



Town of Carrboro

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

Meeting Agenda Board of Aldermen



Tuesday, November 28, 2017

7:30 PM

Board Chambers - Room 110

7:30-7:45

A. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

- [17-329](#) Proclamation Honoring the Anniversary of the 13th Amendment and
Recognizing December 6, 2017 as “Abolition Day”

7:45-7:50

B. ANNOUNCEMENT OF UPCOMING MEETINGS

7:50-7:55

C. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

7:55-8:00

D. CONSENT AGENDA

1. [17-367](#) A Request to Authorize the Town Manager to Award a Contract for
Construction Engineering and Inspections (CEI) Services and to
Execute a Supplemental Agreement for the Rogers Road Sidewalk
Project

PURPOSE: The purpose of this agenda item is to grant the Town Manager
authority to approve an award of a CEI contract and to execute a supplemental
agreement with NCDOT for the Rogers Road Sidewalk Project.

Attachments: [Attachment A - Resolution](#)
[Attachment B - Sidewalk Plan](#)
[Attachment C - Capital Project Ordinance](#)

E. OTHER MATTERS

8:00-8:15

1. [17-365](#) An Ordinance Amending Chapter 4 of the Carrboro Town Code to Provide Paid Parental Leave

PURPOSE: The purpose of these policy changes is to promote the health and well being of employees through pay for limited parental leave.

Attachments: [Attachment A - Paid Parental Leave Ordinance 11-20-2017 \(1\)](#)
[Attachment B - TOC Paid Parental Leave Poll 8-2017](#)

8:15-8:35

2. [17-360](#) Comprehensive Annual Financial Report (CAFR) and Independent Audit for Fiscal Year Ended June 30, 2017

PURPOSE: The purpose of this presentation is for the Town's independent auditor, Dixon Hughes Goodman LLP, to present and deliver to the Board of Aldermen the Comprehensive Annual Financial Report for the fiscal year ended June 30, 2017.

Attachments: [Board Resolution of CAFR Acceptance 12-2014](#)
[Town of Carrboro 6-30-17 issued CAFR](#)
[Town of Carrboro Report to Board 2017 issued rtb](#)

F. PUBLIC HEARING

8:35-8:50

1. [17-370](#)

Public Hearing: Review of the Boer Brothers Heating and Cooling CUP located at 626 & 630 Hwy NC 54 West

PURPOSE: Boer Brothers Heating and Cooling as represented by Pennoni Associates, have submitted an application for the construction of a business headquarters with associated warehouse and office facilities located at 626 & 630 Hwy NC 54.

The Conditional Use Permit, if approved, would allow the creation a total of 13,773 sf of floor area within three buildings (2 warehouse, 1 office). Associated infrastructure such as parking, paving and drainage structures are also part of this application. The existing site contains the hard surface remains of the past warehouse that burned down in 2004. The conditional use permit for this project will be new and not a modification of the existing permit that regulated the prior use.

See Attachment A for staff report.

Attachments: [A. Boer Brothers BALD staff report](#)
[B. Land Use Permit Application](#)
[B. Boer Bros vicinity](#)
[C. Full Set Plans-reduced](#)
[C. Updated Lighting Plan](#)
[D. Traffic, description of use](#)
[E. Justification for tree removal](#)
[F. Stormwater Management Summary](#)
[G. Justification for Lighting Pole Height](#)
[H. Construction schedule](#)
[I. Good Neighbor Narrative](#)
[J. Hazardous Material Narrative](#)
[K. Vision 2020 Narrative](#)
[L. Advisory Boards Summary Sheet](#)
[M. Building Performance Statement](#)
[N. CUPSUP Wksheet](#)

8:50-9:05

2. [17-366](#) Public Hearing on Requests for Voluntary Annexation of Property Contiguous to the Town Limits

PURPOSE: The purpose of this item is for the Board of Aldermen to receive public comment on requests for voluntary annexation of three properties, 610 and 716 Homestead Road and 8802 Lake Hogan Farm Road. An ordinance annexing these properties into the Town limits is provided for the Board's use.

Attachments: [Attachment A - Annexation Ordinance](#)

[Attachment B - Location Map](#)

[Attachment C- Petitions](#)

9:05-9:25

3. [17-369](#) Hold a public hearing and consider adopting the final draft of the Economic Sustainability Plan

PURPOSE: The purpose of this agenda item is to present the final draft of the town's Economic Sustainability Plan.

Attachments: [Attachment A - Resolution to Update Local Living Task Force](#)

[Recommendations](#)

[Attachment B - BOA Advisory Board Comments](#)

[Attachment C - Carrboro Economic Development Plan 2017 Final Edits Nov 2017](#)

G. OTHER MATTERS CONTINUED

9:25-10:00

1. [17-368](#) Request for direction relating to occupancy and/or size and scale of residential dwellings

PURPOSE: The purpose of this agenda item is to provide the Board of Aldermen with an opportunity to consider a request from staff for direction related to occupancy and /or size and scale of residential dwellings and neighborhood compatibility.

Attachments: [Family definitions - Minimum Housing and State Building](#)

H. MATTERS BY BOARD MEMBERS

I. MATTERS BY TOWN MANAGER

J. MATTERS BY TOWN ATTORNEY

K. MATTERS BY TOWN CLERK

L. CLOSED SESSION PURSUANT TO NCGS 143-318.11 (a) (3)(4)(5) and (6)



Town of Carrboro

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Agenda Item Abstract

File Number:17-329

Agenda Date: 11/28/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Proclamation Honoring the Anniversary of the 13th Amendment and Recognizing December 6, 2017 as “Abolition Day”



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Agenda Item Abstract

File Number:17-367

Agenda Date: 11/28/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

A Request to Authorize the Town Manager to Award a Contract for Construction Engineering and Inspections (CEI) Services and to Execute a Supplemental Agreement for the Rogers Road Sidewalk Project

PURPOSE: The purpose of this agenda item is to grant the Town Manager authority to approve an award of a CEI contract and to execute a supplemental agreement with NCDOT for the Rogers Road Sidewalk Project.

DEPARTMENT: Planning

CONTACT INFORMATION: Patricia McGuire, pmcguire@townofcarrboro.org
<<mailto:pmcguire@townofcarrboro.org>>, 919-918-7327

INFORMATION: On January 18, 2011, the Board of Aldermen approved a Municipal Agreement (ID# 2040) with NCDOT for design and construction of a sidewalk on the west side of Rogers Road.

The Rogers Road Sidewalk Project consists of the installation of a five-foot wide concrete sidewalk one-mile in length on the west side of Rogers Road. The project has been part of the Town's Capital Improvement Plans and is funded with a combination of bond funds and STP-DA funds.

The Town received construction authorization for the sidewalk project in September and the call for bids for construction was published on November 9. Bids are due on December 1, 2017 and a March 1, 2018 notice to proceed is estimated. The bidding process had been anticipated to reach completion during the summer break, the Board of Aldermen has already authorized the Town Manager to award the construction contract.

NCDOT approval of the request for qualification for the construction engineering and inspections services was received on November 15 and the advertisement has been submitted for publication on November 19, with responses due on December 5. In hopes that the review process will proceed and allow selection and contract negotiation with a preferred firm, staff are seeking authorization for the Town Manager to enter in to a contract on the Board's behalf.

The project schedule is currently projected for completion in December 2017. NCDOT has initiated preparation of a supplemental agreement to extend the project schedule. The agreement is expected to be ready for execution during the Board's winter break; authorization for the manager to execute the agreement on the Board's behalf is requested.

Agenda Date: 11/28/2017

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FISCAL & STAFF IMPACT: Town staff will be involved in project management. Capital funds are appropriated for this project and consist of a combination of STP-DA, capital reserve, and bond funds.

RECOMMENDATION: Staff recommends the Board approve the attached resolution (*Attachment A*) providing authorization for the Town Manager to enter into a contract for construction engineering and inspections services and execute a supplemental agreement to extend milestones for the Rogers Road Sidewalk Project.

**A RESOLUTION GRANTING THE TOWN MANAGER AUTHORITY TO ENTER
INTO A CEI CONTRACT FOR THE ROGERS ROAD SIDEWALK PROJECT**

11-22-17

BE IT HEREBY RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF
CARRBORO THAT:

Section 1. The Town Manager is hereby authorized to execute award of a construction engineering and inspections services contract for the Rogers Road Sidewalk Project up to the budget amount of \$_____.

Section 2. The Town Manager may approve amendments to the services contract not to exceed ____percent of the construction administration budget.

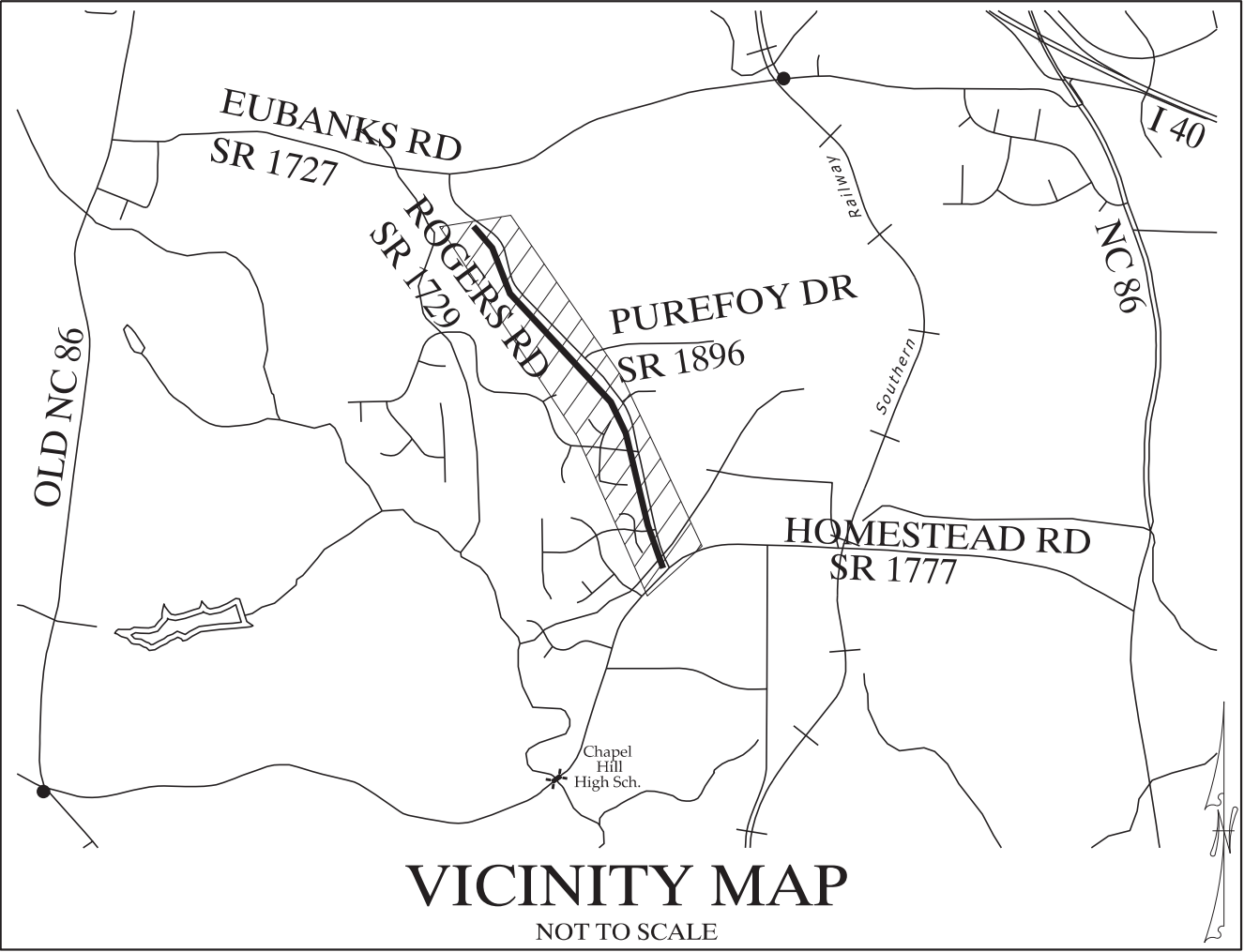
Section 3. The resolution shall become effective upon adoption.

STATE	STATE PROJECT REFERENCE NO.	SHEET NO.	TOTAL SHEETS
N.C.	U-4726DD	1	84

TOWN OF CARRBORO

PUBLIC WORKS

ROGERS RD SIDEWALK PROJECT



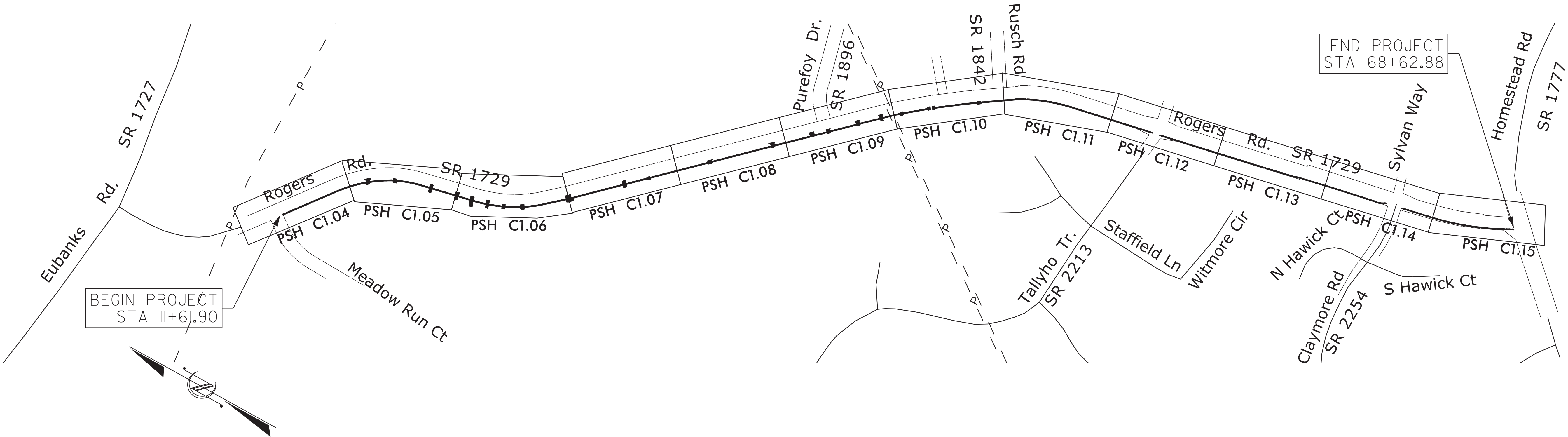
LOCATION: SR 1729, ROGERS ROAD BETWEEN MEADOW RUN CT (NON-SYSTEM) AND SR 1777, HOMESTEAD RD

TYPE OF WORK: CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, STORM DRAINAGE, DRIVE APRONS

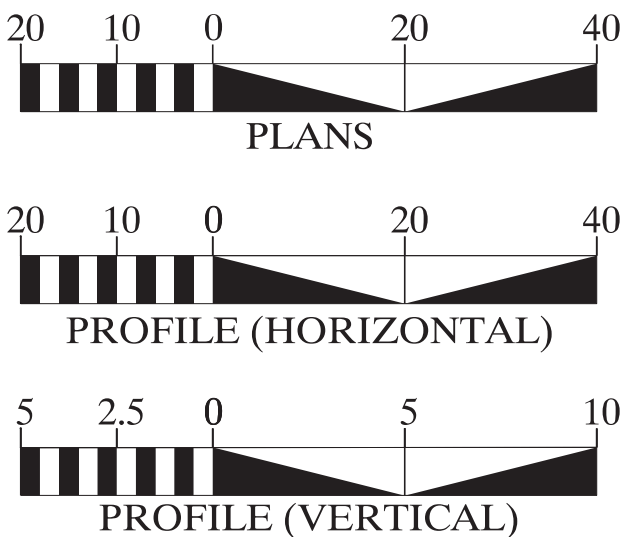
INDEX OF SHEETS

C1.01A	CONVENTIONAL PLAN SHEET SYMBOLS
C1.02	SURVEY CONTROL
C1.02A	STORM DRAINAGE SCHEDULE
C1.02B	TYPICALS
C1.02C	CURB RAMP / METAL HANDRAIL DETAILS
C1.02D	RETAINING WALL DETAILS
C1.03	GENERAL NOTES
C1.04 - C1.15	PLAN/ PROFILE
C2.01 - C2.26	CROSS SECTIONS
C3.01	STAGING AREA
C4.01 - C4.01B	TRAFFIC CONTROL DETAILS
C4.02	TRAFFIC CONTROL OVERALL
C5.01 - C5.02	PAVEMENT MARKINGS
C6.02 - C6.13	FIBER OPTIC CONDUIT / PULL BOX LOCATIONS
E1.02 - E1.02D	EROSION CONTROL DETAILS
E1.03	SOIL STABILIZATION SUMMARY
E1.04 - E1.15	CLEARING AND GRUBBING / FINAL EROSION CONTROL

DATE: MAY 17, 2017



GRAPHIC SCALES



DESIGN DATA
NCDOT - JANUARY 2012
STANDARD SPECIFICATION

OWASA - MANUAL OF
SPECIFICATIONS,
STANDARDS AND DESIGN,
APRIL 2015

TOWN OF CARRBORO
STANDARDS

PROJECT LENGTH

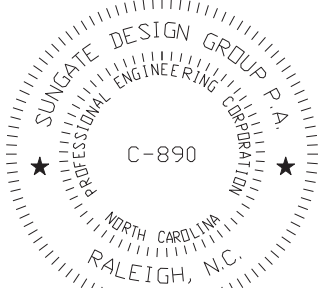
TOTAL LENGTH OF TOWN OF
CARRBORO SIDEWALK
PROJECT

= +/-5700 LF

Prepared in the Office of:

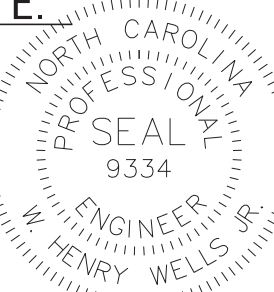
SUNGATE DESIGN GROUP, P.A.

905 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA 27606
TEL (919) 859-2243
ENG FIRM LICENSE NO. C-890



W. HENRY WELLS, JR., P. E.
PROJECT ENGINEER
5/17/2017

DocuSigned by:
W. Henry Wells, Jr.
SIGNATURE



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

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

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

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

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

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

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

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

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

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



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Agenda Item Abstract

File Number:17-365

Agenda Date: 11/28/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

An Ordinance Amending Chapter 4 of the Carrboro Town Code to Provide Paid Parental Leave

PURPOSE: The purpose of these policy changes is to promote the health and well being of employees through pay for limited parental leave.

DEPARTMENT: Human Resources

CONTACT INFORMATION: Carol Dorsey, Human Resources Director,
cdorsey@townofcarrboro.org <<mailto:cdorsey@townofcarrboro.org>>, 919-918-7321

INFORMATION: Employees who qualify for Parental Leave under the Family and Medical Leave Act will be eligible to receive a maximum of six (6) weeks of paid leave during each 12 month rolling period for the birth, adoption, or placement of a foster child. (Guidelines and eligibility requirements apply.)

FISCAL & STAFF IMPACT: Occasionally, a temporary employee may have to be obtained to handle the work load of the parent on leave; however, in most cases, other team members will share the work load and the fiscal impact will be minimized. Given the lean staffing of most TOC departments, the impact on the staff could be significant depending on the number of employee who are on leave at once, or during periods of heavy work.

RECOMMENDATION: The Paid Parental Leave Policy was requested by the Board; Manager and staff recommends.

AN ORDINANCE AMENDING CHAPTER 4 OF THE CARRBORO TOWN CODE TO PROVIDE PAID PARENTAL LEAVE

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1: Article VII of Chapter 4 of the Carrboro Town Code is amended by adding a new section 4-78 as follows:

Section 4.78 Paid Parental Leave

Effective December 1, 2018, employees who qualify for Family and Medical Leave Act (FMLA) coverage under Section 4-65 of this Article will be eligible to receive a maximum of 240 hours of paid parental leave during each 12 rolling monthly period for the birth, adoption, or placement of a foster child. Paid Parental Leave will run concurrently with the employee's Family and Medical Leave.

Paid parental leave will be provided to any qualifying full-time or permanent part-time employee who is a new birth parent, spouse of a birth parent, domestic partner, or foster parent of a child age 18 or younger. (Domestic partners will be asked to provide documentation of the partnership.)

If both parents are employed by the Town at the time of the child's birth, adoption, or foster care placement, the couple will be entitled to a total of six weeks of paid parental leave combined. The birth or placement of more than one child (i.e. twins or siblings) at the same time does not entitle the employee to additional paid leave above the 240 hour maximum. Adoption of a stepchild or stepchildren does not qualify for paid parental leave.

An employee requesting paid parental leave must complete a Paid Parental Leave Request Form at least sixty days in advance of taking such leave, if practicable, along with FMLA forms that must be completed by the parent's medical provider, or legal representative in the case of adoption or foster care placement. Both forms are available from the Human Resources Department and should be submitted to that Department. Leave must be approved by the employee's department head, the Human Resources Director, and the Town Manager.

Payment will be made to the employee's bank account via direct deposit on the Town's biweekly payroll schedule, and employees who are on paid parental leave will receive pay for their regular, biweekly hours, not to exceed 240 hours in any 12 rolling month period. The employee's usual payroll deductions and contributions, and the Town's usual payroll contributions, will continue.

All benefits provided to the employee per Town policy prior to paid parental leave will continue. Any employee contributions for benefits, 401k loans, or other employee obligations normally paid by the employee through payroll deduction, shall continue.

If a holiday occurs during the paid parental leave period, the holiday will be paid and will not count against the paid parental leave hours.

Employees continue to accrue service time, as well as sick and vacation leave, according to Town policy.

A qualifying employee is entitled to paid parental leave once in each 12 rolling month period. Leave must be taken immediately after the birth, adoption, or placement of the child/children, and the 240 hours must be taken consecutively, subject to the exception provided for in the next paragraph of this Section. All unused leave will be forfeited upon the employee's return to work. If both parents are employed by the Town, the couple will be entitled to a total of 240 hours of paid parental leave combined, and only one parent will receive FMLA leave running concurrently with the paid parental leave.

An employee may request intermittent paid parental leave or a delayed start of the leave period. Such requests must be made to Human Resources at least sixty days in advance of taking leave, if practicable, and may be approved by the Department Head, Human Resources Director, and Town Manager in the Town's discretion. All paid parental leave must be taken within 12 months of the birth or placement of the child/children.

An employee is expected to return to work at the end of his/her approved paid parental leave, unless the employee has received approval to extend the time away from work with other types of leave. Employees should notify Human Resources and their Supervisor or Department Head if there is any anticipated change in their original return-to-work date. Nursing mothers who return to work will receive paid break times and private space to pump breast milk, as well as access to refrigerated storage.

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 November 2017.

Ayes: _____

Noes: _____

Absent or Excused: _____

Paid Parental Leave (PPL) Poll 8/21/2017

City/Town	<u>YES</u>	<u>NO</u>	Wks per 12 mos
All cities with PPL run PPL concurrently with FMLA.			
Durham County	<u>X</u>		12
Orange County	<u>X</u>		6
OWASA	<u>X</u>		6M/3F
City of Raleigh	<u>X</u>		8
Town of Chapel Hill	<u>X</u>		6
Hillsborough	<u>X</u>		6
City of Charlotte	<u>X</u>		6
City of Greensboro	<u>X</u>		6
Town of Morrisville	<u>X</u>		6
Town of Cary	<u>X</u>		6
City of Durham	<u>X</u>		12
Winston Salem	<u>X</u>		6
City of Rocky Mount		X	
City of Kings Mtn		X	
Town of Nashville		X	
Town of Winterville		X	
Town of Farmville		X	
Apex		X	
Town of Butner		X	
Mebane		X	
City of Mount Airy		X	
City of Conover		X	
City of Jacksonville		X	
City of Oxford		X	
Lexington		X	
City of Kinston		X	

Note: OWASA provides 6 weeks PPL for moms and 3 weeks for dads.



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Agenda Item Abstract

File Number:17-360

Agenda Date: 11/28/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Comprehensive Annual Financial Report (CAFR) and Independent Audit for Fiscal Year Ended June 30, 2017

PURPOSE: The purpose of this presentation is for the Town's independent auditor, Dixon Hughes Goodman LLP, to present and deliver to the Board of Aldermen the Comprehensive Annual Financial Report for the fiscal year ended June 30, 2017.

DEPARTMENT: Finance

CONTACT INFORMATION: Arche McAdoo, 918-7439

INFORMATION: The Town is required to produce annually a Comprehensive Annual Financial Report that includes financial statements that have been audited by an independent certified public accounting firm. This report is submitted to the North Carolina Local Government Commission (LGC) and presented to the Board of Aldermen each year. In January the CAFR, along with other financial information, will be filed with the Municipal Securities Rulemaking Board as part of the continuing disclosure requirements related to the Town's issuance of \$4.6 million General Obligation Sidewalk and Greenways Bonds, Series 2013.

The Carrboro Tourism Development Authority (CTDA) established by the Board in March 2013 is a public authority under the Local Government Budget and Fiscal Control Act. The CTDA is required to produce its own independent audited financial statements. The accounting rules, however, require that the Town show the CTDA as a "component unit" in Town financial statements.

Attachment B is the Comprehensive Annual Financial Report (CAFR) and Independent Auditors' Report for the year ended June 30, 2017. Attachment C is the Report to the Board of Aldermen, as the required "Communication with Those Charged with Governance", from Dixon Hughes Goodman, LLP.

The opinion of the Independent Auditors is that the "*financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Town of Carrboro as of June 30, 2017, and the respective changes in financial position thereof, and the respective budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.*" No management letter identifying needed operational improvements or material weaknesses in internal controls has been provided by the independent auditors for this period.

Agenda Date: 11/28/2017

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Version: 1

FISCAL & STAFF IMPACT: None.

RECOMMENDATION: That the Board approve the attached Resolution A accepting the CAFR for fiscal year ended June 30, 2017.

**A RESOLUTION ACCEPTING THE COMPREHENSIVE ANNUAL FINANCIAL REPORT
AND INDEPENDENT AUDITOR'S SAS 114 LETTER FOR THE FISCAL YEAR ENDING
JUNE 30, 2017**

WHEREAS, the Carrboro Board of Aldermen have received the Comprehensive Annual Financial Report including Independent Auditors' opinion and Report to the Board of Aldermen for fiscal year ending June 30, 2017; and

WHEREAS, the Aldermen have been informed by the Town's independent auditors, Dixon Hughes Goodman LLP, that the Town's financial statements are free of material misstatement and that the audit tests conducted by the firm did not uncover any material weaknesses;

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO;

Section 1: Accept the Comprehensive Annual Financial Report with Independent Auditors' Report and Report to the Board for fiscal year ending June 30, 2017.

**Report to the
Board of Aldermen**

Town of Carrboro, North Carolina

October 31, 2017



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Contacts

John Frank, CPA

Partner
Dixon Hughes Goodman LLP
1829 Eastchester Drive
High Point, North Carolina 27265
336.822.4308
John.Frank@dhgllp.com

Chad Cook, CPA

Manager
Dixon Hughes Goodman LLP
1829 Eastchester Drive
High Point, North Carolina 27265
336.822.4494
Chad.Cook@dhgllp.com



Communication with Those Charged with Governance

October 31, 2017

Board of Aldermen
Town of Carrboro, North Carolina

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Carrboro (the "Town") for the year ended June 30, 2017. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated April 7, 2017. Professional standards also require that we communicate to you the following information related to our audit.

Our Responsibility under Auditing Standards Generally Accepted in the United States of America and Government Auditing Standards

As stated in our engagement letter dated April 7, 2017, our responsibility, as described by professional standards, is to express opinions on each opinion unit about whether the financial statements prepared by us with management's oversight are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America.

In planning and performing our audit, we considered the Town's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting.

As part of obtaining reasonable assurance about whether the Town's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, non-compliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit.

We have issued a written report on our consideration of internal controls and compliance in accordance with *Government Auditing Standards*, in which we identified no material weaknesses in internal controls over financial reporting.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town are described in Note 1 to the financial statements.

