consult with Chapel Hill Transit about the J route bus stops on W. Main and issues related to unsafe mid-block crossing

We are consulting Chapel Hill Transit and NCDOT about this issue. We are proposing a mid-block crosswalk, the location to be determined by these agencies.

2. Please discuss with NCDOT the possibility of installing a mid-block crosswalk to facilitate crossing between the bus stop and the IFC facility

We are consulting Chapel Hill Transit and NCDOT about this issue. We are proposing a mid-block crosswalk, the location to be determined by these agencies.

3. Consider installing street trees and/or shrubs either in the planting strip near the road or between the sidewalk and the building to provide a more pleasant pedestrian experience

We have modified the site plan to include street trees at the back of curb. This should allow better experience for users and pedestrians and give a softer street façade.

4. Are the three bike racks in the courtyard the only bike parking on the site? The TAB feels strongly that more bike parking will be necessary since the majority of the clients will not arrive by automobile (as stated in the joint review meeting)
 - a. This board has concerns about the bike parking in the courtyard. It may be difficult to access if there are crowds waiting for meals

Bike racks are proposed on both the front and rear of the building. We intend to meet the Town requirement for bike parking on the site (16 spaces). The plans show 7 spaces in the front courtyard and 9 in the rear. We have moved the location of the rack to nearer the rear of the courtyard so it may be accessed primarily from the parking side of the courtyard.

5. Please consider making the façade of the building softer (materials, vegetation, etc.) to enhance the experience for pedestrians walking on the street and those waiting for meals

We have moved the building back from the sidewalk, added street trees and landscaping and added landscaping to the site. The materials have not been finalized, but we intend to have a textured surface on the main façade (such as stucco or textured precast concrete), with a warm color palette.

6. Please describe how the circulation tower will stay cool enough for people to utilize the staircase. This board has concerns about it getting too hot in there for people to safely use the stairs.

The circulation tower will utilize low-e and highly solar reflective glass to minimize heat gain in the stairwell. This is common technology in commercial construction and we will work to ensure comfort and energy efficiency in the space while also utilizing it to emphasize the life and activity of the IFC FoodFirst program.



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**Inter-Faith Council for Social Service FoodFirst Program new building
110 West Main Street, Carrboro
PIN#9778862209**

**Responses to Concept Plan Review Comments
Town of Carrboro Environmental Advisory Board**

Comments are listed below with applicant responses in bold italics.

For the IFC concept plan, motion was made by Turner and seconded by O'Connor that the EAB recommends:

1. To maximize area available for solar, consider changing gable design to increase roof exposure and solar effectiveness, while also lower building height on Main Street.

We have gotten a lot of positive feedback regarding the variety of the front façade. We would like to achieve these objectives by backing the building off Main Street more. This allows for street trees and more pedestrian area. We feel the open gable represents a welcoming, inclusive presentation for users and the public. We will maximize solar potential, both on the south (street) facing façade and the rear roof.

2. Considering a green roof to collect stormwater and reduce heat island effect with a potential to growing edible plant.

We are considering green roof options for the rear roof. Cost and maintenance are considerations, but the roof design will accommodate green roof systems if funding allows inclusion of green roof systems now or in the future. Also, the membrane (likely TPO) used in the rear will have the highest solar reflectance available.

3. Considering providing tree canopy with native street trees.

We have taken this recommendation and included street trees.



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**Responses to Concept Plan Review Comments
Town of Carrboro Appearance Commission**

Comments are listed below with applicant responses in bold italics.

The Appearance Commission Advisory Board reviewed the concept plan for Food First Program at 110 West Main Street and had the following recommendations:

1. The Appearance Commission liked the location due to the close proximity to existing bus stops.

Agreed. Aside from the text amendment requiring the project to be within a short distance from public transit, this is important to the Inter-Faith Council as many of their clients arrive by bus or foot.

2. The Appearance Commission believes this project will add to the architecture of Main Street with the proposed renditions of the building as presented.

Thank you for the comment. We have tried to listen to all stakeholders and present a civic building with good scale and presence at the street. We have softened the street façade with street trees and more space between the building and the sidewalk.

QUORUM WAS NOT PRESENT AT THIS MEETING.