During 2017, the Town adopted Governmental Accounting Standards Board (GASB) Statement No. 73, Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68 and Amendments to Certain Provisions of GASB Statements 67 and 68. These standards change the financial reporting requirements for pension plans and participant employers in certain defined benefit pension plans. The most significant change resulting from this standard is the Town will now record their proportionate share of the Law Enforcement Officers' Special Separation Allowance pension plan's total pension asset or liability in their financial statements. The information necessary for full retrospective application was not available, so the accounting change was implemented in 2017 with a cumulative effect adjustment to net position as of the beginning of the year. As a result, net position for the governmental activities decreased \$1,059,508.

We noted no transactions entered into by the Town during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management, and are based on management's knowledge and experience about past and current events, and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of the allowance for doubtful accounts is based on historical collection experience and collateral.

Management's estimate of depreciable lives is based on the expected useful lives of individual capital assets.

Management's estimate of postretirement benefits and other postemployment benefits are based on actuarial assumptions and projections that are provided by third parties based on information provided by management.

We evaluated the key factors and assumptions used in determining that the estimates above are reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We did not detect any material misstatements as a result of our audit procedures and there are no uncorrected misstatements.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter included in the Appendix.

Management Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the Town’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Town’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to Management’s Discussion and Analysis, the Law Enforcement Officers’ Special Separation Allowance Schedule of Changes in Total Pension Liability and Schedule of Total Pension Liability as a Percentage of Covered Payroll, the Other Postemployment Benefits Schedules of Funding Progress and Schedules of Employer Contributions, and the Local Government Employees’ Retirement System Schedules of Proportionate Share of the Net Pension Liability and Contributions, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual fund financial statements, budgetary schedules, and other schedules which accompany the financial statements, but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections which accompany the financial statements, but are not RSI. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the use of the Board of Aldermen and management of the Town, and is not intended to be, and should not be, used by anyone other than these specified parties.

Sincerely,

Dixon Hughes Goodman LLP

High Point, North Carolina

Appendix

Management Representation Letter



TOWN OF CARRBORO

NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

October 31, 2017

Dixon Hughes Goodman LLP
1829 Eastchester Drive
High Point, North Carolina 27265

This representation letter is provided in connection with your audit of the financial statements of the Town of Carrboro (the "Town"), which comprise the respective financial position of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information as of June 30, 2017, and the respective changes in financial position for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of October 31, 2017, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated April 7, 2017 for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
2. The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
5. Significant assumptions we used in making accounting estimates are reasonable.

6. Related-party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP
7. We have evaluated subsequent events through the date of this letter, which is the date the financial statements were available to be issued. No events, including instances of noncompliance, have occurred subsequent to the balance sheet date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements, except as made known to you and disclosed in the notes to the financial statements.
8. You have recommended adjusting journal entries for the current year that have been posted to the Town's accounts. We are in agreement with and approve of those adjustments. We are not aware of any uncorrected misstatements and omitted disclosures noted by you during your audit.
9. We represent to you the following for the Town's fair value measurements and disclosures:
 - a. The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - b. The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - c. The disclosures related to fair values are complete, adequate, and in conformity with U.S. GAAP.
 - d. There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
10. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
11. Guarantees, whether written or oral, under which the Town is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

12. We have provided you with:
 - a. Access to all information of which we are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters, and all audit or relevant monitoring reports, if any, received from funding sources.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d. Minutes of the meetings of the Board of Aldermen or summaries of actions of recent meetings for which minutes have not yet been prepared.
13. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
14. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

15. We have no knowledge of any fraud or suspected fraud affecting the Town involving:
 - a. Management.
 - b. Employees who have significant roles in internal control.
 - c. Others where the fraud could have a material effect on the financial statements.
16. We have no knowledge of any allegations of fraud or suspected fraud affecting the Town's financial statements received in communications from employees, former employees, analysts, regulators, or others.
17. We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
18. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
19. We have disclosed to you the identity of the entity's related parties and all related-party relationships and transactions of which we are aware.
20. We have complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

Government-Specific

21. We have made available to you all financial records and related data, and all audit or relevant monitoring reports, if any, received from funding sources.
22. There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in financial reporting practices.
23. We have taken timely and appropriate steps to remedy fraud, noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse that you have reported to us.
24. We have a process to track the status of audit findings and recommendations.
25. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives, and whether related recommendations have been implemented.
26. We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.
27. The Town has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
28. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.

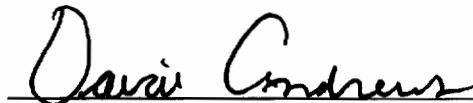
29. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance, except as made known to you and disclosed in the notes to the financial statements.
30. In regard to the preparation of the financial statements, uploading of the audited financial statements to the North Carolina State Treasurer's website, and advising management about appropriate accounting principles and their application, we have:
 - a. Assumed all management responsibilities.
 - b. Overseen the service by designating an individual within senior management who possesses suitable skill, knowledge, or experience.
 - c. Evaluated the adequacy and results of the service performed.
 - d. Accepted responsibility for the results of the service.
 - e. Evaluated and maintained internal controls, including monitoring ongoing activities.
31. The Town has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the notes to the financial statements.
32. The Town has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
33. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
34. The financial statements include all component units, as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
35. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34.
36. All funds that meet the quantitative criteria in GASB Statements No. 34 and 37 for presentation as major are identified and presented as such, and all other funds that are presented as major are particularly important to financial statement users.
37. With respect to the reporting requirements of GASB Statement No. 68:
 - a. We have reported all eligible employees to the Local Governmental Employees' Retirement System ("LGERS") via the Online Retirement Benefits Integrated Technology ("ORBIT") System.
 - b. The census data for all eligible employees reported to LGERS via ORBIT is complete and accurate as of December 31, 2015 (the measurement date for the net pension liability reported at June 30, 2017).
 - c. We are responsible for the Town's compliance with requirements as established in the Retirement System's Handbook.

- d. We are in agreement with the Town's proportionate share of net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense as determined by the "GASB 68 Journal Entry Template" posted on the North Carolina Department of State Treasurer's website.
38. With respect to the implementation of GASB Statement No. 73:
- a. We have reported all eligible employees to the Law Enforcement Officers' Special Separation Allowance ("LEOSSA") via the Online Retirement Benefits Integrated Technology ("ORBIT") System.
 - b. The census data for all eligible employees reported to LEOSSA via ORBIT is complete and accurate as of December 31, 2016 (the measurement date for the total pension liability reported as of June 30, 2017).
 - c. We are responsible for the Town's compliance with requirements as established in the Retirement System's Handbook.
 - d. We are in agreement with the Town's proportionate share of the total pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense as determined by the "GASB 73 Implementation Year Journal Entry Template" posted on the North Carolina Department of State Treasurer's website.
39. Components of net position (net investment in capital assets, restricted, and unrestricted), and components of fund balance (nonspendable, restricted, committed, assigned, and unassigned) and equity amounts are properly classified and, if applicable, approved.
40. Investments, derivative instruments, and land and other real estate held by endowments are properly valued.
41. Provisions for uncollectible receivables have been properly identified and recorded.
42. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
43. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
44. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
45. Deposits and investment securities and derivative instruments are properly classified as to risk, and are properly disclosed.
46. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
47. We have appropriately disclosed the Town's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available, and have determined that net position is properly recognized under the policy.

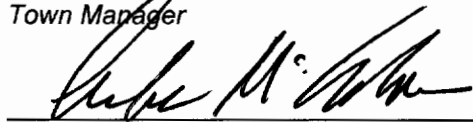
48. We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) that are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
49. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines, and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
50. With respect to the individual fund statements, budgetary schedules and other schedules:
- a. We acknowledge our responsibility for presenting the individual fund statements, budgetary schedules and other schedules in accordance with accounting principles generally accepted in the United States of America, and we believe the individual fund statements, budgetary schedules and other schedules, including their form and content, are fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the individual fund statements, budgetary schedules and other schedules have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b. If the individual fund statements, budgetary schedules and other schedules are not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditors' report thereon.
51. Expenditures of Federal and State awards were below the single audit thresholds in the year ended June 30, 2017, and we were not required to have an audit in accordance with Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and the State Single Audit Implementation Act.
52. We have evaluated the Town's ability to continue as a going concern and have included appropriate disclosures, as necessary, in the financial statements.

We have disclosed to you all contracts or other agreements with service organizations, and we have disclosed to you all communications from the service organizations relating to noncompliance at the service organizations.

Town of Carrboro, North Carolina



David Andrews
Town Manager



Arche McAdoo
Finance Director



Town of Carrboro

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

Agenda Item Abstract

File Number:17-370

Agenda Date: 11/28/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing: Review of the Boer Brothers Heating and Cooling CUP located at 626 & 630 Hwy NC 54 West

PURPOSE: Boer Brothers Heating and Cooling as represented by Pennoni Associates, have submitted an application for the construction of a business headquarters with associated warehouse and office facilities located at 626 & 630 Hwy NC 54.

The Conditional Use Permit, if approved, would allow the creation a total of 13,773 sf of floor area within three buildings (2 warehouse, 1 office). Associated infrastructure such as parking, paving and drainage structures are also part of this application. The existing site contains the hard surface remains of the past warehouse that burned down in 2004. The conditional use permit for this project will be new and not a modification of the existing permit that regulated the prior use.

See Attachment A for staff report.

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Kleaveland 919-918-7332

INFORMATION: The subject property is zoned Watershed Manufacturing- 3 (WM-3) and contains four parcels for a combined acreage of about 2.63 acres. These parcels are identified by Orange County PINs 9769219629, & 9769217639.

FISCAL & STAFF IMPACT: Plan review fees and staff time.

RECOMMENDATION: Town staff recommends that the Board of Aldermen review the Boer Brothers Conditional Use Permit proposal with the following staff conditions and prepare recommendations.

1. That prior to construction plan approval, the applicant receive a driveway permit from NCDOT in accordance with any conditions imposed by such agency including but not limited to encroachment / maintenance agreements for installation of necessary infrastructure.
2. That the Board hereby allows the existing non-conforming situation to remain with regard to impervious surfaces in excess of 24% within the WM-3 zoning district. This finding is based upon the applicant's plans and calculations that demonstrate 1) a reduction in impervious surfaces from

the existing situation and 2) an updated and improved stormwater management system that gathers and treats more of the runoff from the impervious surface than before.

3. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
4. That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.
5. That the project address the Town Engineer's remaining construction plan comments prior to construction plan approval. Should addressing these comments cause a significant deviation from the plans as presented, the applicant will be required to bring the project back to the Board of Aldermen for a permit modification.
6. That the Board hereby grants a deviation from the 15' pole height requirements of Section 15-242.5(f) be waived based upon the applicant's written justification that the higher poles allow fewer fixtures for more uniform lighting consistent with the commercial needs of the property and the safety and security of its occupants.
7. A continuing obligation of this permit is compliance with the "Good Neighbor" Performance standards for Non-Residential Uses as described in Article XI of the LUO.
8. That the applicant demonstrate continued compliance with the applicable provisions of Section 15-158 of the Land Use Ordinance which regulate hazardous substances in the WM-3 zoning district.

STAFF REPORT

TO: Board of Aldermen

DATE: November 28, 2017

PROJECT: Boer Brothers Heating and Cooling CUP

APPLICANT
And OWNERS: Milton & Jean Saffelle
105 David Miller Court
Chapel Hill, NC 27517

PURPOSE: To acquire a Conditional Use Permit allowing construction of a business headquarters with associated warehouse and office facilities.

EXISTING ZONING: WM-3 (Watershed Manufacturing-3).

TAX MAP NUMBER: 9769219629, 9769217639,

LOCATION: 626 & 630 Hwy NC 54 West

TRACT SIZE: 2.63 acres (approximately 114,354 sf)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Use #4.100 *Manufacturing* located in three buildings (2 warehouses, 1 office):

SURROUNDING
LAND USES: North: Rural Residential (RR) (Camellia Forest nursery);
South: B-5 (Watershed Business);
West: WR (Watershed Residential), single-family residential,
East: WM-3, Cabinet manufacturing.

ZONING HISTORY: WM-3 since 1983

ANALYSIS

Background

Boer Brothers Heating and Cooling as represented by Pennoni Associates, have submitted an application for the construction of a business headquarters with associated warehouse and office facilities located at 626 & 630 Hwy NC 54. For a vicinity map see Attachment B.

The Conditional Use Permit, if approved, would allow the creation a total of 13,773 sf of floor area within three buildings (2 warehouse, 1 office). Associated infrastructure such as parking, paving and drainage structures are also part of this application. The existing site contains the hard surface remains of the past warehouse that burned down in 2004. The conditional use permit for this project will be new and not a modification of the existing permit that regulated the prior use (Attachment C).

The subject property is zoned Watershed Manufacturing- 3 (WM-3) and contains four parcels for a combined acreage of about 2.63 acres. These parcels are identified by Orange County PINs 9769219629, & 9769217639.

Watershed Manufacturing- 3 (WM-3)

The purpose of this district is to allow areas within the University Lake Watershed that have been zoned M-1 prior to the 12/7/1983 to be used and developed for light industrial and related purposes, subject to certain restrictions designed to protect the watershed.

Use sought

The applicant is seeking use #4.100 which is permissible with the WR-3 district pursuant to the issuance of the CUP. This use is define as “*Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment; All operations conducted entirely within fully enclosed buildings*”

Boer Brothers Heating and Cooling Company will use the two warehouses for equipment storage (such as HVAC pumps) and associated support equipment necessary for their fleet vehicles and crews. See Attachment D for a more detailed description of the manner in which this business is expected to operate. The third building will serve as office space.

Traffic Analysis, Greenway Easement, Sidewalks, Transit, Parking, Bicycle Parking, Loading Areas

Traffic Analysis

See the applicants attached statement (Attachment D). The project has been reviewed and approved by NCDOT.

Because NCDOT has reviewed but not formally approved the project for construction, the following condition is recommended:

- That prior to construction plan approval, the applicant receive a driveway permit from NCDOT in accordance with any conditions imposed by such agency including but not limited to encroachment / maintenance agreements for installation of necessary infrastructure.

Greenways, Sidewalks, Transit

The location of the project does not activate any requirements pertaining to greenways, sidewalks or public transit.

Parking:

The 4.100 use requires 1 space for every two employees on the maximum shift. To this end they are providing 25 parking spaces. Some of these will be reserved for fleet vehicles. Again, see Attachment D for further clarification about the use of these spaces.

Bicycle Parking

Bicycle parking is not required for the 4.100 use classification.

Loading Areas

Section 15-300 requires of commercial projects that sufficient off-street loading and unloading area(s) are provided to accommodate delivery operations in a safe and convenient manner. Due to the proposed size of the project, one loading area is required. The site plan shows a 14' x 55' loading area located in between the warehouses and the office building thereby satisfying the Town's requirements.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Traffic Analysis, Greenway Easements, Sidewalks, Transit, Parking, Bicycle Parking and Loading Areas subject to the conditions mentioned above.

Tree Protection, Landscape Plans, Screening, Shade Trees in Parking Areas

Tree Protection

Large trees as defined by the LUO have a diameter of 18 inches or greater and are to be retained whenever possible (15-316). There are three such trees in this project and two of them require removal to accommodate this site plan. Six additional trees in the 14-15" diameter range also require removal due to the site plan. The remaining existing trees will be preserved and protected by tree protection fencing during construction. As required, the applicant has provided a tree removal justification letter (Attachment E).

Landscape Plans

The landscape plan proposes 49 canopy trees, 16 understory trees and shrubs. These deciduous and evergreen plants are distributed along the perimeter and in the planting islands of the proposed parking areas. The combination of plant types satisfies the Town policy requiring 1/3rd of all trees be evergreen. None of the proposed plantings are on the Town's List of Invasive Plant Species on Appendix E-17 of the LUO.

Screening

Per Section 15-308, screening is required between the components in this project and the surrounding street right-of-way and lots. In areas where the commercial building is adjacent to residential or residentially-zoned property, an opaque, Type A screen is required. A Type C screen is required adjacent to the highway. The proposed screening includes plantings and fencing to address these requirements. The plans as presented satisfy the screening requirements of the LUO.

Shade Trees in Parking Areas

Section 15-317(b) of the LUO requires that parking lots provide shading over at least 35% of the vehicle accommodation area. The applicant has surpassed this requirement by the provision of 26 shade trees that can be credited toward the requirement (35.6%). The base requirement is calculated per the provisions of Appendix E-3 of the LUO.

Tree Canopy coverage 15-319

Section 15-319 requires that projects within the WM-3 zoning district provide 30% tree canopy coverage. For 2.63 acres (114,354 sf) this amounts to a canopy coverage area requirement of 34,306 sf. The existing and proposed trees in the project exceed this requirement by providing a total canopy coverage of 51,535 sf (45%)

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Tree Protection, Landscape Plans, Screening, Shade Trees, and Canopy Trees.

**Drainage and Water Quality, Grading, House Relocation, Stream Buffers,
Erosion Control and Phasing**

Drainage and Water Quality

Section 15-263 of the LUO establishes stormwater management criteria that must be met for any project requiring a CUP. In particular the applicant must meet stormwater runoff standards with respect to water quality, quantity and volume.

In the WM-3 zoning district, not more than twenty-four percent (24%) of the land on any lot may be covered by an impervious surface such as a street, drive, sidewalk, parking lot, building, or other roofed structure. In the event that the area of impervious surface is greater than six percent (6%) of the total lot, stormwater management techniques must be employed that would retain the first one inch of rainfall running off of all impervious surfaces on a lot.

The subject project has an existing impervious surface of 38.4% resulting from the remains of the former warehouse and parking area. The proposed development will reduce this amount to 35.4%. In light of this, and based upon recent state law, which grandfathers existing impervious surface, the applicant is requesting that the existing non-conforming amount of impervious surface be allowed to remain. While under the state law, they are not required to provide a stormwater BMP in excess of what currently exists, they intend to provide an infiltration and storage basin to provide water quality and quantity benefits for up to the 25 year storms. See Attachment F for their summary.

To this end, the grading and drainage plan shows a system of inlets and pipes, swales and grading that gather water and direct most of the sites water toward an infiltration basin. This is a significant improvement over the existing situation. The infiltration basin provides both treatment and storage.

Because they are requesting that the Board allow the existing non-conforming situation with regards to impervious surface in excess of 24% the following condition is recommended:

- That the Board hereby allows the existing non-conforming situation to remain with regard to impervious surfaces in excess of 24% within the WM-3 zoning district. This finding is based upon the applicant's plans that demonstrate 1) a reduction in impervious surfaces from the existing situation and 2) an updated and improved stormwater management system that gathers and treats more of the runoff from the impervious surface than before.

Relative to the Town satisfying state requirements pertaining to the National Pollutant Discharge Elimination System (NPDES) Phase II permit, the following conditions are required:

- That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
- That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.

Construction Plan Review

The project was submitted as combined CUP/Construction Plans. At the time of this publication, additional comments pertaining specifically to construction plan review are pending correction. Construction Plans require an additional level of detail not required for CUP reviews.

The basic arrangement of the stormwater system and the parameters of function as presented by the plans and described by the applicant's calculations demonstrate that the

project, as presented to Joint Review, will not require significant alteration. In order to make this clear the following condition is recommended.

- That the project address the Town Engineer's remaining construction plan comments prior to construction plan approval. Should addressing these comments cause a significant deviation from the plans as presented, the applicant will be required to bring the project back to the Board of Aldermen for a permit modification.

Grading

The existing grading pattern that remains of the prior use will be slightly modified to accommodate the new buildings and parking areas.

Stream Buffers

There are no stream buffers on the assembled properties.

Erosion Control

An erosion control plan has been provided which is provisionally satisfactory to Orange County Erosion Control. Additional details will be provided as part of the Construction Plan review process. The plan, as it stands uses a single sediment basin and a skimmer, along with silt fences to capture sediment.

Phasing

The project is not phased.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Drainage, Grading and Erosion Control and Phasing subject to the conditions mentioned above.

Utilities, Fire Safety, Lighting, Refuse Collection

Utilities

The project will use an existing well and septic system. The project has been reviewed and given provisional approval by Orange County Environmental Health. The site has a primary and repair site as required by regulations. These areas are will be protected from damage by temporary fencing during construction.

Regarding electric, gas, telephone and cable television utilities, the applicant has submitted letters by the respective providers indicating that they can serve the development.

Per Section 15-246 of the LUO, the plans specify that all electric, gas, telephone, and cable television lines are to be located underground in accordance with the specifications and policies of the respective utility companies.

Fire Safety

The CUP plans have been reviewed and approved by the Fire Department subject to further review during building permit review.

Lighting

Section 15-242 requires adequate lighting of buildings and facilities to assure public safety. Section 15-243 requires that all such lighting to be controlled in height and intensity. Fixtures located out of a public R/W are to be no more than 15' in height and the illumination level must not exceed .2 footcandles at the property line in the areas adjacent to *residentially-used* or *residentially-zoned* properties. In addition, the total illumination from the outdoor lighting must not exceed 70,000 lumens/acre.

The illumination levels from these fixtures do not exceed the Town's .2 footcandle limit at the property line for both the residentially and non-residentially used or zoned properties. Nor is the total illumination level on the property in excess of 70,000 lumens/acre.

The proposed lighting plan for the project includes six (6) pole-mounted full-cutoff LED fixtures four of which are mounted on 25' poles and the remaining two on 18' poles. In addition, the plan shows twelve (12) full-cutoff LED "wall-pak" fixtures.

Note that the pole height they proposed exceeds the Town's 15 foot standard thus the applicant is seeking a deviation based upon the justification proposed in the attached letter (Attachment G). Section 15-15-142.5 (f) allows the Board to make findings that allow variations in this standard based upon findings that *"the inflexible application of a height maximum for lighting fixtures may result in a development with excessive energy consumption or light fixtures that are incompatible with the scale or style of a development. These situations can result in a waste of money that could more desirably be used for valuable development amenities or environmentally useful features."*

If the Board finds the applicant's justification acceptable, the following condition is recommended:

- That the Board hereby grants a deviation from the 15' pole height requirements of Section 15-242.5(f) be waived based upon the applicant's written justification that the higher poles allow fewer fixtures for more uniform lighting consistent with the commercial needs of the property and the safety and security of its occupants.

Refuse Collection

The project's waste arrangements have been satisfactorily reviewed by both Public Works and Orange County. Two dumpsters will be provided within a screened enclosure.

Waste management during construction requires from Orange County an approved Solid Waste Management Plan as well as a permit. The Solid Waste Management Plans has been received and approved and a permit will be obtained prior to construction.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Utilities, Fire Safety, Lighting and Refuse Collection subject to the conditions mentioned above.

Miscellaneous

Construction Management Plan

Per Section 15-49 (c1) projects that would likely have a significant impact on adjoining or nearby streets, sidewalks, or properties during the construction process must provide a construction management plan. Because of the relatively remote location of the project, the construction efficiency of the building type and the large site (which affords ample machine and material storage) the construction impacts on the adjoining areas are expected to be low. The applicant has provided the attached construction schedule to better describe the stages of the project (Attachment H).

Sign Permit

The project plans do not include sign information at this time. Because of this, the applicant will need to apply for a sign permit separately after approval.

Good Neighbor Performance Standards

The property and its uses are required to satisfy the Good Neighbor Performance Standards of Article XI of the LUO. These standards regulate noise, fumes, vibration, and other environmental factors for commercial and industrial uses. Regarding these standards see the attached letter from the applicant (Attachment I). Satisfying these standards are a continuing obligation of the permit. Because of this the following condition permit is recommended.

- A continuing obligation of this permit is compliance with the “Good Neighbor” Performance standards for Non-Residential Uses as described in Article XI of the LUO.

Hazardous Substances in the WM-3 District

Section 15-158 regulates the possession, storage, maintenance or use of any quantity of hazardous substance within the WM-3 zoning district. In response to this, the applicant has provided the attached letter (Attachment J). Compliance with this section will be a continuing condition of the permit. Because of this, the following condition is recommended.

- That the applicant continue to demonstrate compliance with the applicable provisions of Section 15-158 of the Land Use Ordinance which regulate hazardous substances in the WM-3 zoning district.

Town Planning Documents

The applicant has provided written responses to applicable sections of *Vision 2020*, one of the Town’s long-range planning documents (Attachment K).

Neighborhood Information Meeting

The applicant choose not to conduct a neighborhood information meeting.

Joint Review:

The project was presented to the Joint Review Boards on November 2, 2017. The advisory board's summary sheet and recommendations documents, as well as the applicant's responses are attached (Attachment L- Pending)

Concept Plan

Before formal plans were submitted, the applicant presented a concept plan to Joint Review on August 4th, 2016 (as required by Section 15-48.1 of the LUO). None of the Advisory Boards had substantive comments about the concept plans.

Building Performance

See the attached statement regarding the environmental performance of the building from the architect (Attachment M)

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to categories listed above subject to the aforementioned conditions.

STAFF RECOMMENDATIONS:

Town staff recommends that the Board of Aldermen review the Boer Brothers Conditional Use Permit proposal with the following staff conditions and prepare recommendations. The CUP Worksheet is attached (Attachment N):

1. That prior to construction plan approval, the applicant receive a driveway permit from NCDOT in accordance with any conditions imposed by such agency including but not limited to encroachment / maintenance agreements for installation of necessary infrastructure.
2. That the Board hereby allows the existing non-conforming situation to remain with regard to impervious surfaces in excess of 24% within the WM-3 zoning district. This finding is based upon the applicant's plans and calculations that demonstrate 1) a reduction in impervious surfaces from the existing situation and 2) an updated and improved stormwater management system that gathers and treats more of the runoff from the impervious surface than before.
3. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
4. That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and

performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.

5. That the project address the Town Engineer's remaining construction plan comments prior to construction plan approval. Should addressing these comments cause a significant deviation from the plans as presented, the applicant will be required to bring the project back to the Board of Aldermen for a permit modification.
6. That the Board hereby grants a deviation from the 15' pole height requirements of Section 15-242.5(f) be waived based upon the applicant's written justification that the higher poles allow fewer fixtures for more uniform lighting consistent with the commercial needs of the property and the safety and security of its occupants.
7. A continuing obligation of this permit is compliance with the "Good Neighbor" Performance standards for Non-Residential Uses as described in Article XI of the LUO.
8. That the applicant demonstrate continued compliance with the applicable provisions of Section 15-158 of the Land Use Ordinance which regulate hazardous substances in the WM-3 zoning district.

TOWN OF CARRBORO

LAND USE PERMIT APPLICATION



DATE: 6-28-2017

FEE: \$5,255.28

APPLICANT: Boer Brothers Heating & Cooling		OWNER: Milton and Jean Saffelle	
ADDRESS 1104 HW 54W #333		ADDRESS: 105 David Miller Court	
CITY/STATE/ZIP Carrboro, NC 27510		CITY/STATE/ZIP Chapel Hill, NC 27517	
TELEPHONE/EMAIL: PHONE: 919-448-1041 EMAIL: DAVID@BOERBROTHERSHVAC.COM		TELEPHONE/EMAIL: PHONE: EMAIL:	
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Contract Purchaser		PIN: 9769217639; 9769219629	
PROPERTY ADDRESS: 626 & 630 HW 54W		PROPOSED LAND USE & USE CLASSIFICATION: WM-3 - Commercial	
PRESENT LAND USE & USE CLASSIFICATION: WM-3 - Vacant Commercial		LOT AREA: 2.63 Acres 114,354 Square Feet	
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): WM-3 - 114,354 SF			
# OF BUILDINGS TO REMAIN 0		# OF BUILDINGS PROPOSED 3	
EXISTING GROSS FLOOR AREA OF BUILDING(S) 0 square feet	GROSS FLOOR AREA (of proposed BUILDING / proposed ADDITION) 13,772 square feet	AMOUNT OF IMPERVIOUS SURFACE / proposed 40,505 square feet	

NAME OF PROJECT/DEVELOPMENT: Boer Brothers Heating and Cooling

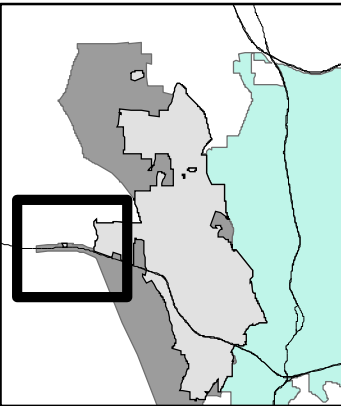
TYPE OF REQUEST	**INFORMATION REQUESTED (Refer to Attached Key)
SUBDIV. FINAL PLAT / EXEMPT PLAT	1, 18, 19, 21, 23, 31, 33, 34, 38
CONDITIONAL USE PERMIT (CUP)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38
CUP MODIFICATION	SAME AS CONDITIONAL USE PERMIT (CUP)
SPECIAL USE PERMIT (SUP)	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38
SUP MODIFICATION	SAME AS SPECIAL USE PERMIT (SUP)
ZONING PERMIT (Project)	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36, 37, 38
ZONING PERMIT (Building) Residential Infill & Additions	9, 10, 22, 24, 34, 37 (also see "Building Permit Review - Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 38
VARIANCE	4, 5, 10, 20, 29, 34, 38, Attachment A
APPEAL	4, 5, 38, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

APPLICANT: *David Boer*

DATE: 6/28/17

OWNER:

DATE:



Carrboro Chapel Hill

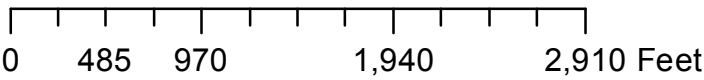
Legend

**THIS MAP IS NOT A CERTIFIED SURVEY
NO RELIANCE MAY BE PLACED IN ITS
ACCURACY**

The Town of Carrboro assumes no liability for damages caused by inaccuracies in this map or supporting data and makes no warranty, expressed or implied, as to the accuracy of the information presented. The fact of distribution does not constitute such a warranty.

TOWN OF CARRBORO
301 W. Main St.
Carrboro, NC 27510

Printed Jan 3, 2012



BOER BROTHERS HEATING & COOLING CONDITIONAL USE PERMIT (CUP) & CONSTRUCTION DRAWING

626 & 630 HWY 54, CARRBORO, NORTH CAROLINA

ORANGE COUNTY

JUNE 24, 2017

REVISED - 10-25-2017

PREPARED FOR:

DEVELOPER:

BOER BROTHERS HEATING & COOLING

1104 HWY 54W #333

CARRBORO, N.C. 27510

(919)-813-2556

OWNER:

MILTON & JEAN SAFFELLE

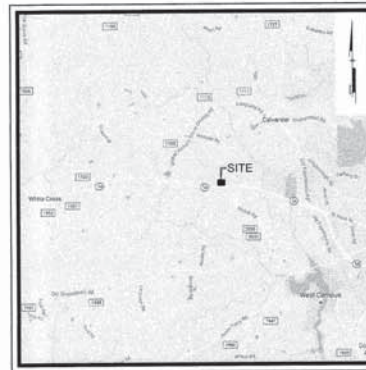
105 DAVID MILLER COURT

CHAPEL HILL, NC 27517

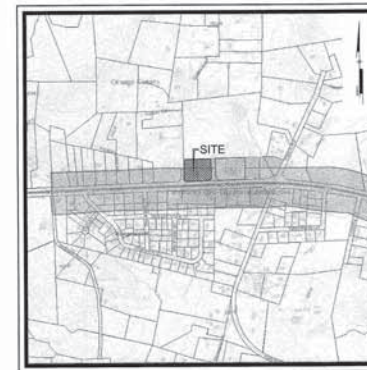
SHEET LIST TABLE		
SHEET NAME	SHEET NUMBER	SHEET TITLE
CS0001	1	COVER SHEET
CS0002	2	GENERAL NOTES SITE DATA & MASTER LEGEND
CS0003	3	EXISTING CONDITIONS PLAN
CS0004	4	DEMOLITION PLAN
CS1001	5	SITE PLAN
CS1501	6	SITE GRADING & DRAINAGE PLAN
CS1701	7	UTILITY PLAN
CS2001	8	LANDSCAPE PLAN
CS2201	9	LIGHTING PLAN
CS3501	10	STORMWATER PLAN AND PROFILE
CS3502	11	STORMWATER PLAN AND PROFILE
CS6001	12	SITE DETAILS
CS6002	13	SITE DETAILS
CS6003	14	LANDSCAPE DETAILS
CS8001	15	EROSION CONTROL PLAN
CS8501	16	EROSION CONTROL DETAILS
A1		FLOOR PLAN
A2		ELEVATIONS
A3		PERSPECTIVE



SOILS MAP
Scale: 1" = 500'



LOCATION MAP
Scale: 1" = 3000'



ZONING MAP
Scale: 1" = 1000'

SUMMARY INFORMATION		PROPOSED USE NUMBER 4.100	
WMA (WATERMESH LIGHT INDUSTRIAL)	REQUIRED (DNR-S)	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	134,354 S.F. (2.63 AC.)	134,354 S.F. (2.63 AC.)
MIN. LOT WIDTH	300 FT	379.6 FT	379.6 FT
MAX. BUILDING HEIGHT	35 FT	N/A	< 35 FT
MAX. BUILDING COVERAGE		22,400 S.F.	13,772 S.F.
IMPERVIOUS AREAS			
BUILDING	N/A	22,400 S.F. (FOUNDATION)	13,306 S.F. (UNDER ROOF)
PAVEMENT / OTHERS		21,500 S.F.	25,100 S.F.
% IMPERVIOUS		36.39%	35.42%
MINIMUM DISTANCE FROM STREET CENTERLINE			
BUILDING	30 FT	N/A	126.32 FT
FREE STANDING SIGN (DET 15-SM)	15 FT	N/A	17 FT
MIN. SIDE YARD SETBACK	20 FT	N/A	54.21 FT
MIN. REAR YARD SETBACK	20 FT	N/A	84.87 FT
PARKING (DET 4.100)	20 (1 SPACE/2 EMPLOYEES ON MAX SHIFT)	N/A	25 Total (24 REGULAR / 1 H.C.)
TAX MAP REFERENCE		97602176N, 97602192E	



Know what's below.
Call before you dig.

PREPARED BY:
PENNONI ASSOCIATES INC.



401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173
F 919.493.6548

PRELIMINARY - NOT FOR CONSTRUCTION

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK



BOER BROTHERS HEATING & COOLING
1104 HWY 54W #333
CARRBORO, NORTH CAROLINA

COVER SHEET

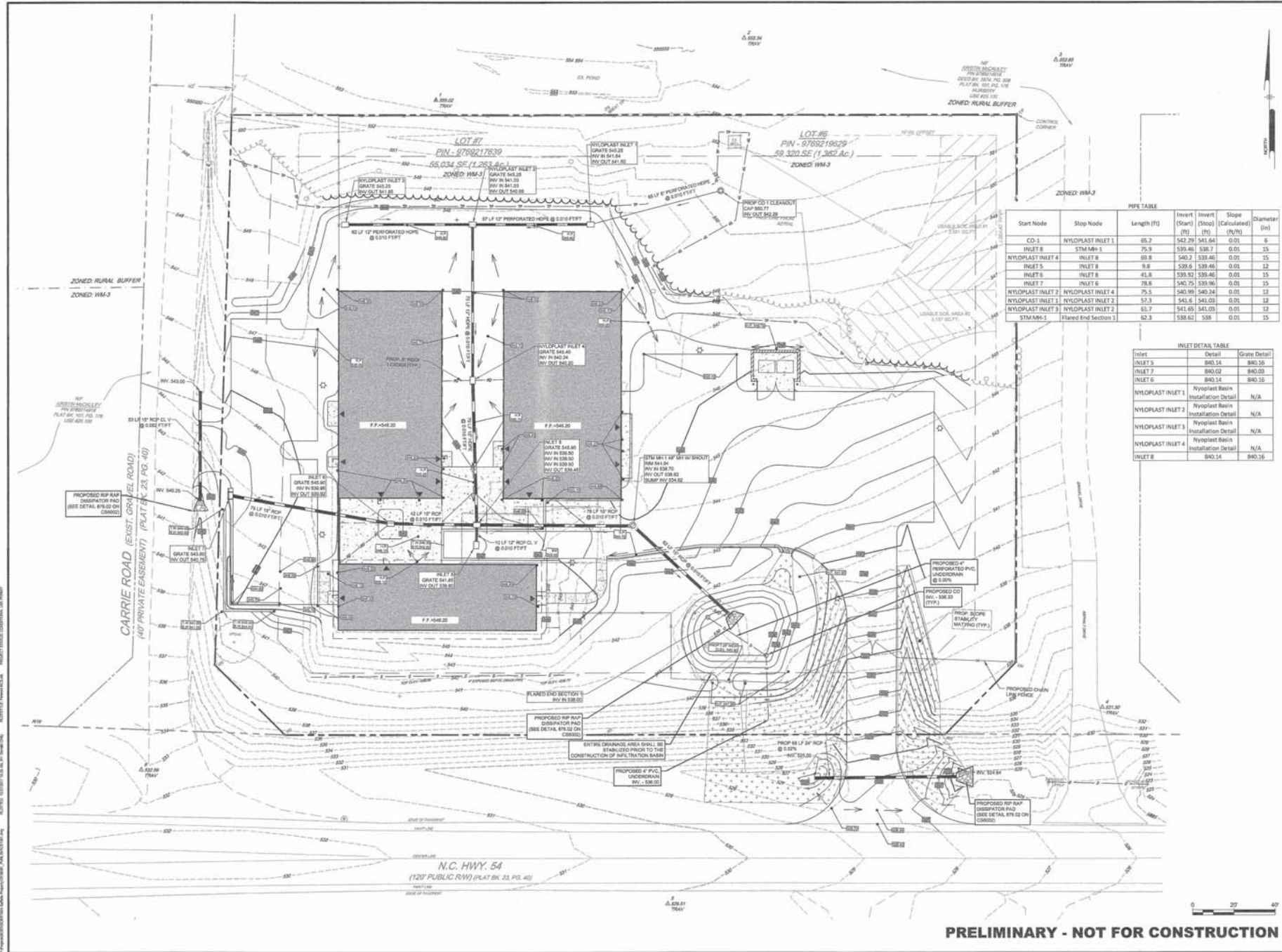
BOER BROTHERS HEATING & COOLING
CARRBORO, N.C. 27510

NO.	DATE	BY	REVISIONS
1	10/25/2017	PM	1. PER TOWN COMMENTS
2	11/14/2017	PM	2. PER TOWN COMMENTS

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PROJECT: BOER1601
DATE: 2017-06-24
DRAWING SCALE: 1" = 20'
DRAWN BY: DMG
APPROVED BY: PCB

CS0001
SHEET 1 OF 16



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Pennoni

Pennoni Associates Inc.
407 Chapel Hill, NC 27514
T 919.825.1173 F 919.483.6548

BOER BROTHERS HEATING & COOLING

SITE GRADING & DRAINAGE PLAN

BOER BROTHERS HEATING & COOLING
1104 HWY 54W #219
CARROLL, N.C. 27933

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

10/17/17

10/17/17

PROJECT: BOER1601

DATE: 2017-08-24

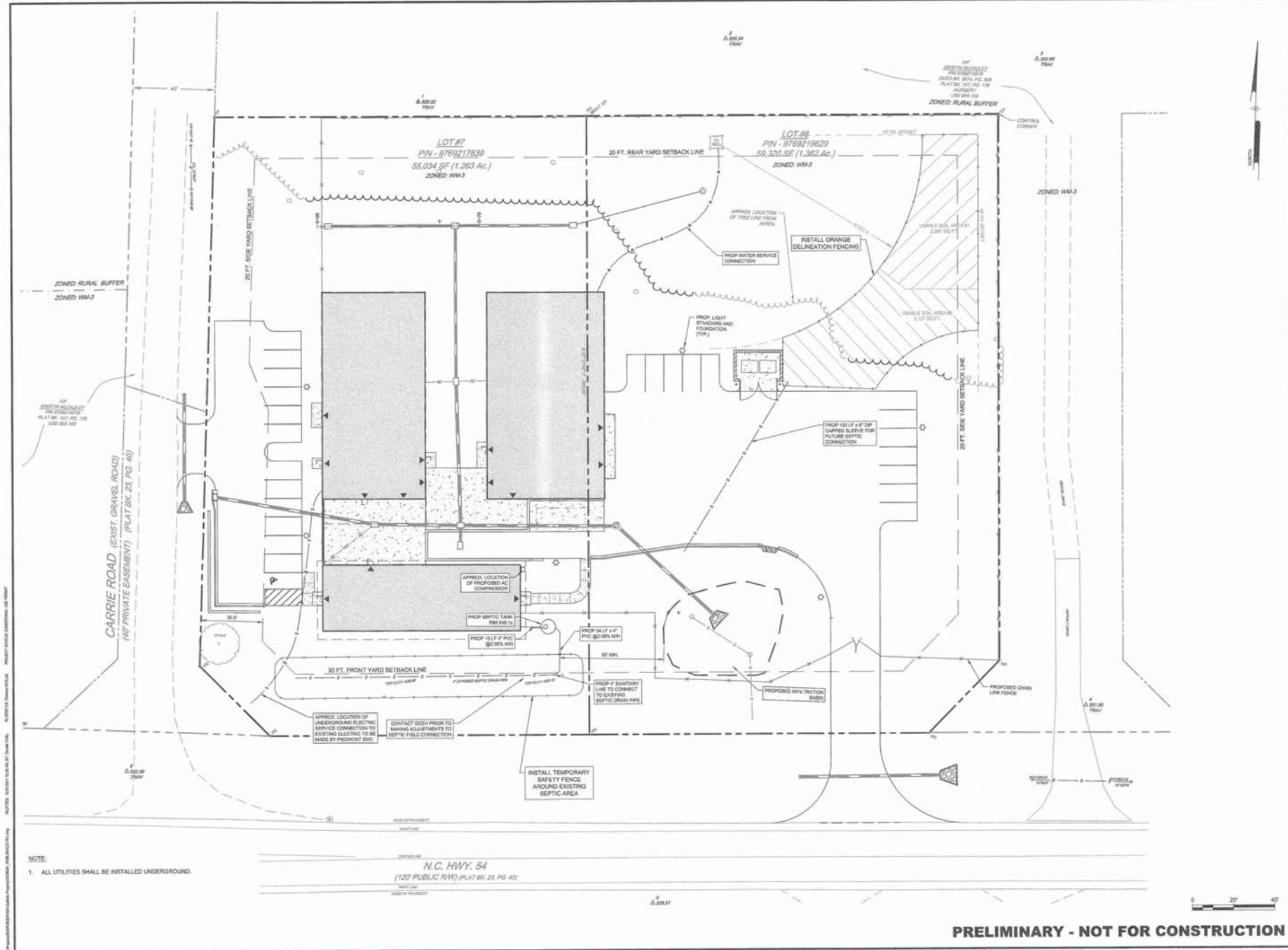
DRAWING SCALE: 1" = 20'

DRAWN BY: OMC

APPROVED BY: PCB

CS1501

SHEET 6 OF 16



NOTE:
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

N.C. HWY. 54
(120' PUBLIC R/W) (PLAT BK. 23, PGS. 40)

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Pennoni Associates Inc.
4000 Chapel Hill, NC 27514
T 919.823.1173 F 919.483.6548

ALL DIMENSIONS MUST BE CHECKED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

BOER BROTHERS HEATING & COOLING
408. 302 AND 304 N.C. HWY. 54
CARRBORO, NORTH CAROLINA

UTILITY PLAN

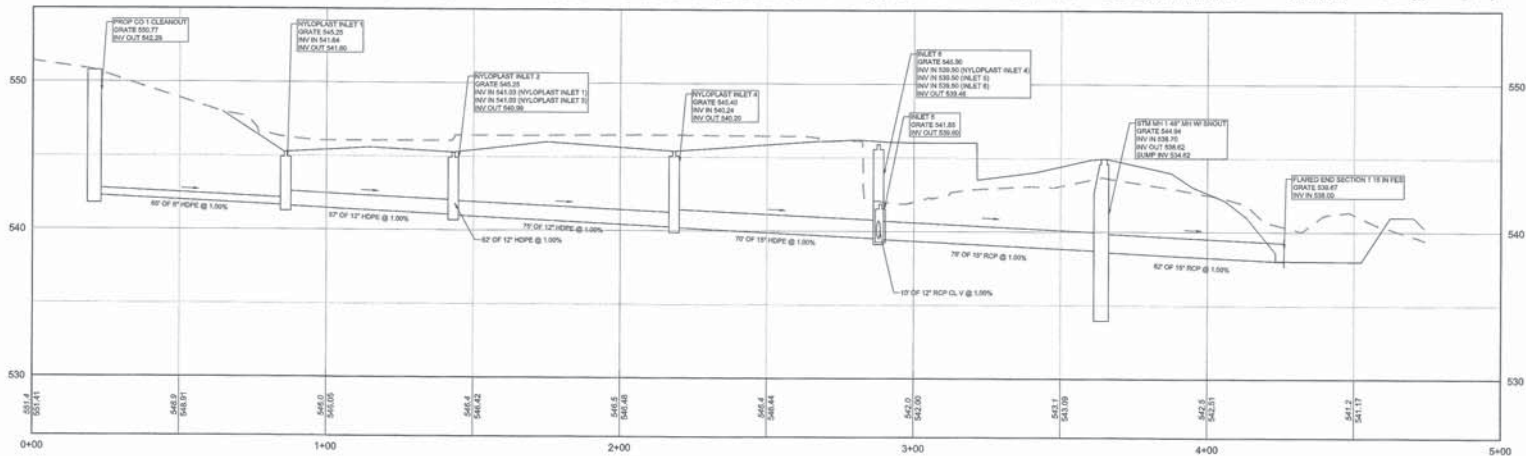
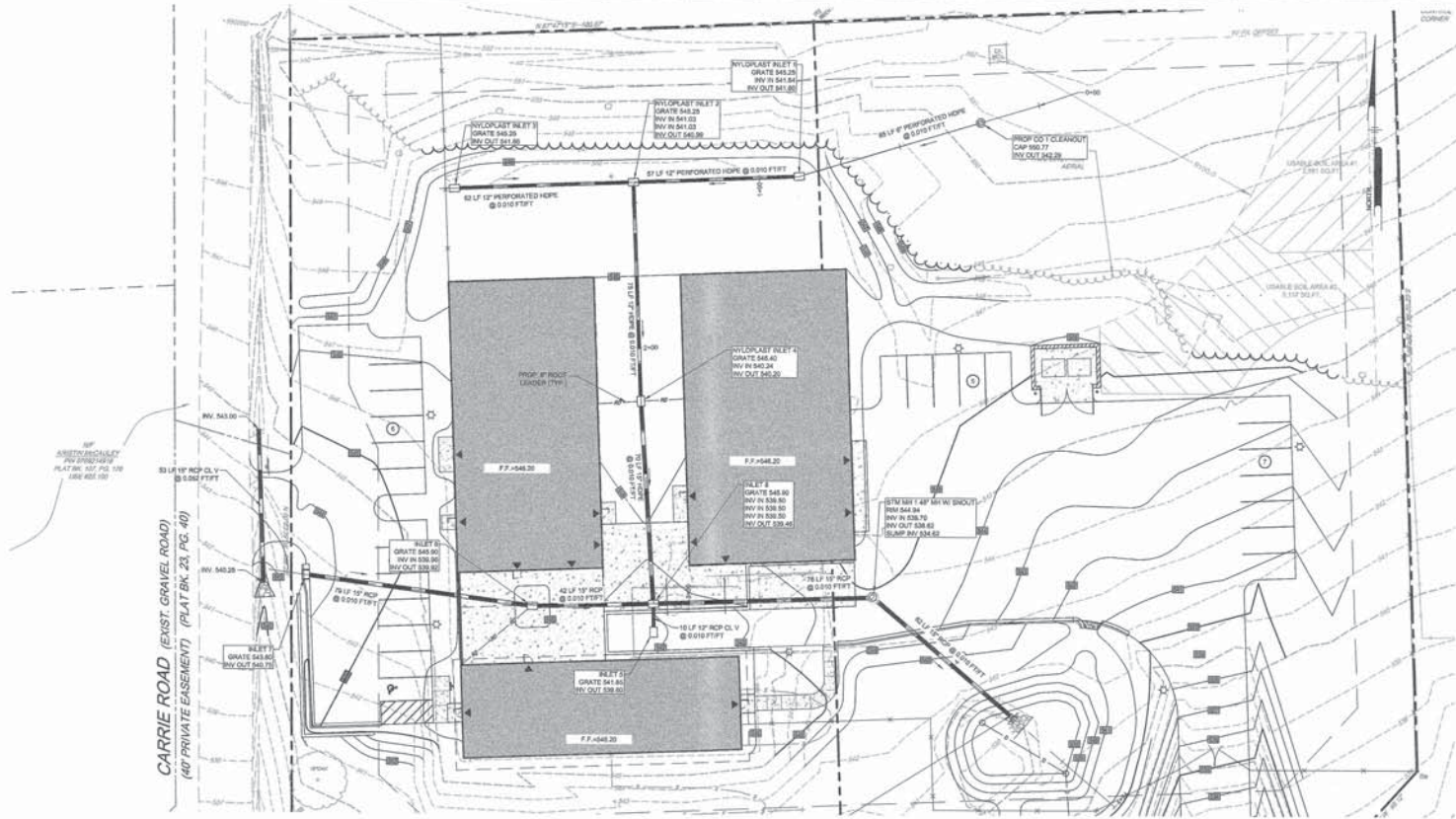
BOER BROTHERS HEATING & COOLING
CARRBORO, N.C. 27510

NO.	DATE	BY	REVISIONS
1	10/27/17	DMC	PER TOWN COMMENTS
2	11/15/17	DMC	PER TOWN COMMENTS

PROJECT: BOER1601
DATE: 2017-06-24
DRAWING SCALE: 1" = 20'
DRAWN BY: DMC
APPROVED BY: PCB

CS1701
SHEET 7 OF 16

PROJECT: 20190115-01 BOER BROTHERS HEATING & COOLING, INC. PROJECT: 20190115-01 BOER BROTHERS HEATING & COOLING, INC.



PIPE RUN 17+00
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 4'

PRELIMINARY - NOT FOR CONSTRUCTION



PENNONI ASSOCIATES INC.
 12700 Old Columbia Road
 Columbia, MD 21046
 T: 302.655.4451 F: 302.654.2895

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 AND OWNER MUST BE NOTIFIED OF ANY
 DISCREPANCIES BEFORE PROCEEDING WITH WORK



BOER BROTHERS HEATING & COOLING
 601.652.4000
 1104 HWY 54W #333
 CARBORO, NC 27510

STORMWATER PLAN AND PROFILE

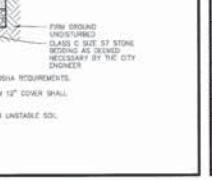
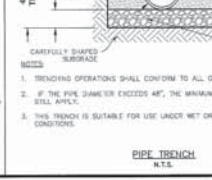
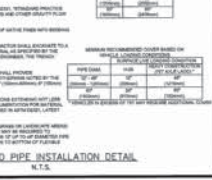
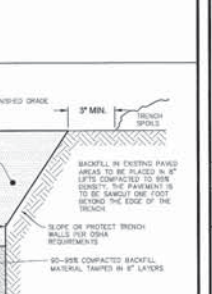
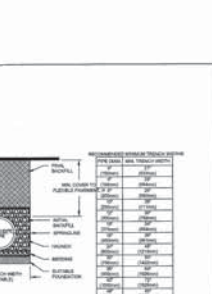
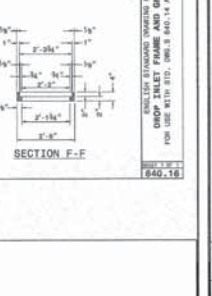
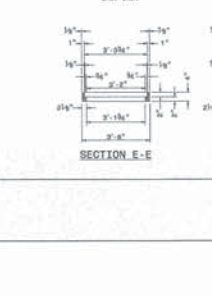
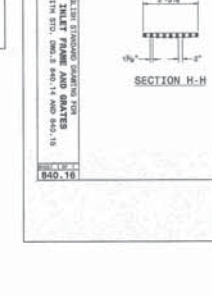
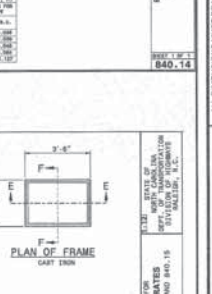
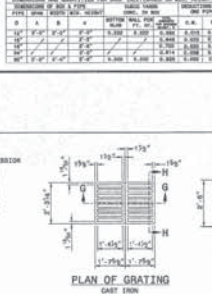
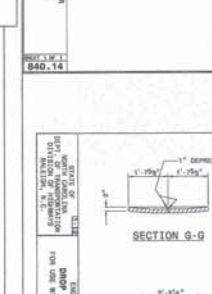
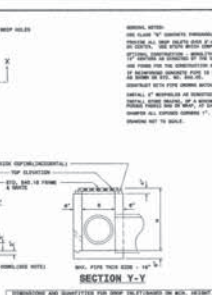
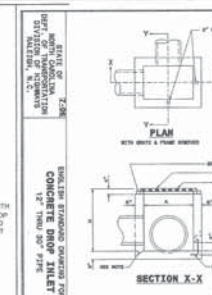
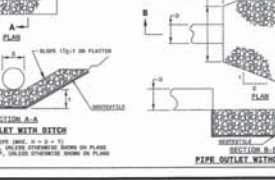
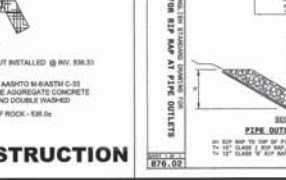
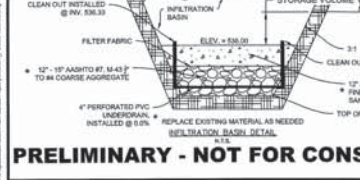
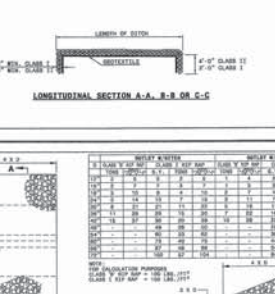
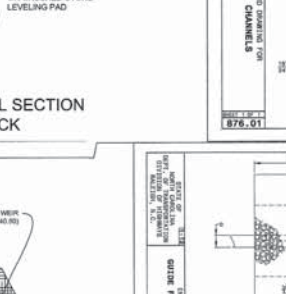
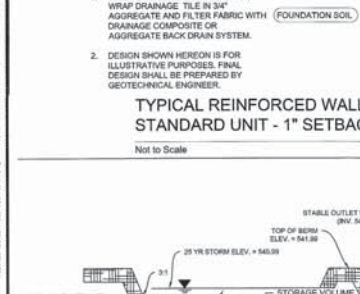
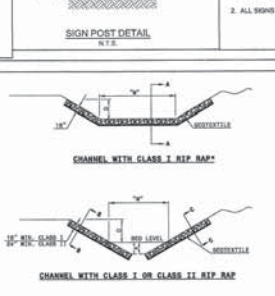
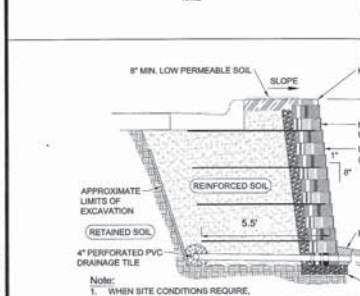
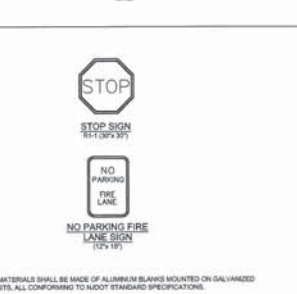
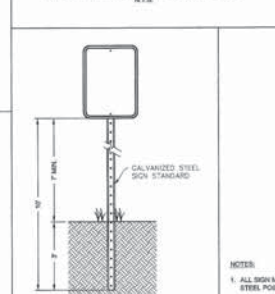
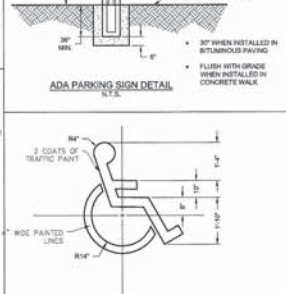
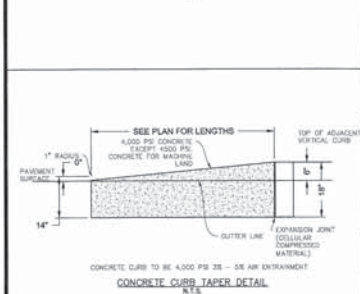
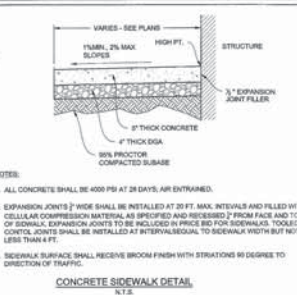
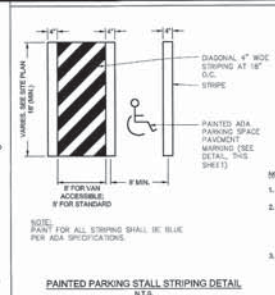
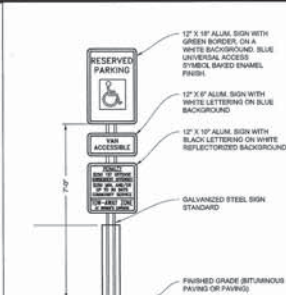
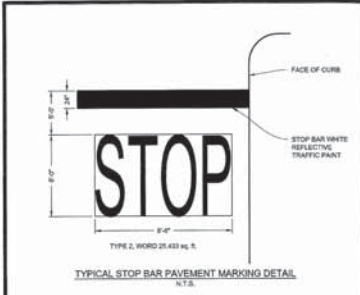
BOER BROTHERS HEATING & COOLING

NO.	DATE	BY	CHK.	REV.	DESCRIPTION
1	2019-11-01	PCB			ISSUED FOR PERMIT

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PROJECT	BOER1601
DATE	2019-11-01
DRAWING SCALE	1" = 20'
DRAWN BY	DMC
APPROVED BY	PCB

CS3501
 SHEET 10 OF 16



Pennoni
PENNONI ASSOCIATES INC.
4000 CHASE HILL RD. SUITE 200
CHASE HILL, NC 27514
T 919.453.6548

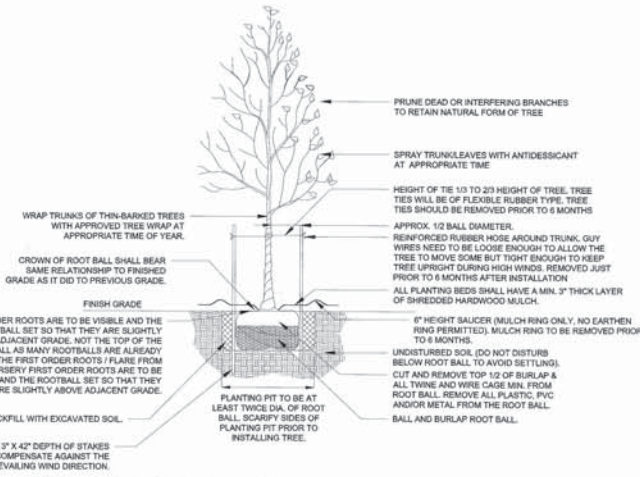
Boer Brothers Heating & Cooling
BOER BROTHERS HEATING & COOLING
CARBORO, NORTH CAROLINA
SITE DETAILS
BOER BROTHERS HEATING & COOLING
CARBORO, N.C. 27810

PROJECT: BOER1601
DATE: 2017-06-24
DRAWING SCALE: 1" = 20'
DRAWN BY: DMAC
CHECKED BY: PCB
APPROVED BY: PCB

CS6002
SHEET 13 OF 16

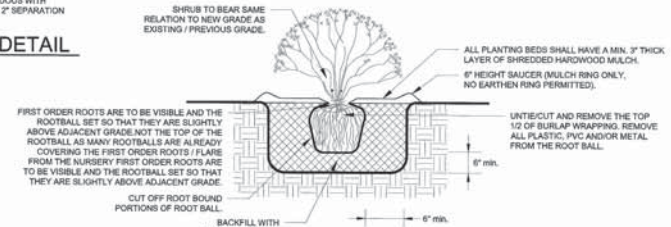
LANDSCAPING SPECIFICATIONS

- THE CONTRACTOR SHALL PROVIDE ALL LABORS, MATERIALS, ETC NECESSARY TO COMPLETE ALL PLANTING AS SHOWN ON THIS DRAWING, AS SPECIFIED HEREIN AND/OR AS REQUIRED BY JOB CONDITIONS. THE WORK IN GENERAL INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: (1) PROVIDE ALL PLANT MATERIAL AS INDICATED. (2) EXCAVATION OF TREE PITS. (3) TOPSOIL BACKFILL FOR TREE PITS. (4) FERTILIZING, GUYING, WRAPPING. (5) MAINTENANCE AND GUARANTEE. (6) ALL OTHER ITEMS NECESSARY TO MAKE WORK COMPLETE.
- TOPSOIL SHALL BE SUPPLIED BY THE CONTRACTOR IN NECESSARY QUANTITY. THE CONTRACTOR MAY USE TOPSOIL AFTER SECURING SOIL TEST AND APPLYING RECOMMENDED TREATMENT THEREOF. TOPSOIL SHALL BE FERTILE, FINE LOAM OF NATURAL CHARACTERISTICS TYPICAL OF TOPSOIL OF LOCALITY, FREE OF NOXIOUS WEEDS, STONES LARGER THAN TWO INCHES, AND ALL OTHER DELETERIOUS MATERIAL.
- FERTILIZER SHALL BE OF 5-10-15 FORMULA, OF A RECOGNIZED MANUFACTURER OF COMMERCIAL FERTILIZER, AND SHALL CONFORM TO THE APPLICABLE STATE AND LOCAL FERTILIZER LAWS. IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING, SHALL NOT BE STORED IN DIRECT CONTACT WITH THE GROUND AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL, OPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEE ANALYSIS. AZALEA - CAMELLIA FERTILIZER SHALL BE "AZALEA AND CAMELLIA SPECIAL" OF A RECOGNIZED MANUFACTURER.
- PEAT MOSS SHALL BE BROWN, ACID REACTION ABOUT 5 TO 7 PH LOW IN CONTENT OF WOODY MATERIAL AND FREE OF NATURAL MATTER HARMFUL TO PLANT LIFE, WATER ABSORBING CAPACITY: 100 TO 200 PERCENT; MOISTURE CONTENT 30 PERCENT NATURAL SHREDDED OR GRANULATED.
- THE CONTRACTOR SHALL MAKE, AT HIS EXPENSE, WHATEVER ARRANGEMENTS MAY BE NECESSARY TO ENSURE AN ADEQUATE SUPPLY OF WATER TO MEET THE NEEDS OF THIS CONTRACT. HE SHALL ALSO FURNISH ALL NECESSARY HOSE, EQUIPMENT ATTACHMENTS AND ACCESSORIES FOR THE ADEQUATE IRRIGATION OF LAWNS AND PLANTED AREAS AS MAY BE REQUIRED.
- MULCH SHALL BE CLEAN COARSE PINE BARK MULCH OF APPROVED KIND AS GENERALLY AVAILABLE AT LOCAL MARKETS, APPLIED 3 INCHES IN DEPTH OVER ALL BEDS, SHRUBS, AND TREE PLANTINGS, EXCEPT THAT WHERE SLOPES INDICATE LIKELIHOOD OF WASH, CLEAN BALED WHEAT STRAW SHALL BE USED, AT DRAINAGE EXPOSURE POINTS OR ALONG NATURAL WATERWAYS WHERE CONCENTRATIONS OF SURFACE WATER EMPTY FROM CULVERT OR PAVED DITCH. SOIL, SAVER OR OTHER HEAVY JUTE MESH SHALL BE INSTALLED IN APPROVED MANNER AND TO SUCH EXTENT AS WILL PREVENT EROSION.
- THE NAMES OF PLANTS REQUIRED UNDER THIS CONTRACT CONFORM TO THOSE GIVEN IN STANDARDIZED PLANT NAMES, 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT INCLUDED THEREIN CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE. PLANTS SHALL HAVE A MATURE GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WITH WELL DEVELOPED ROOT SYSTEM AND FREE FROM INFECTION, DISEASES, AND INJURIES. ALL PLANTS SHALL BE PLANTED TO SUCH EXTENT THAT NO LONGER MEETS SPECIFICATIONS. REQUIREMENTS FOR THE MEASUREMENTS, GRADING, QUALITY, BAILING AND BURLAPPING OF PLANTS IN THE PLANT LIST GENERALLY FOLLOW THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN STANDARD FOR NURSERY STOCK. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON SUBMISSION OF PROOF THAT ANY PLANT IS NOT OBTAINABLE AND AUTHORIZATION BY THE OWNER OF A CHANGE ORDER PROVIDING FOR USE OF THE NEAREST EQUIVALENT OBTAINABLE IN SIZE OR VARIETY OF PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUITABLE ADJUSTMENT OF CONTRACT PRICE.
- BALLED AND BURLAPPED PLANTS ("B&B") SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.
- THE CONTRACTOR SHALL BE NOTIFIED BY THE OWNER, WHEN OTHER DIVISIONS OF THE WORK HAVE PROCEEDED SUFFICIENTLY TO COMMENCE WORK ON PLANTING OPERATION. THEREAFTER, PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS DURING THE NEXT SEASON OR SEASONS WHICH ARE NORMAL FOR SUCH WORK. REMOVAL OF ROCK OR OTHER UNDERGROUND OBSTRUCTIONS, RELOCATION OR CONSTRUCTION, AND PROVISION OF DRAINAGE FOR PLANTING AREAS SHALL BE DONE ONLY AS DIRECTED BY THE OWNER.
- NEW PLANTING SHALL BE LOCATED WHERE SHOWN ON THE PLAN EXCEPT WHERE OBSTRUCTIONS BELOW GROUND ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE ONLY AFTER APPROVAL BY THE OWNER. REASONABLE CARE SHALL BE EXERCISED TO HAVE PLANTING PITS DUG AND SOIL PREPARED PRIOR TO MOVING PLANTS TO THEIR RESPECTIVE LOCATIONS TO ENSURE THAT THEY WILL NOT BE UNNECESSARILY EXPOSED TO DRYING ELEMENTS OR TO PHYSICAL DAMAGE. DIAMETER OF PITS FOR TREES AND B&B SHRUBS AND VINES SHALL BE AT LEAST TWO FEET GREATER THAN THE DIAMETER OF THE BALL OR SPREAD OR ROOTS.
- SOIL USED IN PLANTING SHALL BE TOPSOIL OR SUITABLE EXISTING SOIL, EITHER OR WHICH SHALL BE THOROUGHLY MIXED WITH ONE PART OF PEAT AND ONE PART OF MANURE TO FIVE PARTS OF SOIL. VERY POOR SOIL, GRAVEL, HARD-PAN, OR OTHER SOIL INJURIOUS TO PLANTS SHALL NOT BE USED. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL, HAVING A PH OF LESS THAN 6 SHALL BE THOROUGHLY MIXED WITH SUFFICIENT LIMESTONE TO PRODUCE A SLIGHTLY ACID REACTION (A PH OF 6 TO 6.5). SOIL USED IN PLANTING SHALL BE THOROUGHLY SIZED WITH 5 POUNDS OF 5-10-15 FORMULA COMMERCIAL FERTILIZER PER CUBIC YARD. FOR CAMELLIA PLANTINGS, SUBSTITUTE AZALEA-CAMELLIA FERTILIZER IN LIEU OF 5-10-15 COMMERCIAL FERTILIZER.
- ALL PLANTS SHALL BE PLANTED UPRIGHT AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO BURLAP SHALL BE PULLED OUT FROM UNDER BALLS. ROOTS SHALL BE SPREAD IN THEIR NORMAL POSITION. ALL BROKEN OR PRAYED ROOTS SHALL BE CUT OFF CLEANLY. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES SHALL BE STAKED. WIRES SHALL BE ENCASED IN HOSE TO PREVENT DIRECT CONTACT WITH BARK OF THE TREE SHALL BE PLACED AROUND THE TRUNK IN SINGLE LOOP. WIRES SHALL BE TIGHTENED AND KEPT TAUT.
- SHRUB PITS SHALL BE CARRIED TO A DEPTH OF 15-18 INCHES. BACKFILL SHALL BE TOPSOIL MIXED WITH FERTILIZER (5-10-15) AT THE RATE OF 1 LB. PER TWO FEET OF SHRUB HEIGHT EXCEPT THAT 8-10 AZALEA-CAMELLIA FERTILIZER SHALL BE USED ON ALL BROADLEAF EVERGREENS. GROUND COVER SHALL BE PLANTED IN BEDS HAVING A MINIMUM DEPTH OF 6 INCHES. THE PREPARED SOIL USED SHALL BE THOROUGHLY MIXED WITH ONE THIRD PEAT, WITH 4 LBS. OF FERTILIZER (5-10-15) PER 1,000 SQUARE FEET OF BED, AND LIGHTLY COMPACTED. PLANTS SHALL BE EVENLY SPACED AND SET TO FINISHED GRADE LEVEL. AFTER SETTLEMENT, ALL PLANTS SHALL BE MULCHED WITH 3-INCH LAYER OF PINE BARK MULCH WITHIN TWO DAYS AFTER PLANTING. THIS MULCH SHALL ENTIRELY COVER THE AREA OF THE PLANTING PIT, BED, OR SAUCER AROUND EACH PLANT. AT THE TIME OF PLANTING EACH PLANT AND THE SOIL AROUND IT SHALL BE THOROUGHLY SATURATED WITH WATER AND AS MANY TIMES LATER AS SEASONABLE CONDITIONS REQUIRE, UNTIL ACCEPTANCE OF THE WORK.
- CARE SHOULD BE EXERCISED WHEN WATERING TO AVOID FLOODING OF PLANTS AND BEDS, DISPLACEMENT OF MULCH MATERIAL, AND EROSION OF SOIL. AVOID USE OF HIGH PRESSURE HOSES. AFTER ALL OTHER WORK IS COMPLETED, BARK MULCH SHALL BE SPREAD TO A DEPTH OF 3 INCHES MINIMUM AROUND ALL PLANTING BEDS.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. NEW PLANTING SHALL BE PROTECTED AS MAINTAINED FOR A PERIOD OF TEN (10) WEEKS AFTER FINAL ACCEPTANCE OF THE WORK BY THE OWNER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RESETTLEMENT PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORATION OF PLANTING SAUCER, AND OTHER NECESSARY OPERATIONS. PROTECTION TO EXISTING LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY. ADEQUATE PROTECTION FOR LAWN AREAS AGAINST TRESPASSING DURING PLANTING OPERATIONS AND AGAINST DAMAGE OF ANY KIND SHALL BE PROVIDED. NOTHING IN THESE SPECIFICATIONS IS INTENDED TO RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO REPAIR EXISTING LAWN AREAS DAMAGED BY WORKMEN ENGAGED IN THE COMPLETION OF THIS PROJECT.
- INSPECTION OF THE WORK TO DETERMINE COMPLETION OF THE CONTRACT EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTINGS, WILL BE MADE BY THE ENGINEERS LANDSCAPE DESIGNER AT THE CONCLUSION OF THE INSTALLATION PERIOD UPON WRITTEN NOTICE REQUESTING SUCH INSPECTION. REQUEST SHALL BE SUBMITTED BY CONTRACTOR AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED DATE FOR INSPECTION. AFTER INSPECTION, THE CONTRACTOR WILL BE NOTIFIED IN WRITING BY THE OWNER OF ACCEPTANCE OF THE WORK, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS CONTRACTOR WILL BE NOTIFIED OF THE REQUIREMENTS NECESSARY FOR COMPLETION OF THE WORK.
- NURSERY STOCK SHALL BE FULLY GUARANTEED FOR ONE FULL YEAR. ALL PLANTS THAT FAIL TO MAKE NEW GROWTH FROM A DORMANT CONDITION OR THAT DIE DURING THE FIRST YEAR AFTER PLANTING SHALL BE REPLACED. ALL REPLACEMENTS SHALL CONFORM WITH THE ORIGINAL SPECIFICATIONS AS TO SIZE AND TYPE. ALL GUARANTEES ARE PREDICATED ON THE ASSURANCE THAT THE OWNER HAS PROPERLY CARED FOR ALL PLANTS AFTER THE CONTRACTOR HAS BEEN RELEASED FROM HIS MAINTENANCE OBLIGATIONS. IN THE EVENT THAT A DIFFERENCE OF OPINION SHALL ARISE OVER THE REPLACEMENT OF ANY PLANT, THE DECISION OF THE ENGINEER'S LANDSCAPE DESIGNER SHALL BE FINAL. ALL COSTS OF REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.



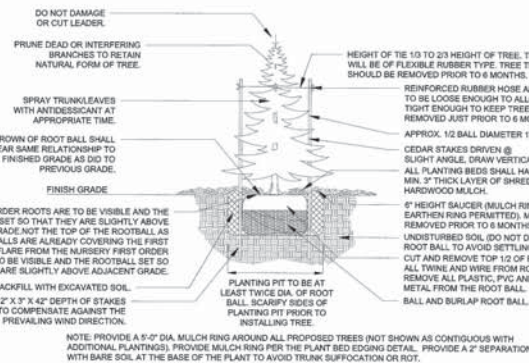
TYPICAL DECIDUOUS TREE PLANTING DETAIL

SOURCE: PENNONI N.T.S.



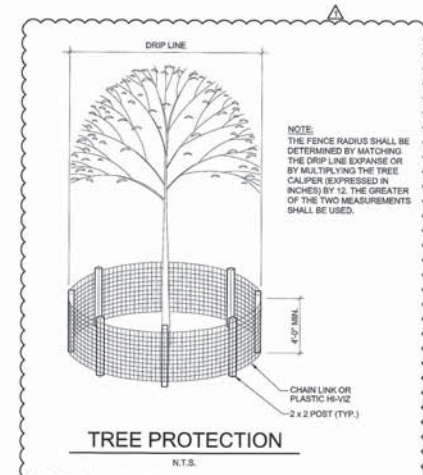
SHRUB PLANTING - BALL AND BURLAP DETAIL

SOURCE: PENNONI N.T.S.



TYPICAL EVERGREEN TREE PLANTING

SOURCE: PENNONI N.T.S.



TREE PROTECTION

N.T.S.

NOT FOR CONSTRUCTION



BOER BROTHERS HEATING & COOLING
1410 NORTH CAROLINA
CAROLINA, NORTH CAROLINA

LANDSCAPE DETAILS

BOER BROTHERS HEATING & COOLING
CAROLINA, NORTH CAROLINA

PROJECT	BOER1601
DATE	2017-06-24
DRAWN BY	TJM
APPROVED BY	SLS
SHEET	14 OF 16

CS6061

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Calculation Summary		Units		Avg		Max		Min		Avg/Min		Max/Min	
Label	CalcType	Fc		1.12		2.2		0.4		2.80		5.50	
Loading Area	Illuminance	Fc		1.14		2.0		0.2		5.70		10.00	
Parking 1	Illuminance	Fc		1.23		1.6		0.7		1.76		2.29	
Parking 2	Illuminance	Fc		1.39		1.9		0.8		1.74		2.38	
Parking 3	Illuminance	Fc		1.24		3.8		0.2		6.20		19.00	
Pedestrian Drive	Illuminance	Fc		0.02		0.2		0.0		N.A.		N.A.	
Vertical Spill @ 5'	Illuminance	Fc		0.02		0.2		0.0		N.A.		N.A.	

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
SD4	2	SD4	SINGLE	0.855	EALSD2_D4AF750	87	10000
SD4, front shield	2	SD4, front shield	SINGLE	0.855	1-EALSD2_D4AF750 WITH ELS-EAL-RF3-BLK	87	5700
SD2, back shield	1	SD2, back shield	SINGLE	0.855	1-EALSD2_D2AN750 WITH ELS-EAL-RBL-BLK	87	10000
SD2, right shield	1	SD2, right shield	SINGLE	0.855	1-EALSD2_D2AN750 WITH ELS-EAL-ASS-BLK	87	10300

Scale: 1 inch= 30 Ft.

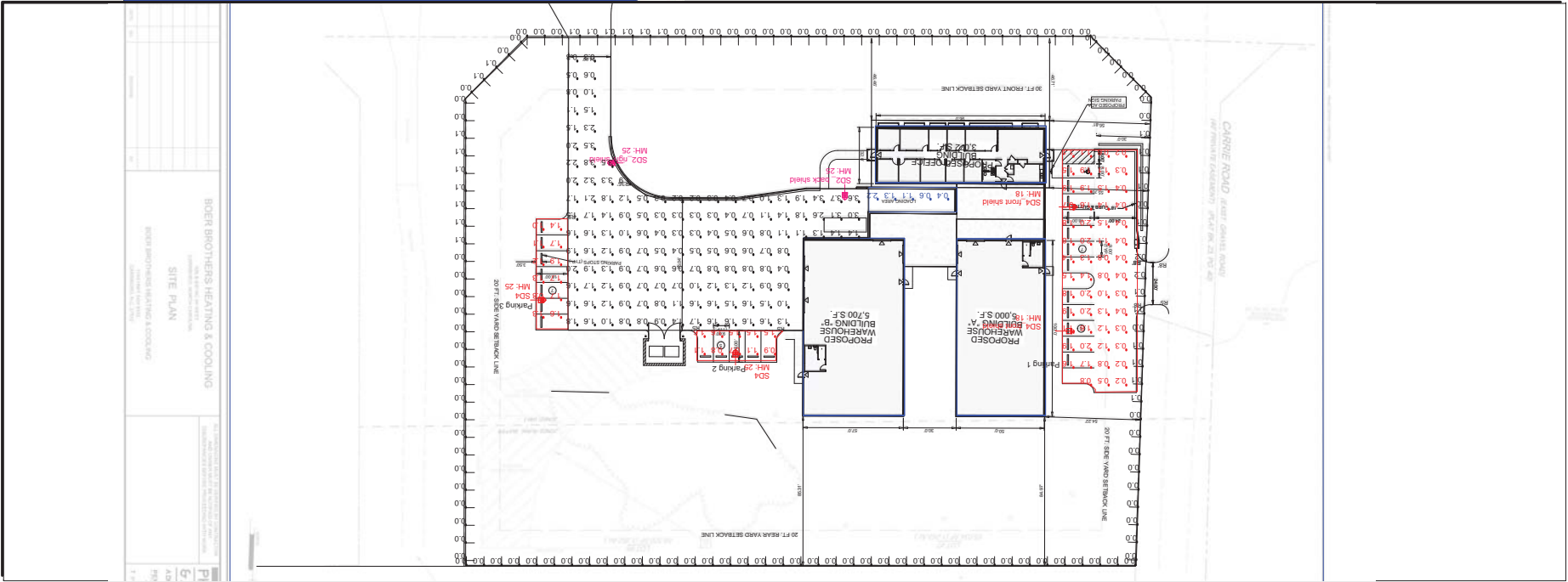
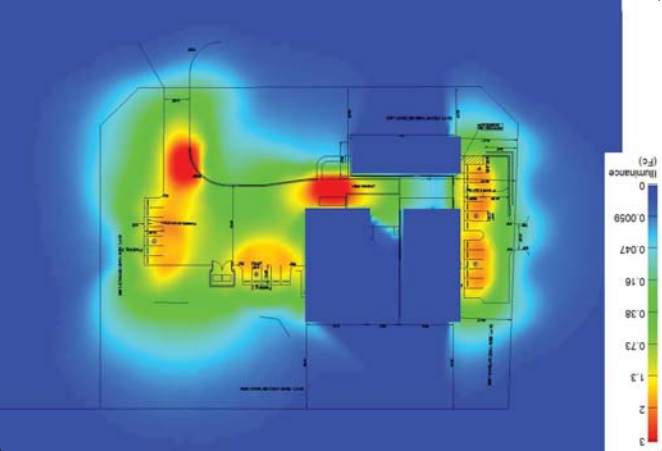


Image File : From Clipboard



Piedmont EMC Boer
GE EVOQUE LED AREA LIGHT
Horizontal (as shown)
Values at 25000 hours

Designer: Isaiah Freewood
Date: 1/14/2017
GE Drawing #: A1733890-Piedmont EMC Boer AGI

Provided by:
Boer Brothers Heating & Cooling
11111 Highway 101, Suite 101
Charlotte, NC 28213
P: 704.366.3073
F: 704.366.3073
www.boerbros.com

current
powered by GE

FEATURES & SPECIFICATIONS

INTENDED USE — Our recessed LED module is the most economical means to create a well lit environment with exceptional energy efficiency and near zero maintenance. Great for retrofit into existing downlight cans or new construction and remodel applications. Unique torsion spring and friction clip retention allows fitment into nearly 100% of installed cans. The LED module maintains at least 70% light output for 50,000 hours.

CONSTRUCTION — Aluminum die cast reflector with deep baffle configuration for reduced glare. Combined LED and driver printed circuit board attached. Inner reflector cone funnels light through the pressed-in diffused lens.

Baffle and open trim inserts are available in multiple finishes.

OPTICS — Diffused lens at end of mixing chamber to provide even light distribution for general illumination, equivalent to 65W BR30 or 100W BR30 lamp.

Wide flood beam angle at >45°.

ELECTRICAL — Center 2 Edge™ (patent pending) technology created for a single point source. Primary power disconnect provided for simple connection to a dedicated LED connector in the housing.

Dimming down to 10%. For compatible dimmers, refer to [Compatible Dimmers Chart](#).

725-lumen P series has an input wattage of 12.7 watts, 57 lumens per watt, equivalent to 65-watt incandescent.

P Series' patent pending driver has zero inrush, which allows power loads to be calculated with actual rated wattages.

Example: 47 units of 6BPMW LED fixtures can be installed in line with a 600-watt dimmer. 600W/12.7W = 47 fixtures.

950-lumen P series has an input wattage of 15.2 watts, 63 lumens per watt, equivalent to 100-watt incandescent.

INSTALLATION — Suitable for installation in standard and shallow-height rough-in sections.

E26 socket adaptor and splice kit ships standard. This enables easy installation or permanent conversion to an LED source for Title 24 compliance.

Twin torsion springs ensure easy installation.

Friction clips included to allow fitment into cans without torsion brackets from an inside diameter of 6.0" to 7.0".

LISTINGS — CSA certified to US and Canadian safety standards. California T24 compliant. Wet location listed for indoor use only. WSEC ASTM E283 for Air-Tight (with IC housings). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

PATENTS PENDING.

Catalog Number
Notes
Type

LED Recessed Downlighting

6BP/60P

6" LED Module

IC/Non-IC
Retrofit



Torsion mount shown



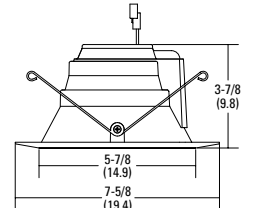
Friction clip shown
(included)



E26 adaptor
(included)



Splice kit
(included)



Specifications

Aperture: 5-7/8 (14.9)

Ceiling opening: Determined by rough-in

Overlap trim: 7-5/8 (19.4)

Height: 3-7/8 (9.8)

All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: 6BP TRMW LED 27K 90CRI

Series/Finish	Lamp	CCT / CRI / W / Lumens ¹	Voltage	Options
6BPMW 6" Baffle LED module, matte white	LED	(blank) 3000 K / 83 CRI / 12.7W / 725L	(blank) 120V	L7XLED T24 New construction rough-in LED base
6BP TRMW 6" Baffle LED module, black baffle, matte white flange		27K 90CRI 2700 K / 93 CRI / 10.25W / 600L		L7XRLED T24 Remodel rough-in LED base
6BPBN 6" Baffle LED module, brushed nickel		30K 90CRI 3000 K / 93 CRI / 10.25W / 600L		LC6LED T24 New construction rough-in LED base
6BPORB 6" Baffle LED module, oil-rubbed bronze		40K 90CRI 4000K / 92CRI / 9.9W / 650L		L7X New construction rough-in ²
	HL LED	(blank) 3000 K / 83 CRI / 15.2W / 950L	(blank) 120V	L7XR Remodel rough-in ²
		27K 90CRI 2700 K / 93 CRI / 16.7W / 860L		L7XP New construction shallow rough-in ²
		30K 90CRI 3000 K / 93 CRI / 16.7W / 860L		L7XPR Remodel shallow rough-in ²
		40K 90CRI 4000K / 92CRI / 16.4W / 950L		LC6 New construction rough-in ²
60PA 6" Open LED module, clear diffuse	LED	(blank) 3000 K / 83 CRI / 12.7W / 725L	(blank) 120V	LCP New construction shallow rough-in ²
60PAZ 6" Open LED module, clear specular		27K 90CRI 2700 K / 93 CRI / 10.25W / 600L		L7XLED T24 New construction rough-in LED base
60PA TRMW 6" Open LED module, clear diffuse, matte white flange		30K 90CRI 3000 K / 93 CRI / 10.25W / 600L		L7XRLED T24 Remodel rough-in LED base
60PAZ TRMW 6" Open LED module, clear specular, matte white flange		40K 90CRI 4000K / 92CRI / 9.9W / 650L		LC6LED T24 New construction rough-in LED base
	HL LED	(blank) 3000 K / 83 CRI / 15.2W / 950L	(blank) 120V	L7X New construction rough-in ²
		27K 90CRI 2700 K / 93 CRI / 16.7W / 860L		L7XR Remodel rough-in ²
		30K 90CRI 3000 K / 93 CRI / 16.7W / 860L		L7XP New construction shallow rough-in ²
		40K 90CRI 4000K / 92CRI / 16.4W / 950L		L7XPR Remodel shallow rough-in ²
				LC6 New construction rough-in ²
				LCP New construction shallow rough-in ²

Accessories: Order as separate catalog number.

TSA6	Makes non-bracket housing compatible with the LED module; ships as units, J6 or J25
FL2LED	Makes L7XF housings compatible with the LED module

Notes

- Total system delivered lumens.
- Must be ordered on a separate line.

See page 2 for Trim Inserts.



WSQ LED

Architectural Wall Sconce



Inverted available with
WLU option only.

Specifications

Luminaire

Height: 9-3/8"
(23.8 cm)

Width: 18"
(45.7 cm)

Depth: 9"
(22.8 cm)

Weight: 17 lbs
(7.7 kg)

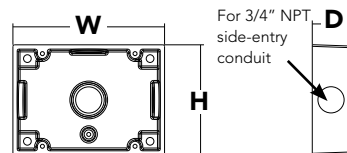


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSQ LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSQ LED 2 10A700/40K SR3 MVOLT DDBTXD

WSQ LED							
Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ³	Finish (required)
WSQ LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	700 mA options: 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 480	Shipped included (blank) Surface mount Shipped separately ² BBW Surface-mounted back box UT5 Uptilt 5 degrees	Shipped installed PE Photoelectric cell, button type ^{4,5} SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup, non CEC compliant ^{6,7} WLU Wet location door for up orientation ⁸ PIR Motion/ambient light sensor ⁹ DS Dual switching ¹⁰ Shipped separately VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

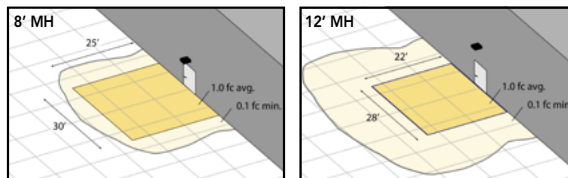
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of [NFPA 70/NEC 2008 - 700.16](#)

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4
MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
- May also be ordered separately as an accessory. Ex: WSBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- Cannot be used in California. Not qualified under CEC T20 requirements.
- WLU not available with PIR or ELCW.
- Specifies the [SensorSwitch SFOD-7-ODP](#) control (photocell included); see [Motion Sensor Guide](#) for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
- Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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WSQ-LED
Rev. 11/01/17

From: [Peter Bellantoni](#)
To: [Jeff Kleaveland](#)
Cc: [Timothy A. Smith](#)
Subject: Traffic Boer Site Plan (Saffelle Site) : HWY 54 / Carrie Road : Carrboro, NC
Date: Thursday, June 30, 2016 5:51:10 PM
Attachments: [ATT00001.png](#)

Jeff

As we discussed on Tuesday, we have reviewed with the Boer's how they run their business operationally.

The Shop

The first install team arrives at 6 am. They have a total of six (6) install teams and two (2) technicians that are staggered throughout the morning. All Installation teams leave the shop by 8:45 am; they leave about 5 vehicles parked on-site. Around 8:00 am, the technicians begin their day; typically, they (technicians) report directly to their first job site and do not stop by the shop although they usually make a stop to the shop sometime during the day. Additionally, there may be an extra company vehicle or two that are not being driven (on any given day) and would remain at the site during the day.

Between 4:00 pm and 7:00 pm, the teams begin to trickle back to the shop and unload their trucks. The maximum trucks/service employee's personal cars that would be parked on-site at any one time would be approximately 12. Typically, the most time an employee is on-site (at the warehouse) is approximately an hour.

The office

Approximately eight (8) members of the staff will utilize the office space. The first office employee arrives around 8:00 am, with the remainder arriving by 8:30 am. Office staff typically will all be gone by approximately 6:00 am. During office hours, there will be approximately eight (8) vehicles parked at the office. On a rare occasion, the office is visited by a customer or vendor.

It is anticipated that the peak number of vehicles on-site for this operation will be approximately 20.

I hope this helps with. Please let me know if you need anything else.

Thanks

Pete

Also, I'll be away next week. Please contact Tim Smith here to let him know what time this project will be on the agenda on Wednesday (7/6/16)

Peter Bellantoni, PE

Philip Post & Associates, A Division of Pennoni

401 Providence Road, Suite 200 | Chapel Hill, NC 27514

Direct: 919-230-9214



401 Providence Road
Suite 200
Chapel Hill, NC 27514
T: 919-929-1173
F: 919-493-6548
Firm License #: F-1267

www.pennoni.com

September 15, 2017

Town of Carrboro

Planning Department

301 West Main Street

Carrboro, NC 27510

Re: Justification for tree removal for Boer Brother Conditional Use Permit

The proposed improvements being proposed by the Boer Brothers in conjunction with the re-development of the Saffelle site (PIN 9769-21-7639 and 9769-21-9629 located at the intersection of NC Hwy 54 and Carrie Road), will require removal of a majority of two (2) existing trees in excess of 18 inches in DBH. The trees which are both 22" oak trees are located along the edge of pavement near the existing pond along Hwy 54. The removal of these trees is necessary to install the stormwater management improvements that are being proposed in conjunction with the re-development of the site. The existing four (4) willow trees along the westerly side of the site along the existing building foundation will need to be removed to construct the new buildings.

General Project Description/Stormwater Management

GENERAL PROJECT DESCRIPTION

Boer Brothers Heating and Cooling is proposing to re-develop the subject tract (Parcel Identification Numbers: 9769217639 and 9769219629) located along northerly side of NC 54, to the east of the intersection with Carrie Road (Private Road) in Orange County, North Carolina. The existing site consists of a partially wooded lot with a concrete foundation and asphalt driveways and parking areas. The proposed project area is approximately 2.63 acres and will include the construction of one (1) office building and two (2) warehouse buildings, totaling 13,772 square feet. Associates site improvements such as parking/loading areas, a stormwater conveyance system, enhanced infiltration basin, enhanced water and septic facilities, landscaping and lighting necessary to support the development. Access to the site will be provided by the two (2) existing full access driveways; one (1) onto NC-54 and one (1) onto Carrie Road. Minor modifications to the existing driveways will be made to facilitate access to the site. Pertinent data characterizing the existing and proposed site conditions are shown on the accompanying Site Plans.

STORMWATER MANAGEMENT

As previously indicated, the proposed project is a re-development of this site. The current proposal is to reduce existing on-site impervious area on-site from 43,903 sf to 40,505 sf; a 3,398-sf reduction. Based on the impervious area reduction and the new NC statute, the proposed development is exempt from water quality requirements. Additionally, the Applicant is requesting that the current non-conforming situation be allowed to remain with regard to the current standards for the WM-3 zoning district. An impervious area reduction will also create a reduction in stormwater runoff from the site. Even though a stormwater BMP is not required (based upon the impervious area reduction), the applicant has agreed to propose an infiltration basin to improve water quality in the area as well as further attenuate peak flows from the site. Design calculations for the 1-, 2-, 5-, 10- and 25-year storms will be analyzed for the site.

Under pre-development conditions, one (1) point of interest. POI#1 (located at the southeasterly portion of the drainage area) will be analyzed. This point of interest has been depicted on the Pre-development Drainage Area Plan (included at the end of this report) with associated drainage path and time of concentration for the watershed. Hydrographs have been generated for the 1-, 2-, 5-, 10- and 25-year storm events.

The post development conditions maintain the point of interest for the site. The overall drainage area has been subdivided into three drainage areas due to the proposed development. Post development area #1A follows the existing ditch traveling along Carrie Road and NC 54. Post development area #1B travels through the site via a stormwater conveyance system to be collected by an infiltration basin. Post development area #1C travels along the easterly property line of the site via concentrated surface flow until it reaches the common POI#1. Hydrographs have been generated for the 1-, 2-, 5-, 10- and 25-year storm events.

The infiltration basin has been designed in accordance with the Town of Carrboro Stormwater Regulations and NCDENR Stormwater BMP Manual requirements. The infiltration basin has been designed to drain in 48 hours as specified in the Town's regulations. The infiltration basin will also provide stormwater runoff rate control, and has been designed to reduce the post-development peak flows rates for the 25-year storm events to at or below the corresponding pre-development peak flow rates.

The USDA NRCS Hydrologic Urban Hydrology for Small Watersheds was utilized for calculating the peak runoff rates and generating hydrographs for the pre-development and post-development as defined in the computer watershed software "Hydraflow Hydrographs Extension for AutoCAD Civil 3D 2015". The hydrographs were generated based upon the precipitation amounts provided by NOAA Atlas 14, Volume 2, Version 3 for each storm event.

The storm drainage system was designed to intercept runoff at topographic low points and areas of significant runoff quantities and convey the stormwater runoff to the infiltration basin. Bently® StormCAD® V8i has been utilized for designing the stormwater conveyance system. Conveyance design precipitation amounts are based upon NOAA Atlas 14, Volume 2, Version 3 for each storm event.



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Suite 200
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T: 919-929-1173
F: 919-493-6548
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September 15, 2017

Town of Carrboro

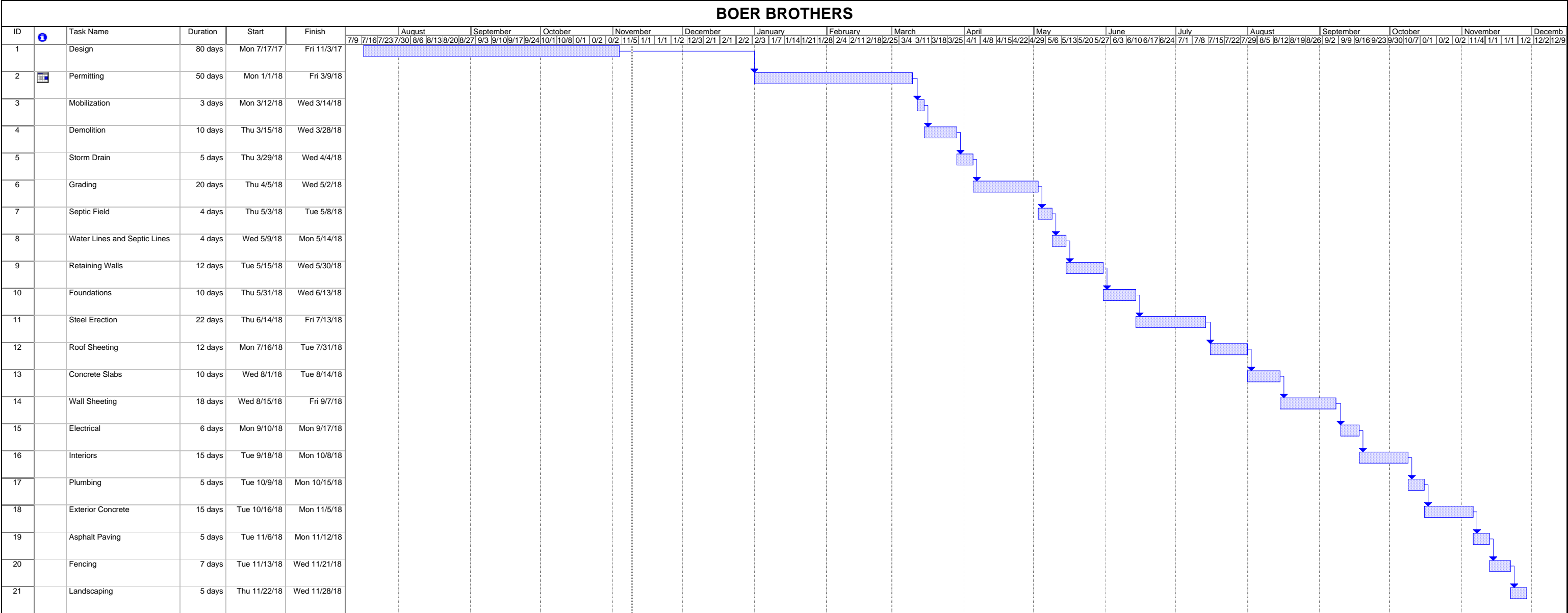
Board of Alderman

301 West Main Street

Carrboro, NC 27510

Re: Justification for Lighting Pole Heights in Excess of 15 feet.

In conjunction with the re-development of the Saffelle site (PIN 9769-21-7639 and 9769-21-9629 located at the intersection of NC Hwy 54 and Carrie Road), Boer Brothers Heating and Cooling is working with Piedmont EMC to design and install Site Lighting; this site lighting will illuminate the parking/travel areas as well as providing site security. Piedmont proposes to install six (6) pole-mounted fixtures on site, four (4) of which will have a 25-foot mounting height and two (2) will have an 18-foot mounting height; these mounting heights exceed the Town's 15-foot mounting height standard. Piedmont's reasoning for requesting this deviation was to be able to provide a uniform light distribution on-site without having an over proliferation of fixtures on the site. It should be noted that a) the lighting levels shown on the Piedmont plan comply with the maximum permissible (lighting) levels at all property lines, and b) taller (fixture) mounting heights are typically utilized in commercial/manufacturing areas – this site is located within the WM-3 (commercial) corridor along Hwy 54 which the town is looking to have developed.





Boer Brothers Heating and Cooling
104 R NC Hwy 54 West #333
Carrboro, NC 27510

Phone: 919-929-9886
Email: boerbrothers@nc.rr.com
Website: www.boerbrothershvac.com

Town of Carrboro

"Good Neighbor" Performance Standard Narrative for 626 & 630 NC 54 West, Carrboro

About Boer Brothers

Boer Brothers Heating and Cooling is a true Carrboro success story. During our 10 years in Carrboro we have grown into a mid-size organization that employs 49 locals and contributes to our area through economic and community impact supporting local business and non-profits. We service Carrboro homes, Carrboro businesses, even Town Hall. Our growth has led us to seek a physical location here that will allow us to keep moving in a positive direction. We are seeking to build an office to house our administrative staff, train our technicians toward excellence and warehouse space to store inventory for quick service of our customers. We have designed a facility to be located at 626 & 630 NC 54 West, Carrboro.

We want to locate in Carrboro because we love this town and want to keep the quality of life high. We plan on doing all in our power to design a project that will minimize our impact on our neighbors.

We would like to provide some feedback on possible neighborhoods impact with regard to:

- Smoke- We do not anticipate the creation of smoke
- Dust- Our office and warehouse should not create much if any dust
- Fumes- No fumes or vapors should be present at any property line
- Vapors,
- Gases – Refrigerant will be stored on service and installation vans in 30lb metal canisters—used refrigerant will be immediately recycled
- Odors – no odors should be present other than those of a hard day's work
- Noise & Noise shall be limited to vehicles coming and going during regular work hours- making deliveries-picking up inventory etc....
- Vibration - none
- Ground water supply – We will be utilizing an existing on-site well. Anticipated usage will be well below the 200 gallons per day per employee threshold (15-168).
- Disposal of Liquid Wastes – Common bathroom/sink wastes will be disposed to an existing on-site septic system. Adequate area on-site for replacement of the system exists.
- Disposal of Hazardous Wastes- this facility will contain no hazardous waste.



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Town of Carrboro

As requested we have considered our potential use of hazardous material on site

Our facility will recycle metal, refrigerant, cardboard, paper. It will have regular office supplies on site, as well as HVAC-R inventory including parts, flex duct, heat pumps, furnaces, gas packs, motors, piping, and wiring. There will be vehicles on site which will have, depending on the vehicle type, regular gasoline or diesel fuel in their tanks.

We will not have on site anything that is considered a hazardous material. But will take special care around two materials. Refrigerant and Coil cleaner (safety data sheet attached) neither of which are flammable.

Refrigerants like used CFCs from totally enclosed heat transfer equipment (i.e., air conditioning and refrigeration systems) are not hazardous wastes when recycled, as long as the refrigerant is reclaimed for further use (40 CFR 261.4(b)(12)).

Boer Brothers reclaims and recycles refrigerant into 30lb canisters on the site of equipment removal during equipment replacement. Those canisters are then taken to the recycling facility weekly.

Safe care requirements include

- Avoid breathing vapors or mist.
- Avoid liquid contact with skin and clothing.
- Provide sufficient air exchange and/or exhaust in work rooms.

Advice on protection against fire and explosion: No special measures against fire required.

- Conditions for safe storage
- Keep valves tightly closed.
- Store in cool, dry well-ventilated place.
- Temperature not to exceed 45oC.
- Store in original cylinder only.
- Protect from contamination.

Evaporator coil cleaner is used in customers' homes to clean their evaporator coils. It comes in one-gallon containers and is standard equipment for a residential service technician. They use it as a part of the customer's preventative maintenance procedure. We will not need to dispose of this material because it will be used up during the pm procedure, offsite.

September 15, 2017

Vision 2020 Narrative for Boer Brothers HVAC Conditional Use Permit

Boer Brothers Heating & Cooling is proposing to re-develop the 2.63-acre Saffelle site (PIN 9769-21-7639 and 9769-21-9629) located at the intersection of NC Hwy 54 and Carrie Road. The redevelopment of this site will consist of the demolition of the existing building pad/foundation and pavement. In its place, three (3) buildings (one (1) office and two (2) warehouse) pavement, enhanced landscaping and stormwater management facilities will be constructed. The proposed site improvements will reduce impervious area by approximately 3,400 sf. As it pertains to the Town of Carrboro's Vision 2020 Document, the proposed development addresses this policy document as follows:

1.0 – Programming, Services and Amenities – Not applicable to this project

2.0 – Development – As previously identified, this project is a re-development project which is reducing impervious area that presently exists and will provide stormwater management facilities for these impervious areas which are within the University Lake Watershed (2.12). The Town has also targeted this area for commercial development which this project addresses.

The project proposes to maintain the existing perimeter buffer to the north of the property as encouraged in 2.21. Additionally, the project proposes to install trees along the on-site pavement to reduce the heat island effect as encouraged in 2.43.

3.0 – Economic Development – This project is located in the westerly (peripheral) portion of the town in an area which has just been extended into the Town's ETJ. The re-development of this commercial property will help reduce the tax burden on single-family owners.

This is a re-development project; the environmental impacts will be minimized. The environment impacts will be lessened by the reduction of impervious area, improved stormwater management and increased landscaping to reduce heat island effects. Additionally, this project will not compromise the integrity of established neighborhoods (3.1).

4.0 – Transportation – Not applicable to this project

5.0 – Environmental Protection and Promotion – The Boer Brothers currently recycle HVAC equipment/components as well as from their office operations; they plan to continue both at this location. The building/facility that they will be constructing will implement low-flow fixtures, energy efficient HVAC equipment and other green technologies which they presently utilize in their business.

6.0 – Housing – Not applicable to this project

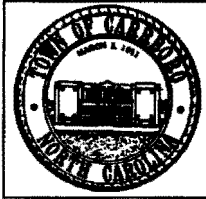
SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS
CONDITIONAL USE PERMIT FOR
Boer Brothers Heating and Cooling at
626 & 630 Hwy NC 54 West

STAFF RECOMMENDATIONS	
Staff Recommendations (w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1-4 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
Recommended by	Recommendations
Staff, PB, TAB, EAB (*AC did not have a quorum for their review meeting.)	1. That prior to construction plan approval, the applicant receive a driveway permit from NCDOT in accordance with any conditions imposed by such agency including but not limited to encroachment / maintenance agreements for installation of necessary infrastructure.
Staff, PB, TAB, EAB	2. That the Board hereby allows the existing non-conforming situation to remain with regard to impervious surfaces in excess of 24% within the WM-3 zoning district. This finding is based upon the applicant's plans and calculations that demonstrate 1) a reduction in impervious surfaces from the existing situation and 2) an updated and improved stormwater management system that gathers and treats more of the runoff from the impervious surface than before.
Staff, PB, TAB, EAB	3. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.

Staff, PB, TAB, EAB	4. That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.
Staff, PB, TAB, EAB	5. That the project address the Town Engineer's remaining construction plan comments prior to construction plan approval. Should addressing these comments cause a significant deviation from the plans as presented, the applicant will be required to bring the project back to the Board of Aldermen for a permit modification.
Staff, PB, TAB, EAB	6. That the Board hereby grants a deviation from the 15' pole height requirements of Section 15-242.5(f) be waived based upon the applicant's written justification that the higher poles allow fewer fixtures for more uniform lighting consistent with the commercial needs of the property and the safety and security of its occupants.
Staff, PB, TAB, EAB	7. A continuing obligation of this permit is compliance with the "Good Neighbor" Performance standards for Non-Residential Uses as described in Article XI of the LUO.
Staff, PB, TAB, EAB	8. That the applicant demonstrate continued compliance with the applicable provisions of Section 15-158 of the Land Use Ordinance which regulate hazardous substances in the WM-3 zoning district.

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
Additional Advisory Board Comments & Recommendations:	<i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Board may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i>
Recommended by	Recommendations
PB	<ol style="list-style-type: none"> The Planning Board appreciates the thoughtful design that the applicant has presented for the redevelopment of 626 & 630 Hwy NC 54 West. We support the adoption of the staff recommendations and provide the following comments: <ol style="list-style-type: none"> Please ensure that the lighting is LED. The improvements to stormwater management are excellent. We encourage you to retain the passive solar features for the office building. Photovoltaic panels could be added on stands in the future even if the roof slope faces north. We encourage you to use native tree and shrubs for screening.
TAB	<ol style="list-style-type: none"> No additional comments

EAB	<ol style="list-style-type: none"> 1. A change in the pitch of the office building roof to better support the future possibility of rooftop solar. 2. Changes in window design on office building to reduce cooling and heating load. 3. Regarding the landscaping plan: <ol style="list-style-type: none"> a. For large trees, instead of planting Gingkos consider native maples, oaks, or cedars. b. For small trees, consider native Holly, Sassafras, Serviceberry, Redbud or Dogwood. c. For shrubs, consider native Beautyberry, Inkberry, Viburnum or Savannah Sweetbriar. d. These are examples of native species that can generally be found locally at a comparable price; other native species would be preferable to the non-native species in the plan. e. For additional questions on plantings, the applicant is invited to contact the EAB.
AC	No quorum.



TOWN OF CARRBORO PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

Thursday, November 2, 2017

Conditional Use Permit - Boer Brothers Heating and Cooling 626 & 630 NC Hwy 54 West

The Planning Board appreciates the thoughtful design that the applicant has presented for the redevelopment of 626 & 630 Hwy NC 54 West. We support the adoption of the staff recommendations and provide the following comments:

- Please ensure that the lighting is LED.
- The improvements to stormwater management are excellent.
- We encourage you to retain the passive solar features for the office building. Photovoltaic panels could be added on stands in the future even if the roof slope faces north.
- We encourage you to use native tree and shrubs for screening.

Moved: Clinton

Seconded: Poulton

Vote:

Ayes (8) Adamson, Clinton, Foushee, Poulton, Rosser, Gaylord-Miles, Tiemann, Whittemore

Noes: (0)

Absent/Excused: (1) Rivera

Abstentions: (0)

gone Turkey for Catherine Adamson (chair)
Chair

Date

11/8/17



TOWN OF CARRBORO

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

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

THURSDAY, NOVEMBER 2, 2017

Boer Brothers Highway 54- Conditional Use Permit

Motion was made by Perera and seconded by Patrick that the EAB in general supports this application to redevelop this property, and also recommends:

- 1) A change in the pitch of the office building roof to better support the future possibility of rooftop solar.
- 2) Changes in window design on office building to reduce cooling and heating load.
- 3) Regarding the landscaping plan:
 - a. For large trees, instead of planting Gingkos consider native maples, oaks, or cedars.
 - b. For small trees, consider native Holly, Sassafras, Serviceberry, Redbud or Dogwood.
 - c. For shrubs, consider native Beautyberry, Inkberry, Viburnum or Savannah Sweetbriar.
 - d. These are examples of native species that can generally be found locally at a comparable price; other native species would be preferable to the non-native species in the plan.
 - e. For additional questions on plantings, the applicant is invited to contact the EAB.

VOTE:

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

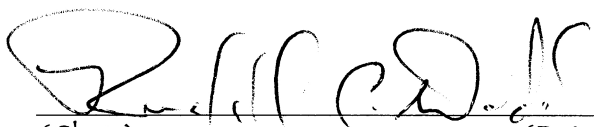
ABSENT/EXCUSED: Hoban, Skelton, Turner

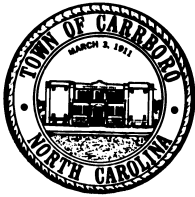
NOES:

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.


(Chair) 11/3/2017
(Date)



TOWN OF CARRBORO

Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

NOVEMBER 16, 2017

**TAB RECOMMENDATIONS FOR
BOER BROTHERS HEATING AND COOLING AT 626 & 630 HWY NC 54
WEST CONDITIONAL USE PERMIT**

Štolka moved to recommend approval of the project per the conditions proposed by staff, Barclay seconded. All in favor.

VOTE:

AYES: (5) Dow, Castonguay, Štolka, Nicopoulos, Barclay;
ABSENT/EXCUSED: (2) Haac, McDuffee;
NOES: (0);

(for Vice Chair Štolka)

11/16/17

(Date)

Boer Brothers: New Office & Warehouse

Performance Statement

OFFICE

(Notes by Jay Fulkerson/ Architect for Office Design)

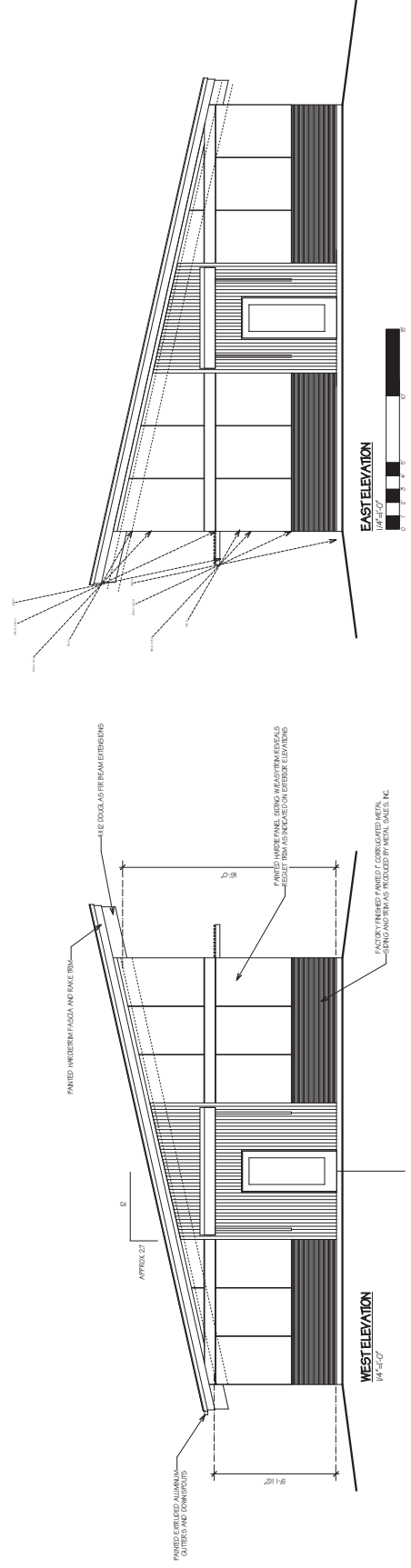
- The walls will be insulated to over R-33 (the commercial energy code requirement for wood wall frame construction is R-20.5)
- The roof will be insulated to over R-58 (the commercial energy code requirement for wood framed attic insulation is R-42)
- The slab perimeter will be insulated to R-15, with an R-20 insulation fully under the entirety of the slab (the commercial energy code requirement for slab insulation is R-15 at the perimeter extending either to the top of the footing or 24" toward the center of the building)
- The whole envelope will be sealed in a way that far exceeds the commercial code requirements (dramatically reducing energy usage), which basically just call for caulking but don't measure the effectiveness. In the houses that Kevin has built which are designed like your office building, we've typically had blower door tests allowing .6 air changes/hour - I've venture that most of the commercial buildings built to the code requirements these days would allow 6 or 8 or even 10 times the air changes/hour.

So we have wall/roof/floor assemblies that far exceed the code requirements.

For the windows:

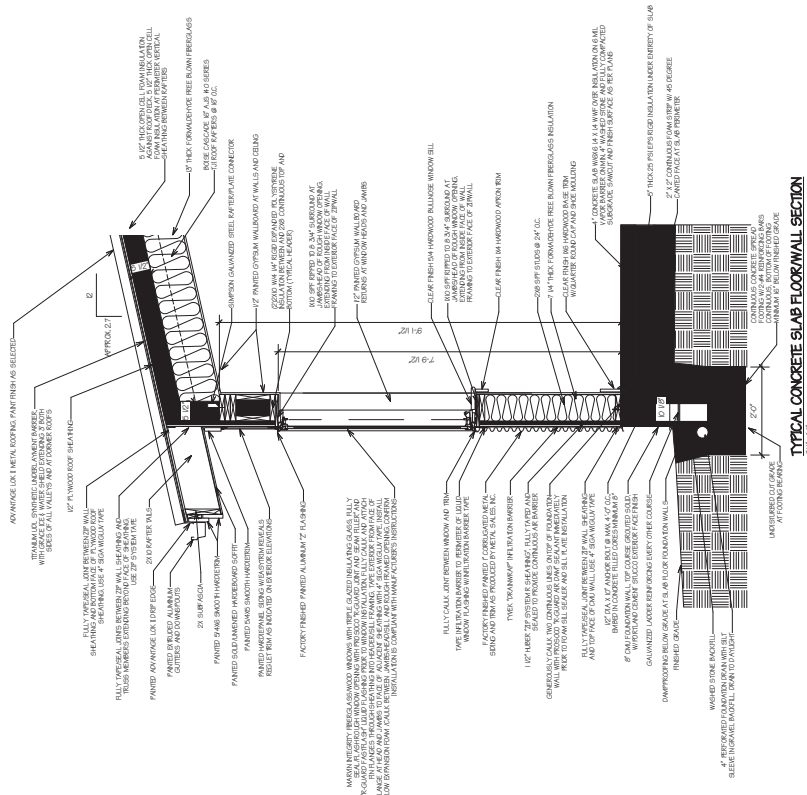
- Double glazed Marvin Integrity windows will have an average U factor of .27 (the commercial energy code allows for a U of .32, unless you're using aluminum curtainwall/storefront windows like most new office buildings it allows a U of .45)
- The double glazed Marvin Integrity windows will have a SHGC of .2 or .3 depending on exactly which Low E glazing we use (the commercial energy code allows for an SHGC of up to .4 for the overhang designs we have, the point being that we'll have overhangs which will largely shade the glass so the SHGC is much less important)
- The south windows, both upper and lower windows, are fully shaded from the south sun from about mid April to the beginning of September (they can see that noted on sheet A-2 on the East Elevation, I've attached the set here which includes that sheet)
- The early morning and late afternoon sun will hit the glass, which is where the lower SHGC will help protect against overheating from solar gain
- Getting the daylight via the south (and north) windows will allow you to keep your electric lights off most of the time, they'll be pretty energy efficient lights but not as efficient as not needing to turn them on - and when you don't turn the lights on you reduce the cooling load in the space

So we're in pretty good shape with the window design as well, not to mention that you'll have hvac equipment with SEER values that far exceed the commercial code requirements (probably 20+ vs. 13 or so required), and you'll have an ERV bringing fresh air into the building in a far more efficient manner than the code would require.





e drawings are instruments of ownership. All designs and plans created by and property of Advection Architect, PLLC were created for use on and subject to the terms of the contract. No designs or plans shall be used for any purpose except by Advection Architect without permission in writing. Violations of these design rules shall preclude our scaled certification. Contractors shall verify the response for all dimensions indicated on the job, and the contractor must be notified of any variations from the dimensions and tolerances shown by the dimensions.



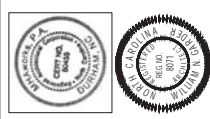
WAREHOUSE

Both buildings will utilize a simple saver insulations system that meets the 2012 Energy Code.

R-Values will be R-30 in the roof and R-25 in the walls.

The Boer Brothers will only be heating and cooling Building A.

Building B will not be heated and cooled at this time but has been designed to meet 2012 Energy Code if the owners choose to heat and cool in the future.



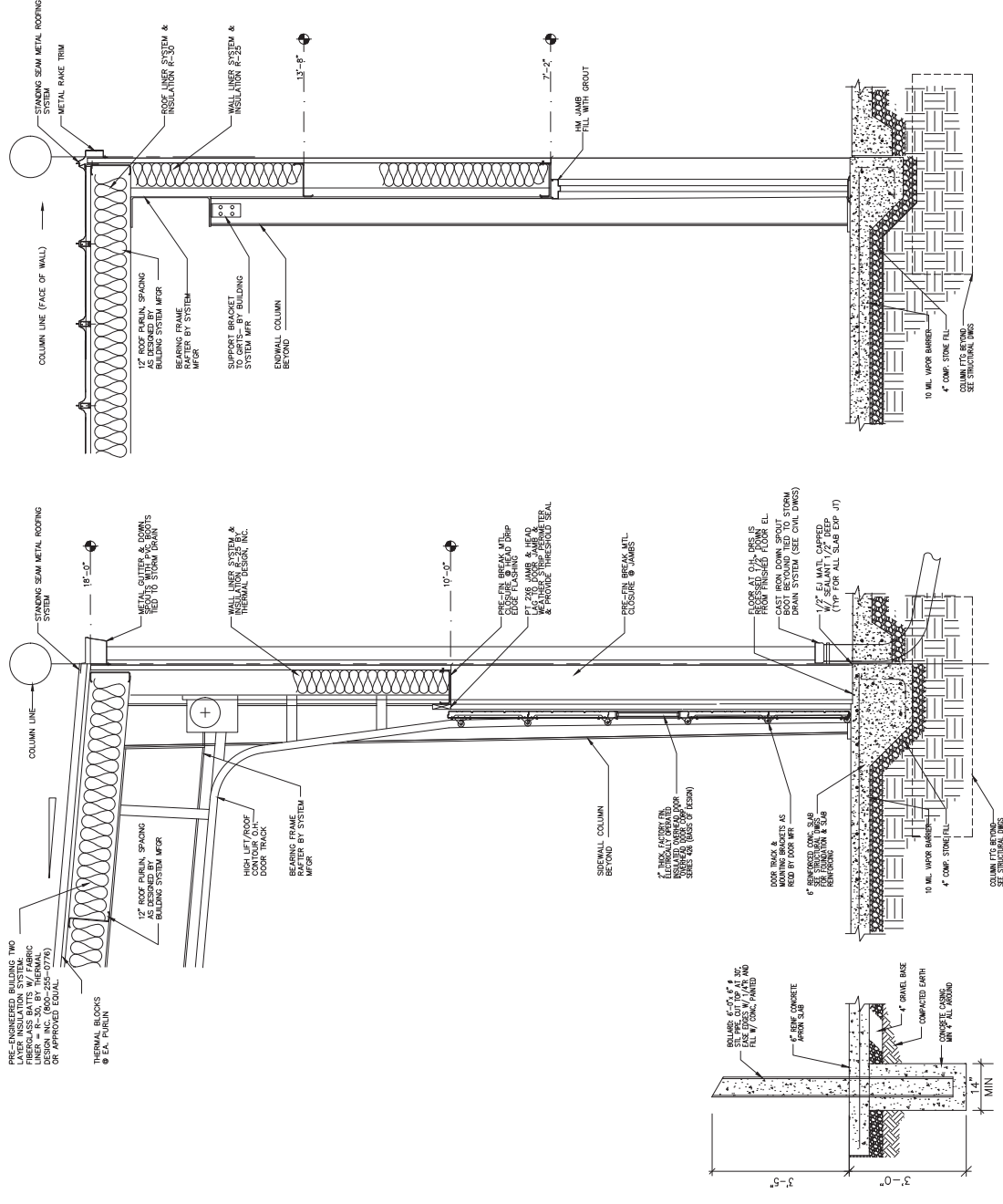
THIS DOCUMENT IS THE PROPERTY OF BOER BROTHERS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BOER BROTHERS, INC.

SHEET NAME:
BUILDING WALL SECTIONS

PHASE:
 CONSTRUCT. DOCS.
 REVISIONS:
 ISSUE FOR REVIEW 08.30.17

ISSUE DATE: 8.30.17
 PROJECT #: 17111
 DRAWN BY:
 SHEET NUMBER

A5.01

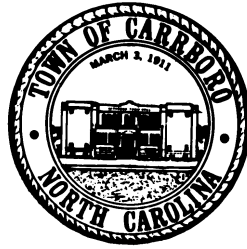


1 WALL SECTION AT MAN DOOR
 A5.01 SCALE: 1-1/2" = 1'-0"

2 WALL SECTION AT O.H. DOOR
 A5.01 SCALE: 1-1/2" = 1'-0"

3 PIPE BOLLARD DETAIL
 A5.01 SCALE: 1-1/2" = 1'-0"

TOWN OF CARRBORO



CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete
☐ The application is incomplete

II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

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

III. CONSIDERATION OF PROPOSED CONDITIONS

*(*Note: Please clarify for staff, where applicable, whether any discussion points are to be included as Permit Conditions. Informal agreements or understandings are not necessarily binding.*)*

If the application is granted, the permit shall be issued subject to the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

IV. GRANTING THE APPLICATION

- ☐ The application is granted, subject to the conditions agreed upon under Section III of this worksheet.

V. DENYING THE APPLICATION

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

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

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

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

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



Town of Carrboro

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

Agenda Item Abstract

File Number:17-366

Agenda Date: 11/28/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing on Requests for Voluntary Annexation of Property Contiguous to the Town Limits

PURPOSE: The purpose of this item is for the Board of Aldermen to receive public comment on requests for voluntary annexation of three properties, 610 and 716 Homestead Road and 8802 Lake Hogan Farm Road. An ordinance annexing these properties into the Town limits is provided for the Board's use.

DEPARTMENT: Planning

CONTACT INFORMATION: Trish McGuire, pmcguire@townofcarrboro.org
<<mailto:pmcguire@townofcarrboro.org>>, 919-918-7327

INFORMATION: Petitions for the voluntary annexation of three properties contiguous to the Town's city limits have been received. The addresses and parcel identification numbers (PIN) for these properties, with owners shown in parentheses, are listed below:

- 1) 716 Homestead Road PIN 9779188760 (Homescape Development)
- 2) 8802 Lake Hogan Farm Road PIN 9779184700 (The Berryhill Group)
- 3) 610 Homestead Road PIN 9779182544 (The Berryhill Group),

A map showing the properties is attached, along with the petitions, which Town Clerk, Cathy Dorando has found to be complete (*Attachments B and C*). The 13.67-acre area to be annexed is contiguous to the Town's municipal boundary and currently contains no dwelling units. These properties are subject to special use permits recently approved for residential subdivisions. Seventeen new lots for the same number of homes were approved via the special use permits.

The public hearing is being held in in reference to the Board of Aldermen's November 14, 2017 acceptance of the petitions for annexation and adoption of a resolution setting the public hearing

FISCAL & STAFF IMPACT: A Town property tax obligation will accrue to the subject properties beginning with the effective date of the annexation.

RECOMMENDATION: It is recommended that the Board of Aldermen adopt the attached ordinance that annexes the 13.67-acre area (Orange County PINs S9779188760, 9779184700, and

Agenda Date: 11/28/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

9779182544) located at the northeast corner of Homestead Road (State Road 1777) and Lake Hogan Farms Road into the Town of Carrboro effective November 30, 2017 (*Attachment A*).

**AN ORDINANCE ANNEXING
The Homescape and Berryhill Group Properties**

WHEREAS, petitions were received requesting the annexation of the Homescape and Berryhill Group Properties (Orange County PINs 9779188760, 9779184700, and 9779182544); and

WHEREAS, the petitions were signed by the owners of all the real property located within such area; and

WHEREAS, a public hearing on the question of annexation was held on November 28, 2017, following notice of such hearing published in the Herald Sun on November 17, 2017.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO
ORDAINS:

Section 1. The Board of Aldermen finds that the petitions requesting the annexation of the three areas described in section 2 was properly signed by the owners of all real property located within such area and that such area is contiguous to the boundaries of the Town of Carrboro, as the term “contiguous” is defined in G.S. 160-31(f).

Section 2. The following areas are hereby annexed to and made a part of the Town of Carrboro:

716 HOMESTEAD ROAD

ORANGE COUNTY PARCEL IDENTIFICATION NUMBER 9779188760

BEING all of that 6.67698 ACRES AS SHOWN ON THAT PLAT AND SURVEY ENTITLED ‘BOUNDARY SURVEY FOR: HOMESCAPE DEVELOPMENT COMPANY INC.’ prepared by William Gregory Autry, Professional Land Surveyor, dated February 26, 2013, revised May 6, 2013 and recorded May 6, 2013 in Plat Book 111, Page 78, Orange Country Registry; and

**8802 LAKE HOGAN FARM ROAD, ORANGE COUNTY PARCEL
IDENTIFICATION NUMBER 9779184700**

BEING ALL OF LOT B, and containing 86,498.15 square feet (1.986 acres) AS SHOWN ON THAT PLAT AND SURVEY ENTITLED ‘BOUNDARY SURVEY FOR: THE BERRYHILL GROUP, LLC’, prepared by William Gregory Autry, Professional Land Surveyor, dated December 19, 2012, and updated on May 23, 2013, and recorded in Plat Book 113, Page 147, Orange County Registry; and

**610 HOMESTEAD ROAD, ORANGE COUNTY PARCEL IDENTIFICATION
NUMBER 9779182544**

BEING ALL OF that certain 202594.72 square feet and being 4.65093 acres AS SHOWN ON THAT PLAT AND SURVEY ENTITLED “BOUNDARY SURVEY FOR THE BERRYHILL GROUP, LLC”, prepared by William Gregory Autry, Professional Land Surveyor, dated December 19, 2012, and recorded in Plat Book 110, Page 197, Orange County Registry.

Section 3. The area within the street right-of-way (to the center of the street) immediately adjacent to the boundaries of the above described area is also annexed to the Town of Carrboro.

Section 4 The Board hereby strongly requests that the applicant for the annexation and all persons associated with the annexation property indicate in all advertisements and sales information regarding this property that the property is located within the corporate limits of the Town of Carrboro.

Section 5. This ordinance shall become effective on November 30, 2017.

Section 6. The Town Clerk shall cause to be recorded in the Office of the Register of Deeds of Orange County and in the Office of the secretary of State an accurate map of the annexed territory described in sections 2 and 3 together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Orange County Board of Elections as required by G.S. 163-288.1.

ATTACHMENT E**RURAL FIRE DEPARTMENT DEBT INFORMATION**
FOR VOLUNTARY ANNEXATION

Petitioned Contiguous Annexations – G.S. 160A-31.1
 Petitioned Satellite Annexations – G.S. 160A-58.2A

Name of Rural Fire Department <u>New Hope Fire Department</u>	
1. Area(s) included in the annexation ordinance for which this information is requested 2. Date upon which the petition for annexation was submitted to the municipality (clerk to stamp date of receipt on the petition) 3. Date upon which the annexation ordinance became effective 4. Tax value of the <u>entire</u> district as of the date upon which the annexation ordinance became effective 5. Tax Value of the area(s) included in the annexation ordinance (Item 1) as of the date upon which the annexation ordinance became effective 6. Percent (%) which the tax value of the area(s) included in the annexation ordinance bears to the tax value of the <u>entire</u> district as of the date upon which the annexation ordinance became effective (Item 5 divided by Item 4)	1. <u>Twp 7, Map 23, Block C, Lot 31</u> <u>November 18, 2003</u> <u>December 31, 2003</u> <u>\$ 364,979,707</u> <u>\$ 492,958</u> <u>0.135 %</u>
7. Existing annual debt payment on apparatus and equipment as of the date upon which the petition for annexation was submitted to the municipality (Add annual payments for each piece of apparatus or equipment from worksheet below)	<u>\$ 79,600</u>
A. APPARATUS AND EQUIPMENT	

VEHICLE NUMBER ONE

Manufacturer:

Type (Pumper-Tanker-Brush-Other:

Year Purchased:

Financing is provided by:

The amount of the annual payment on Vehicle Number One is:

The year on which the debt on Vehicle Number One will be paid in full is:

1997 Ford Truck,1999 Manufactured Pumper, 1999Manufactured Utility TruckCCB Modified Note\$ 56,0002005**VEHICLE NUMBER TWO**

Manufacturer:

Type (Pumper-Tanker-Brush-Other:

Year Purchased:

Financing is provided by:

The amount of the annual payment on Vehicle Number Two is:

The year on which the debt on Vehicle Number Two will be paid in full is:

2002 International 4900 Truck2001CCB\$ 23,6002011**VEHICLE NUMBER THREE**

Manufacturer:

Type (Pumper-Tanker-Brush-Other:

Year Purchased:

Financing is provided by:

The amount of the annual payment on Vehicle Number One is:

\$ _____

The year on which the debt on Vehicle Number One will be paid in full is:

VEHICLE NUMBER FOUR

Manufacturer:

Type (Pumper-Tanker-Brush-Other:

Year Purchased:

Financing is provided by:

The amount of the annual payment on Vehicle Number One is:

The year on which the debt on Vehicle Number One will be paid in full is:

8. Existing annual debt payment on facilities [land and station(s)] as of the date upon which the petition for annexation was submitted to the municipality (Add annual payments for each facility from worksheet below)

\$ 79,600 _____

B. FACILITIES

FACILITY NUMBER ONE

Year construction was completed:

Initial cost (land and structure):

The facility is financed by:

\$ _____

\$ _____

The amount of the annual payment on Facility Number One is:

The year on which the debt on Facility Number One will be paid in full is:

\$ _____

FACILITY NUMBER TWO

Year construction was completed:

Initial cost (land and structure):

The facility is financed by:

\$ _____

The amount of the annual payment on Facility Number One is:

The year on which the debt on Facility Number One will be paid in full is:

C. COMPUTATION

Step 1 Insert the amount shown in Item 6 (percentage factor).

_____ 0.135 %

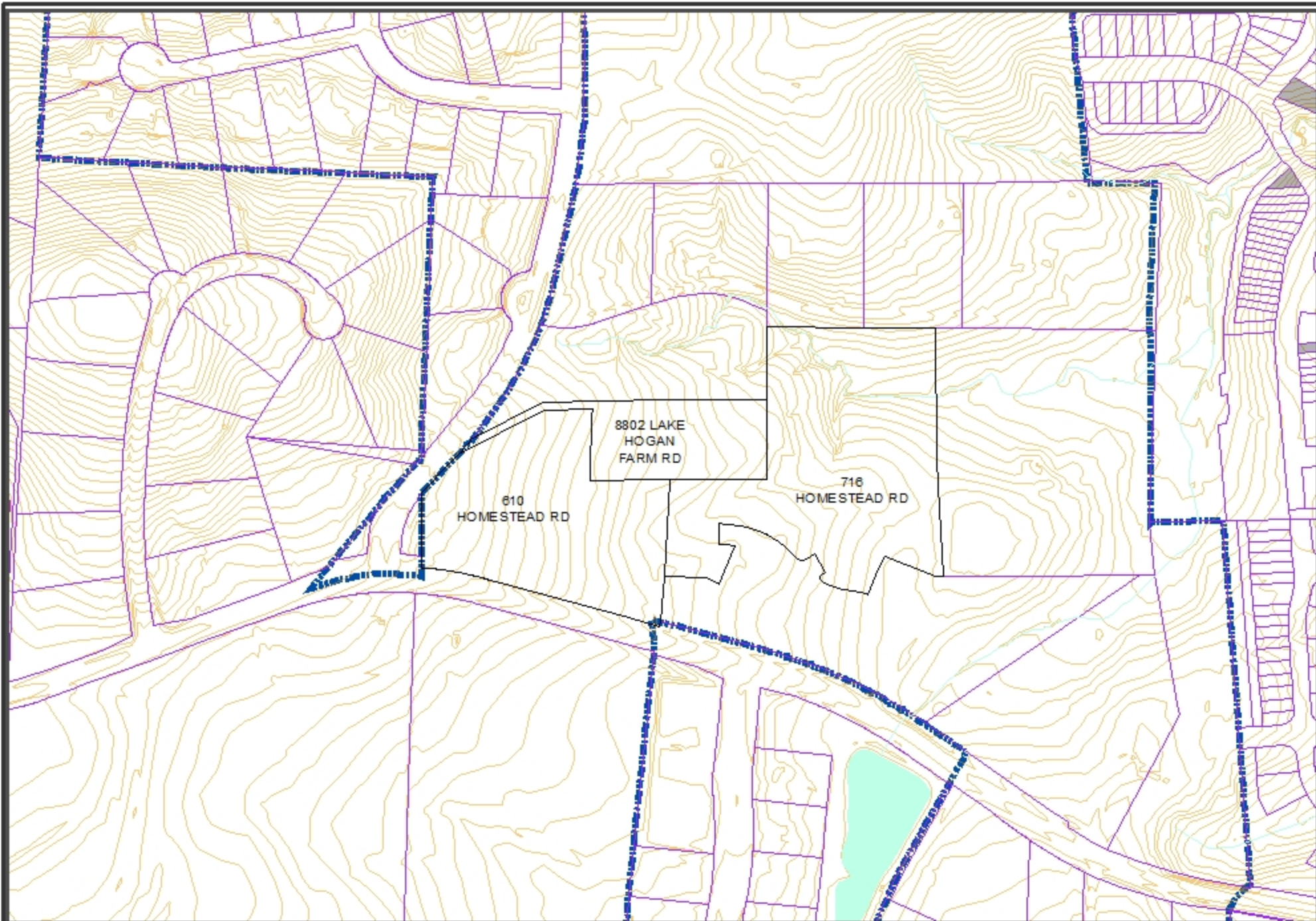
Step 2 Total the amounts, if any, shown in Items 7 and 8.

\$ 79,600

Step 3 Multiply the results from Step 1 (percentage factor) by the results from Step 2 (amount of annual debt).

\$ \$107.51

The result of Step 3 is the amount of the annual debt service, which the municipality is required to pay annually to the rural fire department.



Location - Map; Petitions for Voluntary Annexation

Printed November 10, 2017



1 inch = 303 feet

TOWN OF CARRBORO

PETITION FOR ANNEXATION OF
CONTIGUOUS PROPERTY

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.

2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 610 Homestead Road AND TAX MAP REFERENCED parcel ID # 9779182544. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.

3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.

4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:

4.65 ACRES DWELLING UNITS

RESPECTFULLY SUBMITTED THIS 2nd DAY OF October, 20 17.

NAME:	<u>The Berryhill Group, LLC</u>
ADDRESS:	<u>104 Painted Turtle Lane</u>
	<u>Chapel Hill, NC 27516</u>
OWNER/PRESIDENT:	<u>James Brandewie</u>

ATTEST: *James Brandewie* SECRETARY

I, Catherine C. Dorando, Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 10th day of November, 20 17.

TOWN CLERK: *Catherine C. Dorando*



20130131000025250 DEED
BK:RB5536 Pg:416
01/31/2013 11:29:34 AM 1/3

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$392.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$382.00

Return to: Grantee

Parcel Identifier No. 9779182544 **MM**

THIS DEED made this 31st day of January, 2013 by and between

GRANTOR

DAVID J. CAMPBELL, widower
2423 HWY 54, Carrboro, NC 27510

☐ If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

THE BERRYHILL GROUP, LLC
100 Cascade Point Lane, Suite 101, Cary, NC 27513

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Orange, North Carolina, and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 136, Page 274, Orange County Registry.

A map showing the above described property is recorded in Plat Book 110, Page 197, and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

AND THE GRANTOR COVENANTS with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

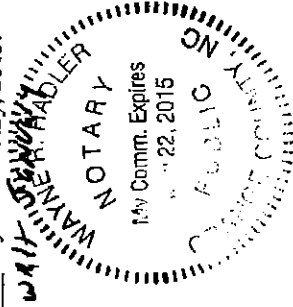
Subject to 2013 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

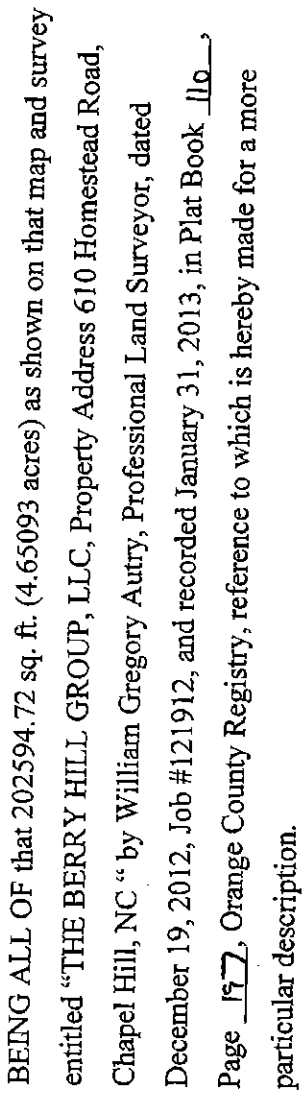
David J. Campbell (SEAL)
David J. Campbell

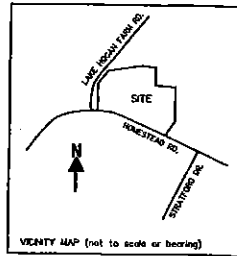
STATE OF North Carolina
COUNTY OF Orange

I, Wayne R. Hadler, Notary Public for the County of Orange, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David J. Campbell, Grantor(s). Witness my hand and official stamp or seal, this the 31st day of February, 2013.



Wayne R. Hadler
Notary Public
My Commission Expires: 11/22/2015





CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	895.59'	10°10'24"	159.08'	158.81'	70.72°	N 70°41'02" W

Curve Table Listing

Station	Length	Chord	Tangent	Chord Bearing
4	159.08'	158.81'	79.72°	N 79°41'02" W

26130131000025260 PLAT
BK: PL118 Pg: 197
01/25/2013 11:29:35 AM 1/1

FILED Deborah S. Brooks Co.
Register of Deeds, Orange Co., NC
Recording Fee: \$21.00
NC Real Estate Fee: \$0.00



I certify that this map was drawn under my supervision from an actual survey made
under my supervision (date of drawing) _____ and in Book _____ page _____ or
other reference source _____ & the boundaries not surveyed
are indicated as shown from information in Book _____ page _____
reference source _____ I feel the ratio of precision or portland
_____ and that this map meets the requirements of the
Standards of Accuracy for Land Surveys in North Carolina (21 NCAG 56-1628).
Per _____ day of _____ 2016.
Seal

Professors Lord Savory

1. 6/26/84 CS P.L.S. # 4387, listing the following as checked:
- a. X That the survey covers a subdivision of land within the area of a county or municipality that has an ordinance that requires a survey to be recorded.
- b. X That the survey is located in a portion of a county or municipality that is incorporated in or adjacent to an ordinance that requires parents of land.
- Any one of the following:
1. X That the survey is of an existing parcel or parcels at least two and not more than five acres in size or changing an existing tract.
2. X That the survey is of an existing building or other structure, or natural features such as a watercourse or a wetland.
3. X That the survey is a coastal survey.
4. X That the survey is of a portion of a tract or tracts in the definition of subdivision, a court ordered survey, such as the recombination of existing parcels.
5. X That the information outside in the survey is such that the surveyor is unable to make a determination as to whether the surveyors professional ability as to provisions contained in (a) through (d).

Location of underground utilities. If shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be contacted for further information on utilities affecting the property.

This survey was done without benefit of an attorney. The search could only disclose what was within documents, documents not visible to surveyor, building setbacks, or other information which could affect surveyed property.

No subsurface or environmental considerations affecting this property have been made by surveyor.

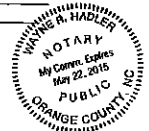
The undersigned hereby certifies that the land shown herein is owned by the Undersigned and is located within the subdivision regulation jurisdiction of Orange County and hereby freely dedicates all right-of-way, easements, Streets, recreation areas, open space, common area, utilities and other improvements to public or private common use as noted on this plat. And for the cause, the undersigned, his heirs, assigns and assigns, shall defend and maintain the maintenance and control of said improvements until they are accepted by the public or approved public body or by an incorporated neighborhood or homeowners Association or similar legal entity.

James A. Braden 1/31/17
 0166 Manager, The Berryhill Group, LLC Date

NORTH CAROLINA - Orange COUNTY

I, a Notary Public of the County and State aforesaid, certify
That James H. Andrews, Manager of The Portland Map, Co
acknowledged the due execution of the foregoing certificate.
Witness my hand and seal this 21st day of January, 2011 AD.


Notary Public W. H. Kelly
My commission Expires: 5/14/2015



- AREAS BY CO-ORDINATE METHOD
- ALL DISTANCES ARE HORIZ. GROUND
- NO FACTORS HAVE BEEN APPLIED TO DISTANCES
- PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA BY FIRM MAP # 3710977900J DATED FEB. 2, 2007
- NO USABLE HORIZ. CONTROL WITHIN 2,000'


THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS "A" SURVEY.

- FINAL PLAT -

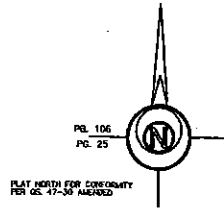
 **W. G. AUTRY LAND SURVEYOR**
WILLIAM GREGORY AUTRY PROFESSIONAL LAND SURVEYOR, L-4287
1708 SIE GABLES ROAD DURIAM NC 27712
PHONE: 919-477-1423 E-MAIL: WAUTRY@NCRR.COM
FAX: 919-555-3920
BOUNDARY SURVEY FOR:

THE BERRYHILL GROUP, LLC.

TOWNSHIP: CHAPEL HILL COUNTY: ORANGE STATE: NC
DATE: DEC. 18, 2012 SCALE: 1" = 100'



REVISED: JOB NUMBER: 121912A



FLAT NORTH FOR CONFORMITY
PER OS. 47-30 AMENDED

PBL 74
 PG. 18
 N/F:
 LAKE HOGAN FARMS
 ASSOCIATION, INC.
 PN # 9779-08-8473

N/F:
LARRY LEE CAMPBELL
& ANNE CAMPBELL
PIN # 9779-18-4700

PG. 14
PG. 2

N/F:
 EDWARD J. HAHN
 & JOANNE ROSSETTI
 PB. 106
 PG. 25
 PIN # 9778-1B-8760

N/F:
HOMESTEAD PARTNERS, LLC
PIN # 9779-18-9283

REFERENCES:

- DB. 136 PG. 274
- PB. 58 PG. 53
- PB. 106 PG. 25
- PD. 93 PG. 30
- PB. 74 PG. 183
- PW. p. 9779-1B-2544

LEGEND:

- Iron found • Iron soil □ Man. □ Moth Point + Nail x

State of North Carolina
County of Orange

Orange County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

 Review Officer
 Orange County Land Records/DSS

Date of certification:

, Review Officer at

I hereby certify that the division of property shown and described hereon is exempt from the Orange County Subdivision Regulations by definition.

James H. Lee
Planning Director or Designer

1.30.13
Date

TOWN OF CARRBORO

PETITION FOR ANNEXATION OF
CONTIGUOUS PROPERTY

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.

2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 8802 Lake Hogan Farm Road AND TAX MAP REFERENCED parcel ID # 9779184760. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.

3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.

4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:

1.95 ACRES DWELLING UNITS

RESPECTFULLY SUBMITTED THIS 2nd DAY OF October, 20 17.

NAME:	<u>The Berryhill Group, LLC</u>
ADDRESS:	<u>104 Painted Turtle Lane</u>
	<u>Chapel Hill, NC 27516</u>
OWNER/PRESIDENT:	<u>James Brandewie</u>

ATTEST: James Brandewie SECRETARY

I, Catherine C. Dorando, Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 10th day of November, 20 17.

TOWN CLERK: Catherine C. Dorando




20141031000197130 DEED
Bk: RB5864 Pg: 332
10/31/2014 11:42:04 AM 1/3

FILED Deborah B. Brooks
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$345.00

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$ 345.00

Return to: Grantee

Parcel Identifier No. 9779184700 *mb*

THIS DEED made this 24th day of October, 2014 by and between

GRANTOR

GLADYS ANNE CAMPBELL, a/k/a ANNE CAMPBELL
5235 Salem Church Road, Graham, NC 27253

☐ If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

THE BERRYHILL GROUP, LLC
a North Carolina limited liability company
104 Painted Turtle Lane, Chapel Hill, NC 27516

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Orange, North Carolina, and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4823, Page 209, Book 3230, Page 594, and Book 318, Page 173, Orange County Registry.

A map showing the above described property is recorded in Plat Book 113, Page 147, Orange County Registry, and referenced within this instrument.

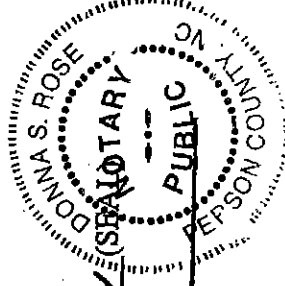
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

AND THE GRANTOR COVENANTS with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2014 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



Gladys Anne Campbell
Gladys Anne Campbell

STATE OF NC
COUNTY OF Orange

I, Donna S. Rose, Notary Public for the County of Orange, State of NC, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gladys Anne Campbell, a/k/a Anne Campbell, Grantor(s). Witness my hand and official stamp or seal, this the 24 day of October, 2014.

Donna S. Rose
Notary Public
My Commission Expires: 3-19-2015

WRH/sbw



EXHIBIT "A"

BEING all of Lot B, 86,498.15 square feet (1.986 acres) as shown on that plat and survey entitled "BOUNDARY SURVEY FOR: THE BERRYHILL GROUP, LLC", prepared by William Gregory Autry, Professional Land Surveyor, Job Number 121912D, dated December 19, 2012 and updated May 23, 2013, and recorded in Plat Book 112, Page 147, Orange County Registry, reference to which is hereby made for a more particular description. And, being the same property conveyed to Larry Lee Campbell by deed recorded in Book 318, Page 173, and the same property conveyed to Larry L. Campbell and spouse Anne Campbell by deed recorded in Book 3230, Page 594, and the same property conveyed to Larry L. Campbell and spouse Anne Campbell by deed recorded in Book 4823, Page 209, all Orange County Registry.

9
Kink

[illegible]

TOWN OF CARRBORO

PETITION FOR ANNEXATION OF
CONTIGUOUS PROPERTY

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.

2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 716 Homestead Road AND TAX MAP REFERENCED parcel ID # 9779188760. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.

3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.

4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:

6.67 ACRES DWELLING UNITS

RESPECTFULLY SUBMITTED THIS 2nd DAY OF October, 20 17.

NAME:	<u>Homescape Development Company, Inc.</u>
ADDRESS:	<u>104 Painted Turtle Lane</u>
	<u>Chapel Hill, NC 27516</u>
OWNER/PRESIDENT:	<u>James Brandewie</u>

ATTEST: [Signature] SECRETARY

I, Catherine C. Dorando Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 10th day of November, 20 17.

TOWN CLERK: [Signature]

1/2



20130506000106250 DEED
BK:RB5600 Pg:412
05/06/2013 03:45:25 PM 1/4

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$630.00

20
1/2

NORTH CAROLINA
GENERAL WARRANTY DEED

DB

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$ 530.00

Return to: Grantee
County: Orange

PN: 9779188760 MAB

THIS DEED made this 1st day of May, 2013 by and between

GRANTOR

EDWARD J. HAHN and wife JOANNE ROSSETTI

5A School Lane Lloyd Harbor, NY 11743

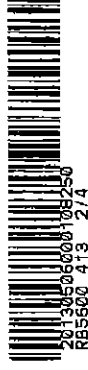
☐ If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

HOMESCAPE DEVELOPMENT COMPANY, INC.

104 Painted Turtle Lane
Chapel Hill, NC 27516

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.



WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

See Attached Exhibit "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5182, Page 72, Orange County Registry.

A map showing the above described property is recorded in Plat Book 111, Page 78 referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, it's successors, and assigns, in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2013 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



Edward J. Hahn (SEAL)
EDWARD J. HAHN

Joanne Rosetti (SEAL)
JOANNE ROSETTI

New York State
NORTH CAROLINA

COUNTY OF: Suffolk.

I, Erika L. Zelaya, a Notary Public for Suffolk County, New York
do, hereby certify that Edward J. Hahn and Joanne Rosetti, personally appeared before
me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1st day of May, 2013

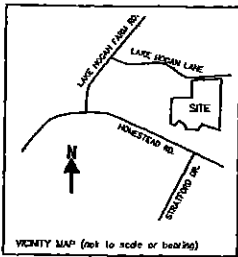
ERIKA L. ZELAYA
Notary Public, State of New York
No. 01ZE6261612
Qualified in Suffolk County
Commission Expires May 14, 2016

Erika L. Zelaya
Notary Public
My Commission Expires: May 14, 2016



EXHIBIT "A"

BEING all of that 6.67698 acres as shown on that plat and survey entitled "BOUNDARY SURVEY FOR: HOMESCAPE DEVELOPMENT COMPANY INC.", prepared by William Gregory Autry, Professional Land Surveyor, dated February 26, 2013, revised May 6, 2013, and recorded May 6, 2013, in Plat Book 111, Page 78, Orange County Registry, reference to which is hereby made for a more particular description.



COURSE	BEARING	DISTANCE
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14	N 77°88'33" W	128.05
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Town of Carrboro

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

Agenda Item Abstract

File Number:17-369

Agenda Date: 11/28/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Hold a public hearing and consider adopting the final draft of the Economic Sustainability Plan

PURPOSE: The purpose of this agenda item is to present the final draft of the town's Economic Sustainability Plan.

DEPARTMENT: Economic and Community Development

CONTACT INFORMATION: Annette Lafferty, AICP Economic and Community Development Director

INFORMATION: In May of 2015 the ECD Director presented an update of the economic development goals for the Town. In a resolution, the Board directed staff to work on developing a local first campaign and to begin the process of updating the Local Living Economy Task Force Recommendations (Attachment A).

The ESC was given the task to update the Local Living Economy Task Force Recommendations. They developed an outline that has been the basis for research and discussion and the following purpose statement;

“This document is intended to be an easy to understand set of values, guiding principles, and action items for the continued development and economic well-being of the Town. It is expected that the document will be reviewed and updated bi-annually as action items are addressed and values and guiding principles continue to evolve. Further studies related to this plan could include prioritizing, needs assessments, implementation strategies, funding options, and partnership opportunities for action items. The Economic Sustainability Plan seeks to be a guiding document for the community and the Economic Sustainability Commission's review of applications for loans, zoning permits, ordinance amendments, development plans and other documents submitted to them by the Board of Aldermen consist with their charge.”

The plan was developed utilizing existing town plans as a blueprint and to ensure consistency. It addresses all three legs of sustainability; the environment and natural resources, people, and the local economy. There is a value statement for sustainability and each leg. Quality of life measures are defined as principles that guide an organization throughout its life in all circumstances, irrespective of changes in its goals, strategies, or type of work, and were developed around issues including equity, art, community spaces, age-friendly, fresh foods, healthcare, walkability, public transit, bikability, and business. Action items were adopted from the Climate Action Plan, Affordable Housing Plan, and the Local Living Economy Task Force Recommendations. The ESC looked at data around employment trends, housing cost, and retail leakage. There was a survey of the Carrboro businesses and action items were created that responded to their concerns. And finally, there is a

Agenda Date: 11/28/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

section that addresses funding and capital needs of locally owned businesses.

Staff presented the plan to the Board of Aldermen in June 2017 and the Board directed staff to send the plan out to town advisory boards for comments (Attachment B). The final draft has been updated to reflect the comments from the Board of Aldermen, advisory boards and the ESC's final comments (Attachment C).

FISCAL & STAFF IMPACT: The plan has been developed in house by staff.

RECOMMENDATION: Staff recommends the board hold the public hearing and consider adopting the plan.

A RESOLUTION TO ACCEPT AND CONSIDER RECOMMENDATIONS
FROM THE LOCAL LIVING ECONOMY TASK FORCE

Resolution No. 108/2009-10

WHEREAS, The Board of Aldermen established the Local Living Economy Task Force (LLETf) and charged it with investigating and evaluating strategies that the Town of Carrboro can use to help foster the further development of a sustainable, locally-owned and run economy; and Carrboro Board of Aldermen

WHEREAS, the studies included, but were not limited to, strategies regarding “thinking local first” and plugging market leaks, mobilizing small businesses, entrepreneurship training, investor mobilization, and public policy reform; and

WHEREAS, sustaining the arts and creating more affordable housing were other issues the group was to look into; and

WHEREAS, the LLETf has met for a period of about eighteen months, read materials, consulted with knowledgeable people on the topics considered relevant by the group and now has formulated concrete ideas to share with the Board of Aldermen.

NOW THEREFORE, THE CARRBORO BOARD OF ALDERMEN RESOLVES:

Section 1. The Board requests that the recommendations of the LLETf be forwarded to the town staff for budgetary consideration and next actions, and requests that the Economic Sustainability Commission follow-up on the Think Local First Campaign.

Section 2. That the town staff investigate whether it would be beneficial to hire a short-term staff member to pursue grant opportunities under the stimulus program.

Section 3. This resolution shall become effective upon adoption.

The following resolution having been submitted to a vote received the following vote and was duly adopted this 9th day of March 2010:

Ayes: Dan Coleman, Sammy Slade, Lydia Lavelle, Mark Chilton, Joal Hall Broun, Jacquelyn Gist, Randee Haven-O'Donnell

Noes: None

Absent or Excused: None

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY RANDEE HAVEN-O'DONNELL TO EXTEND THE BOARD'S THANKS AND APPRECIATION TO THE MEMBERS OF THE LOCAL LIVING ECONOMY TASK FORCE. VOTE: AFFIRMATIVE ALL

PRESENTATION OF THE DRAFT ECONOMIC SUSTAINABILITY PLAN

The purpose of this agenda item was to allow staff to present to the Board the work of the Economic Sustainability Commission's Plan.

Annette Stone, the Town's Community and Economic Development Director, provided the staff report.

Alderman Gist applauded the work that has gone into creating the document and stated that the actions of making Carrboro a great place to live have unintended consequences of pushing poor people out and making the town unaffordable. She stated that she would like to get to the point of when they make a decision, they can also consider the unintended consequences of each action.

Alderman Chaney recommended that equity be a guiding principle of the document. She suggested the following under "Local Economy:"

- Better understanding neighborhoods and consumers of color, their unmet needs and wants, and strategies to fill them.
- Partnering with Minority and Women-Owned Business Enterprises (MWBE) technical assistance providers, and with community development financial institutions (CDFIs) that serve these markets
- Developing marketing strategies that reach audiences of color
- Supporting social capital by offering scholarships for membership in the Chamber of Commerce and Carrboro Business Alliance for low-asset businesses

Alderman Chaney suggested the following under "Funding and Capital:"

- Partnering with CDFIs
- Educating ourselves about systemic debt and equity gaps for businesses and artists of color and leverage partnerships to close those gaps
- Surveying businesses, entrepreneurs, and artists of color to better understand their needs and opportunities to help them thrive.

Alderman Haven-O'Donnell asked for staff to drill down and find out which businesses would be most affected by online shopping rather than physical shopping.

Alderman Seils stated that regional partnerships could be further examined. He also stated that the plan could speak to the Orange County 1/4 cent sales tax which creates grants that Carrboro businesses are eligible for. He stated that he agrees with Alderman Chaney's suggestions to distribute equity throughout the plan and to be explicit that the plan is discussing racial equity. He stated that Orange County commissioner Mark Marcoplos has been working on a

database of locally owned businesses in Orange County and that other community members have spoken with him about identifying businesses in the database that are owned by people of color, LGBTQ people, and women.

MOTION WAS MADE BY ALDERMAN GIST, SECONDED BY ALDERMAN SEILS TO REFER THE DRAFT ECONOMIC SUSTAINABILITY PLAN TO THE FOLLOWING ADVISORY BOARDS; 1) PLANNING BOARD, 2) ENVIRONMENTAL ADVISORY BOARD, 3) TAB, 4) ARTS COMMITTEE, 5) AFFORDABLE HOUSING COMMISSION, 6) THE RECREATION AND PARKS COMMISSION, 7) THE YOUTH ADVISORY BOARD. FURTHER, THE ESC RECOMMENDED THE PLAN BE OPEN FOR PUBLIC COMMENT, ESPECIALLY FROM THE CARRBORO BUSINESS ALLIANCE. VOTE: AFFIRMATIVE FIVE, ABSENT ONE (SLADE)



TOWN OF CARRBORO

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

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

THURSDAY, SEPTEMBER 21, 2017

Economic Sustainability Plan

Motion was made by Hoban and seconded by Skelton that the following comments be considered.

Additional emphasis could be placed on the importance of walkability, wayfinding, and trees to economic wellbeing and development, including references to the recent parking study.

The plan could also identify risks and prepare for potential economic vulnerability and stress such as extreme weather events, extended power outages, interruption of other energy supply/fuel, etc.

This plan provides a starting point for additional efforts that will be needed to serve as a road map for achieving the goals and include action items.

VOTE:

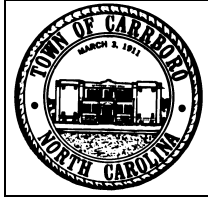
AYES: Hoban, Patrick, Skelton, Turner

ABSENT/EXCUSED: O'Connor, Perera, Sinclair

NOES:

ABSTENTIONS:

[Signature] 9/22/2017
for (Chair) (Date)



TOWN OF CARRBORO PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

Thursday, September 21, 2017

DRAFT ECONOMIC SUSTAINABILITY REPORT

The Planning Board is pleased to see an updated Economic Sustainability Plan coming together. The format is very user-friendly, but we are concerned that it focuses more on themes than goals. We also have the following specific comments regarding the Draft Economic Sustainability Plan (ESP):

- The value of Equity should be much more prominent in the ESP. While we recognize that sustainability is often framed with three “pillars”, consider adding it as a fourth pillar or making it the primary focus of the People pillar. It could also be considered a “Quality of Life Measurement”.
- Equity Action Items should include development of policies that will result in the creation of affordable/workforce housing. A town without sufficient affordable/workforce housing is neither equitable nor economically sustainable.
- The ESP should provide for attracting businesses and services to Downtown Carrboro that are essential for a healthy, independent community. The plan should aim towards a future when the people of Carrboro do not have to go elsewhere to find competitive resources for essential needs. Essential business and services would include but not be limited to medical/dental practices and clinics, pharmacies, arts venues, laundries, offices that can accommodate growing businesses, and more diverse retail categories.
- The ESP should address critical transportation needs, including providing easy access to Downtown Carrboro and public parking that is convenient to the areas of the downtown where the services described above are located. Well-regulated but free-flowing vehicular arteries are necessary both for encouraging customers to use downtown businesses and to reduce vehicular pollution that results from traffic jam conditions.
- A key component of accessible parking is the ability of town residents and visitors to locate the parking. Wayfinding signs and other recommendations from the recent parking study are also relevant to the ESP.
- We wish the ESP included more tangible methods of support for Green businesses than simply recognition.

Moved: Tieman

Seconded: Foushee

Vote:

Ayes (8) Adamson, Clinton, Foushee, Poulton, Rosser, Tiemann, Whittemore

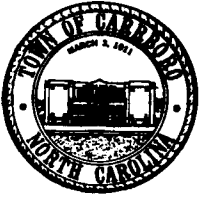
Noes: (0)

Absent/Excused: (2) Rosser, Gaylord-Miles

Abstentions: (0)

Chair

Date



TOWN OF CARRBORO

Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

SEPTEMBER 7, 2017

DRAFT ECONOMIC SUSTAINABILITY REPORT

The Transportation Advisory Board discussed the draft Economic Sustainability Report and offers the following comments.

- The plan should consider a more expanded vision of the downtown to include a broader area with buildings up to three stories in height.
- More emphasis on diverse housing is needed, particularly a more robust commitment toward affordability.

Motion was made by Stolka and seconded by Castonguay.

VOTE:

AYES: (5) Barclay, Haac, Castonguay, McDuffee, Stolka

ABSENT/EXCUSED: (2) Dow, Nicopoulos

NOES: (0)

ABSTENTIONS: (0)

Tina Momen for Colleen Barclay 9/14/2017
(Chair) (Date)

Carrboro Economic Sustainability Plan 2017

Recommendations

Jim Porto 15 Sep 2017

Recommendation: Add support of, and encourage development of, local Co-ops as a business model in Carrboro; place in the LOCAL ECONOMY, PARTNERSHIPS Action Items list.

Weaver Street Market, Carrboro Farmer's Market, The State Employees Credit Union and Southern States are four prominent Co-ops in Carrboro. The Co-op business model incorporates the following 7 principles.

The 7 Cooperative Principles

1. Voluntary and Open Membership. Co-operatives are voluntary organizations, open to all persons able to use their services and willing to accept the responsibilities of membership, without gender, social, racial, political or religious discrimination.
2. Democratic Member Control. Co-operatives are democratic organizations controlled by their members, who actively participate in setting their policies and making decisions. Men and women serving as elected representatives are accountable to the membership. In primary co-operatives members have equal voting rights (one member, one vote) and co-operatives at other levels are also organized in a democratic manner.
3. Member Economic Participation. Members contribute equitably to, and democratically control, the capital of their cooperative. At least part of that capital is usually the common property of the cooperative. Members usually receive limited compensation, if any, on capital subscribed as a condition of membership. Members allocate surpluses for any or all of the following purposes: developing their cooperative, possibly by setting up reserves, part of which at least would be indivisible; benefiting members in proportion to their transactions with the cooperative; and supporting other activities approved by the membership.
4. Autonomy and Independence. Co-operatives are autonomous, self-help organizations controlled by their members. If they enter into agreements with other organizations, including governments, or raise capital from external sources, they do so on terms that ensure democratic control by their members and maintain their cooperative autonomy.
5. Education, Training and Information. Co-operatives provide education and training for their members, elected representatives, managers, and employees so they can contribute effectively to the development of their cooperatives. They inform the general public - particularly young people and opinion leaders - about the nature and benefits of co-operation.
6. Co-operation among Co-operatives. Co-operatives serve their members most effectively and strengthen the cooperative movement by working together through local, national, regional and international structures.
7. Concern for Community. Co-operatives work for the sustainable development of their communities through policies approved by their members.

The mission, service, quality of work indicative of Co-ops is attuned to the mission and goals of Carrboro.

Recommendation: Add support of, and encourage development of, Artisanal Producers, especially plant-based food companies; place in the LOCAL ECONOMY, PARTNERSHIPS Action Items list.

The artisanal movement is composed of and driven by:

- A preference for things that are human scale.
- A preference for things that are hand made.
- A preference for things that are relatively raw and untransformed.
- A preference for things that are unbranded.
- A preference for things that are personalized.
- A preference for a new transparency
- A preference for things that are “authentic”
- A preference for things that have been marked by locality
- A preference for the new connoisseurship
- A preference for the simplified

Acknowledgments: Bill O'Connor, CEO, Source/Inc.

These preferences are attuned to most of those living in Carrboro. By providing a welcoming and supportive environment, Carrboro can attract entrepreneurial, artisanal businesses. One sector ripe for development is the development and production of Artisanal Plant-Based Foods. The added benefit of concentrating on the Plant-Based sector is that the Economic Development Plan will further support community dietary goals identified in the Carrboro Community Climate Action Plan.

Recommendation: Issue Product/Business Development Bulletins for businesses that Carrboro wants to see developed; place in the LOCAL ECONOMY, PARTNERSHIPS Action Items list.

The Economic Revolving Loan Fund gives Carrboro an opportunity to encourage specific economic development. A Committee of Advisors should identify the high impact businesses that will best achieve town economic and climate targets and issue Bulletins inviting applications to the Loan Fund for partial financing. Those awarded loans should receive additional consultation and assistance to ensure success. The Loan Fund should also seek additional funds, both governmental and private, to expand its operations.



Comments from the Economic Sustainability Commission meeting of November 8, 2017.

- Regarding the actions items in support of plant based food companies, the ESC asked if these statements would preclude the Town making loans to food companies that sold meat. Staff stated she did not believe that was the intent, but she would communicate that concern to the Board.
- Concerns that some of the language might discourage downtown development particularly in regards to the impacts from traffic jams and pollution.
- Only focusing on light manufacturing as a potential growth sector was too narrow and that the Town should seek out opportunities to grow other tertiary sectors like professional services and technology.
- The ESC stated that racial equity is a critical issue/concern, but focusing on equity in race only was too narrow. The ESC recommended expanding the definition of equity to include gender. In this current draft staff has expanded equity to include all classes that are found in the Town's non-discrimination policy.



TOWN OF CARRBORO

ECONOMIC SUSTAINABILITY PLAN 2017



PURPOSE STATEMENT

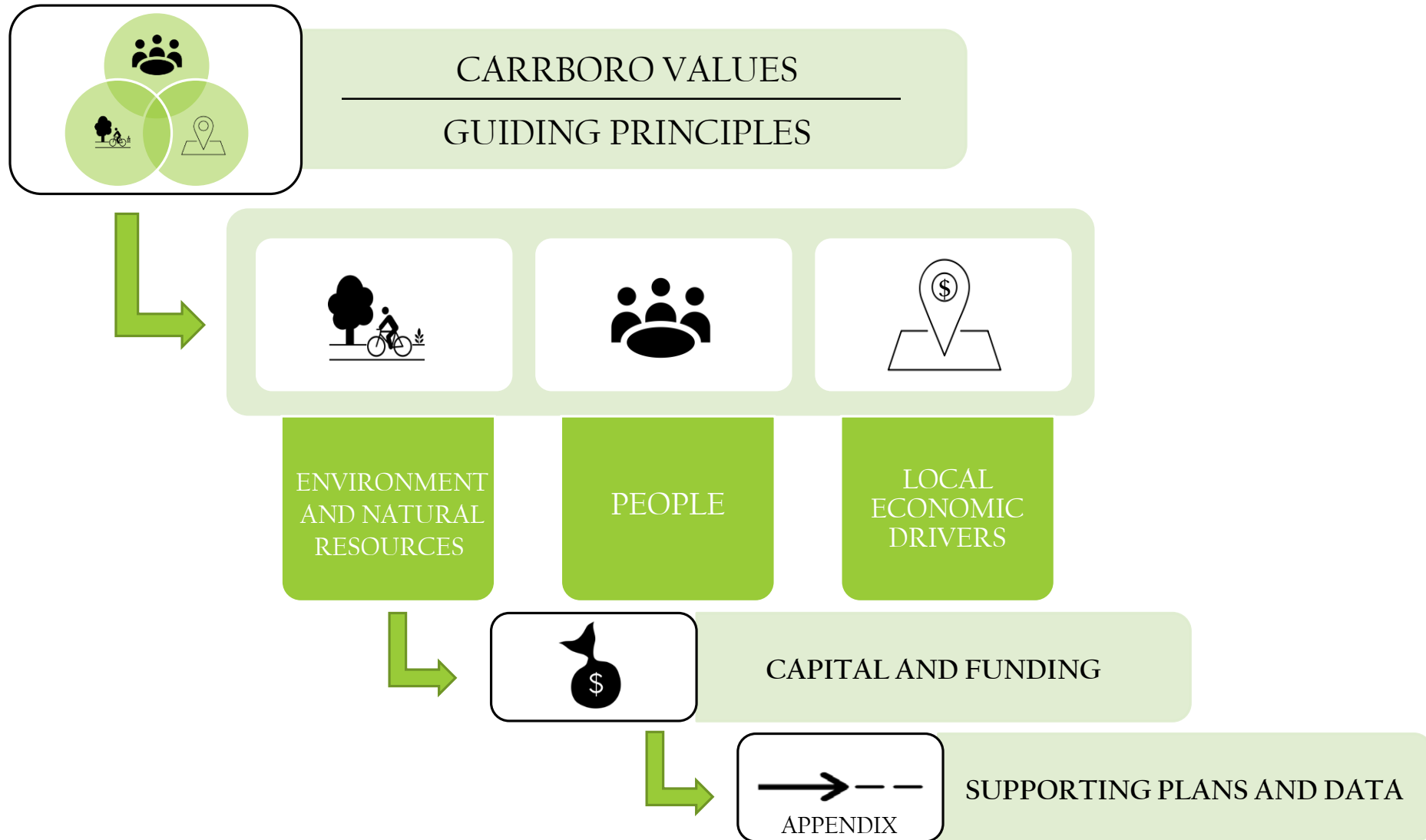
This document is intended to be a simple to use set of values, guiding principles, and action items for the continued development and economic well being of the Town. It is expected that the document will be reviewed and updated bi-annually as action items are addressed and values and guiding principles continue to evolve. Further studies related to this plan should include prioritizing, needs assessments, implementation strategies, funding options, and partnership opportunities for action items. The Economic Sustainability Plan seeks to be a guiding document for the community and the Economic Sustainability Commission's review of applications for loans, zoning permits, ordinance amendments, development plans and other documents submitted to them by the Board of Aldermen consistent with their duties and responsibilities.

DUTIES AND RESPONSIBILITIES OF THE ESC

- Evaluate commercial growth, development, and redevelopment to ensure projects correspond with the town's sustainability goals and the triple bottom-line sustainability principles:
 - Do no harm to the environment and protect natural resources.
 - Adhere to the principles of social justice and equity in economic and community development efforts.
 - Return strong stakeholders value.
- Promote the development and expansion of diverse job opportunities, providing for economic opportunity and mobility.
- Administer the Revolving Loan Fund.
- Work closely with the Town Manager or his designee for dealing with sustainability issues.
- Make studies and recommend to the board plans, goals, and objectives relating to the growth, development, and redevelopment of the town.
- Recommend to the board site-specific plans for the commercial development of various lots within the town, showing recommended types of development for these specific lots.
- Recommend to the board plans for the improvement of access to and circulation within the town by motorists (including parking), public transportation users, bicyclists, and pedestrians.
- Upon request of the board of adjustment or Board of Aldermen, make recommendations to the respective board on requests for special or conditional use permits, land use ordinance text or zoning map changes.
- Perform any other duties assigned by the board.



PLAN ORGANIZATION



CARRBORO VALUES

Foundational to the Community, the Economic Sustainability Commission and the Department of Economic and Community Development is the principle of sustainability, a value identified by Board of Aldermen.

SUSTAINABILITY

We value a racially equitable, fair, just, resilient, self-reliant, and sustainable local economic system. The value of sustainability affects how we plan for **people**, **natural resources**, and a **local economy**.



NATURAL RESOURCES

We value all of nature and the earth's resources and seek to implement policies and practices that are respectful of those limited resources and the impacts expending resources have on the environment.

PEOPLE

We value all human life and seek to promote an economic system that provides opportunity, prosperity, justice, racial equity and dignity for all people.

LOCAL ECONOMY

We value an economic system that is locally-owned in nature as the basis for a strong, vibrant community.



GUIDING PRINCIPLES

QUALITY OF LIFE MEASUREMENTS

The quality of life measurements represent any **principles** that guide an organization throughout its life in all circumstances, irrespective of changes in its goals, strategies, or type of work.

EQUITY



*Equity is the goal to which we aspire where one's race, gender, age, creed, national origin, disability sexual orientation or gender identity/expression is not a predictor in how a person fares in life. We will practice social justice as the proactive reinforcement of policies, practices, attitudes and actions that produce equitable power, access, opportunities, treatment, impacts and outcomes for all.

* Based on the glossary of terms racialequitytools.org



GUIDING PRINCIPLES

QUALITY OF LIFE MEASUREMENTS

ART



Investing in public art and performances is representative of Carrboro's commitment to the creative industries and also its interest in developing inclusive spaces. Incorporating public art in Carrboro's built performances environment will be pursued as a means of supporting the arts and beautifying public spaces.

COMMUNITY SPACES



We understand vibrant community spaces to be a source of civic pride and community attachment that sparks economic activity and investment. Carrboro seeks to grow shared public spaces that foster creativity and infuse value into our residential and business communities.

AGE-FRIENDLY



The growing population in Carrboro brings with it the social and economic interests of all ages. Planning for an age-friendly community is essential to growing Carrboro's inclusivity and benefiting local economic interests.

FRESH FOODS

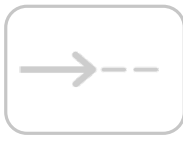


Access to fresh, healthy foods has positive impacts on public health and local agricultural businesses. Carrboro seeks to grow community access to fresh food in pursuit of a sustainable, local economy.

HEALTHCARE



Greater access and affordability of healthcare options contributes to improved livelihood and economic productivity. Carrboro is committed to growing affordable healthcare options and supporting local businesses as they seek to care for their employees.



GUIDING PRINCIPLES

QUALITY OF LIFE MEASUREMENTS



WALKABILITY

Recognizing that a walkable community provides mobility, exercise, and an affordable transportation option, the Town of Carrboro seeks to grow its pedestrian network and connectivity to businesses.



PUBLIC TRANSIT

Access to public transit embodies Carrboro's commitment to sustainability, people, natural resources, and a local economy. Development efforts will use public transit access as a measure of economic success.



BIKE FRIENDLY

Increasing bikability contributes to the urban vitality of our commercial and residential neighborhoods. Carrboro is committed preserving and growing bikability as a means of attracting people and businesses.



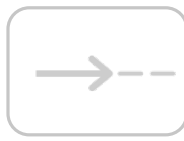
EDUCATION

The link between strong education systems and economic opportunity is well-established. Carrboro seeks to strengthen partnerships with education and economic development as a means of connecting talent development and community assets.



BUSINESS

Locally owned and operated businesses are the cornerstone of a vibrant local economy. Carrboro seeks to support and grow its locally owned and operated business community.



ENVIRONMENT AND NATURAL RESOURCES

We value all of nature and the earth's resources and seek to implement policies and practices that are respectful of those limited resources and the impacts expending resources have on the environment.

ACTION ITEMS ENERGY

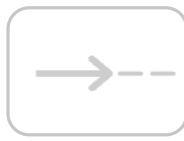


- Implement the recommendations of the Climate Action Plan (CAP) including integrating climate change mitigation into the locally owned marketing message
- Expand opportunities for renewable energy through low cost financing for energy efficiency and renewable energy projects
- Incentivize energy efficiency and green building to exceed minimum standards with special designations and recognition programs
- Explore changes to the Energy Efficiency Revolving Loan that would allow greater flexibility and more category of uses, including solar and geothermal
- **Study potential risks and prepare for the economic vulnerability and stress of events such as extreme weather, water or power outages, or interruption of other energy supply lines**

GREEN ECONOMY



- Consider Green Business with a special recognition program for businesses that meet or exceed climate change standards
- Support green economy initiatives consistent with the Local Living Economy Task Force
- Study the economic development benefits of land conservation and preservation practices
- Encourage the Tourism Development Authority to promote eco and agricultural tourism
- Encourage and support local sourcing between businesses as a means for reducing carbon footprints
- **Encourage and support plant-based food businesses and encourage existing food businesses to offer more plant-based food options consistent with the CAP**



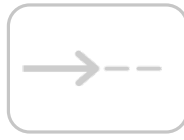
ENVIRONMENT AND NATURAL RESOURCES

COMMUNITY DEVELOPMENT



- Support efforts to create a neighborhood energy diet program consistent with the CAP
- Support efforts to reduce utility cost for rental property for the advancement of affordable housing and racial equity issues related to the environment
- Work with the Carrboro Bicycle Coalition to encourage bike friendly businesses
- Prioritize integration of natural assets, greenways, and open space with development practices
- Continue to study and refine development standards that emphasize the importance of walkability and tree cover in the downtown for the economic well-being of the community
- Encourage downtown development that allows for free-flowing vehicular arteries which encourages customers to use downtown businesses but that reduces pollution from traffic jam conditions



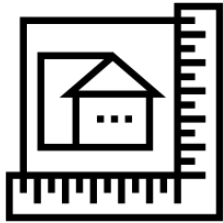


PEOPLE

We value all human life and seek to promote an economic system that provides opportunity, prosperity, justice, racial equity and dignity for all people.

ACTION ITEMS

DEVELOPMENT



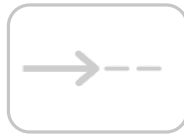
- Support and implement goals of the Affordable Housing Plan including grants for critical home repairs and energy efficiency, up-fits to accommodate changing mobility and opportunities to decrease utility payments
- Provide greater incentives for developers to include affordable housing and commercial space in development projects
- Encourage transit oriented development and support goals to improve pedestrian and bike access in proposed developments

BUSINESS



- Encourage and support businesses to become Orange County Certified Living Wage employers
- Seek out and encourage opportunities for light manufacturing industries that can create livelihoods with living wages
- Engage residents in activities that push the local economy message in a fun or educational way
- **Implement the recommendations of the Parking Plan, especially wayfinding signs that are key to help customers locate parking**





PEOPLE

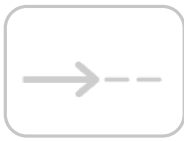
ACTION ITEMS

EQUITY



- Create more opportunities for community conversations around social justices and equity to help develop a shared language and definitions
- Consider adopting an equity rating tool for use in governmental decision-making
- Partner with community organizations to assist residents of color that are not banked or are under banked with the financial capability by expanding access to financial education and coaching
- Implement policies that promote affordable, diverse types of workforce housing as a key component in bridging gaps in equity





LOCAL ECONOMY

We value an economic system that is locally-owned in nature as the basis for a strong, vibrant community.

ACTION ITEMS

PARTNERSHIPS

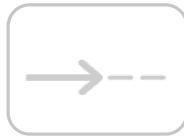


- Continue to support locally owned and operated businesses through CBA and other networking opportunities
- Collaborate with regional partners to develop an online retail application that allows local businesses to compete with growing online retailers
- Encourage collaboration and impact investing among the Arts community by hosting joint work sessions between the ESC, Carrboro & CH Arts Committee, and the OC Arts Commission
- Maximize partnerships with Farmer's Market, SBTDC, SCORE, TDA and other organizations that support a thriving local economy.
- Encourage and support co-op models as a way to expand business opportunities and address equity gaps
- Partner with minority and women-owned business technical assistance providers and with community development financial institutions that serve MWOB

MARKETING



- Actively educate citizens on the importance of buying local by communicating through events and various media channels, especially social media campaigns consist with the LLETFR – Appendix B
- Increase awareness of the revolving loan fund through email, social media, newspaper articles, and peer-to-peer communications
- Develop marketing strategy to assist locally owned businesses in the recruitment of quality staff
- Create a study group to better understand neighborhoods/consumers of color and their unmet needs and wants and develop marketing strategies for outreach
- Implement the CAP recommendations of promoting Carrboro as a plant-based food business friendly community



LOCAL ECONOMY

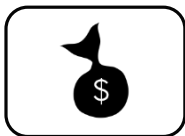
ACTION ITEMS

ACCESSIBILITY



- Support small businesses with opportunities for affordable healthcare options by supporting affordable community clinics and health options like Piedmont Health Services
- Sponsor a health fair with both traditional health and alternative/healing arts providers to provide health education and awareness in the community consist with LLETTF-Appendix B
- Implement wayfinding and parking strategies from 2017 Carrboro Parking Study
- Support locally owned businesses with access to capital through the revolving loan funds, connect with investors, and business expansion options by supporting new affordable commercial space
- Support building social capital by offering scholarships for membership in the Carrboro Business Alliance for low-asset businesses
- Reach out to businesses, entrepreneurs, and artist of color to understand their needs and the opportunities to help them thrive
- Seek out ways to expand the opportunities for essential services in town, including office and flex space to accommodate growing businesses and more diverse retail categories.





FUNDING AND CAPITAL

We value a fair, just, resilient, self-reliant, and sustainable local economic system. The value of sustainability affects how we plan for **people**, **natural resources**, and a **local economy**.

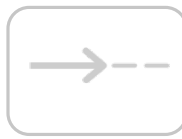
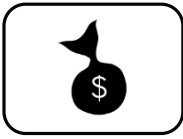
ACTION ITEMS

PARTNERSHIPS



- Collaborate with banks and other lenders to provide gap financing and lease assistance to local businesses and non-profits with an emphasis on equity gaps
- Work with local lenders and credit unions to develop incentive programs for funding locally owned businesses and non-profits
- Target light manufacturing opportunities, like development of the Old 86 town-owned property, and partner with the development community, banks, and other governmental agencies
- Target tertiary job sectors like professional services and technology for higher paying jobs
- Work with local non-profits to increase awareness of capital funding sources including the Revolving Loan funds.
- Seek a better understanding of debt and equity gaps for businesses and artist of color and leverage partnerships to close those gaps
- Work with the Orange County Board of Commissioners on re-examining funding distribution models for the one-quarter cent sales tax funds, called Article 46 funds





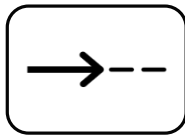
FUNDING AND CAPITAL

ACTION ITEMS

ACCESSIBILITY



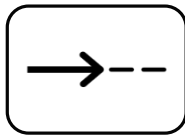
- Update the Revolving Loan Fund and the Business Loan Fund application process to be more streamlined and efficient
- Develop a process for micro-loans to small start-up businesses
- Explore micro-venture funds with investors/owners in Carrboro music and arts community
- Develop a policy for business investment grants that encourage job expansion and new business
- Help drive local consumers to businesses by continuing to market and educate the public on buying from and sourcing locally owned businesses
- Expand category of eligible expenditures for Energy Efficiency Revolving Loan Fund to help reduce cost for local businesses and non-profits improving affordability and equity
- Market the Orange County Business Loans and Grants programs to Carrboro businesses. Encourage applying for funds and provide technical assistance as needed.



APPENDIX

SUPPORTING PLANS AND DATA





EXISTING PLANS

CARRBORO VISION 2020

PURPOSE

To establish guiding principles for growth and development in the Town of Carrboro through the year 2020.

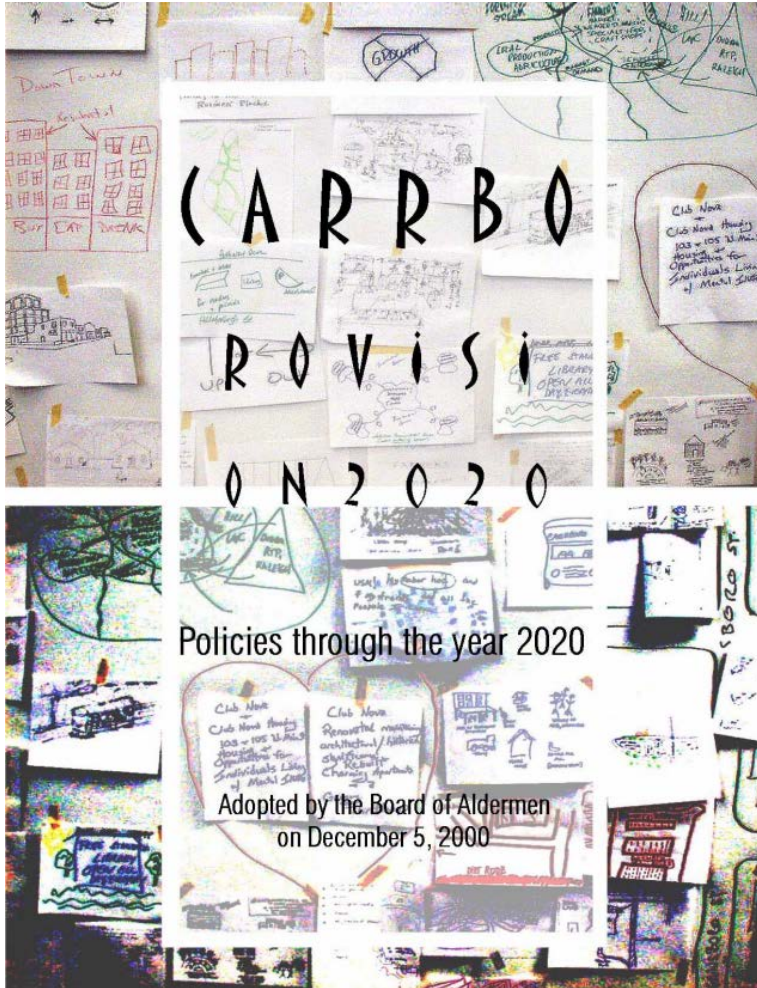
PROCESS

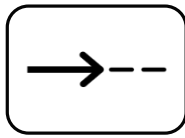
A community-driven plan that involved citizen volunteers who were instrumental in facilitation and collection of ideas and visions for Town services, including economic development resources.

CONTENT

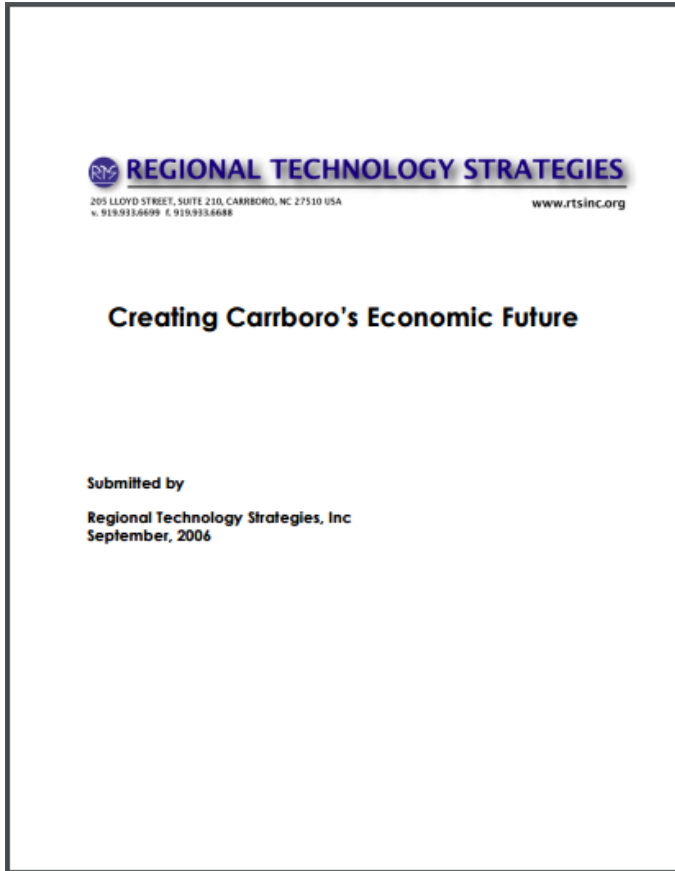
Section 3.1 “With the population of Carrboro expected to increase during the Vision 2020 period, additional commercial development should be anticipated both downtown and in peripheral areas. Carrboro should seek to reduce the tax burden on single-family owners by increasing the percentage of commercial space in town.”

Section 3.2: “Double the percentage of commercial space in the downtown and accomplish this by building up thereby increasing density.”





EXISTING PLANS



CREATING CARRBORO'S ECONOMIC FUTURE

PURPOSE

To expand opportunities for citizens to have “more good jobs” and to “pursue meaningful work.”

PROCESS

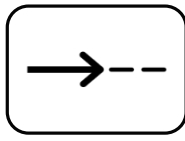
Developed by local economic development consulting firm, RTS. Recommendations were informed by interviews, data analyses, a community input process, and RTS' experience with similar communities.

CONTENT



✓ Goal achieved!





EXISTING PLANS

LOCAL LIVING ECONOMY TASK FORCE RECOMMENDATIONS

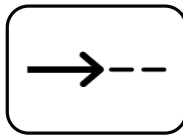


IDENTIFIED STRATEGIES

- *Think Local First Campaign*
- *Local Options for Banking*
- *Maintenance and Promotion of Revolving Loan Fund*
- *Pursue Stimulus Funds*
- *Branding and Marketing*
- *Support for Local Business Network*

Continue implementation of the recommendations in Appendix B

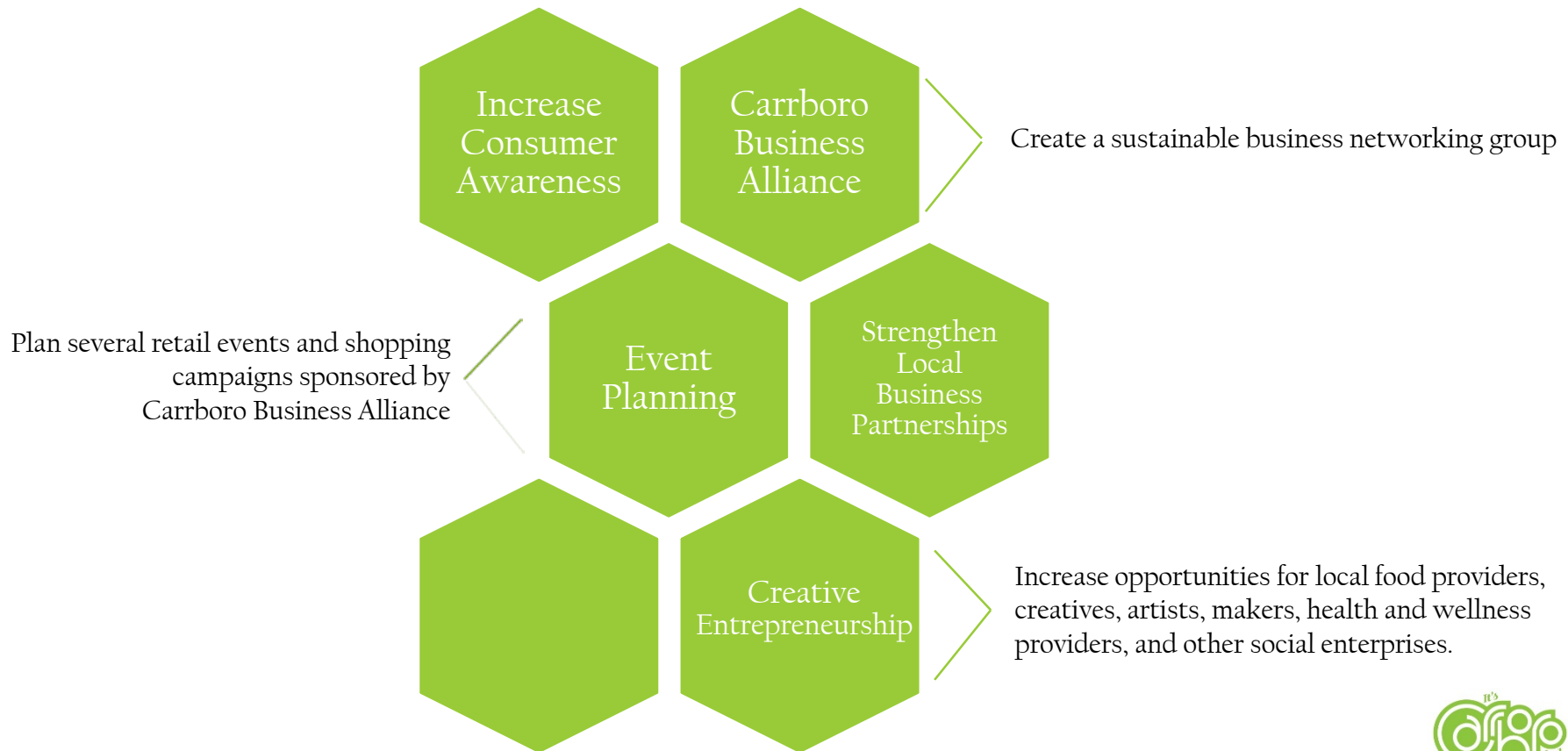


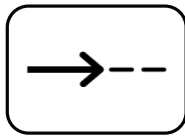


EXISTING PLANS

CARRBORO BUSINESS ALLIANCE AND LOCAL MATTERS, 2014

Goals identified by Carrboro Business Alliance





EXISTING PLANS

Progress Achieved, Needs Identified

VISION 2020

ACHIEVED

Increased commercial square footage

IDENTIFIED

Residential square footage increased at comparable rate

How to target increased commercial activity?

CREATING CARRBORO'S ECONOMIC FUTURE

ACHIEVED

Successful branding of local business and enhancement of creative assets

IDENTIFIED

Outside of branding, need for continued support and growth of creative assets

LOCAL LIVING ECONOMY TASK FORCE

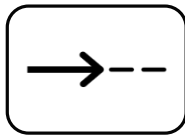
ACHIEVED

All initial recommendations were implemented or investigated

IDENTIFIED

What's next for sustaining a local, living economy? Continue implementation of Appendix B



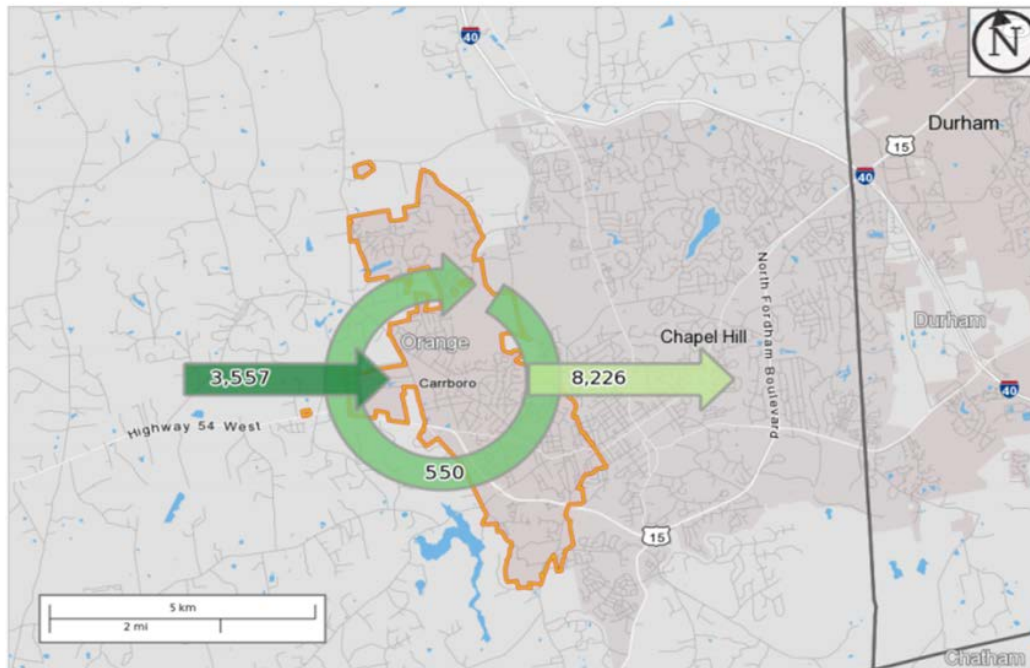


SUPPORTING DATA



PEOPLE | LABOR MARKET

Town of Carrboro Counts of Primary Jobs, 2014

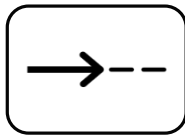


Primary Job: the job that earned the individual the most money.

Labor market: the number of jobs available versus the number of workers in any given geographical area.

- Employed and Live in Carrboro: 4.5%
- Employed in Carrboro, Live Outside of Carrboro: 28.8%
- Live in Carrboro, Employed Outside of Carrboro: 66.7%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Beginning of Quarter Employment, 2nd Quarter, 2014



SUPPORTING DATA



PEOPLE | ECONOMIC TRENDS



3.9% unemployment

Orange County, September 2016

Continues to be among lowest in the state, statewide 4.8%



\$911 average weekly wage

Orange County, 1st Quarter 2016

6th highest in state after Mecklenburg, Durham, Wake, Forsyth, and Iredell



1.3% annual population growth rate

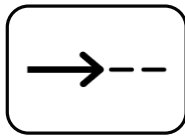
Orange County, 2014-2019 Projected population



2.8% job growth

Durham-Chapel Hill MSA, September 2015-2016. Compared to 1.9% at state level.

Sources: NC Department of Commerce, Bureau of Labor Statistics



SUPPORTING DATA



PEOPLE | ECONOMIC TRENDS

LIVING IN POVERTY*

Carrboro 7%
Orange County 23.3%
North Carolina 26%

MEDIAN HOUSEHOLD INCOMES**

Carrboro \$51,310
Orange County \$57,261
North Carolina \$46,693

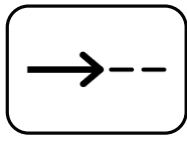
HIGH EARNERS^

Carrboro 25.5%
North Carolina 17.3%

* Poverty income level is defined as recording 50% or less than area median income

** 2010-2014 ACS 5-year estimates

^ High earners are here identified as households earning above \$100,000. Numbers expressed as percentage of all study area households. Source: Pew Charitable Trust

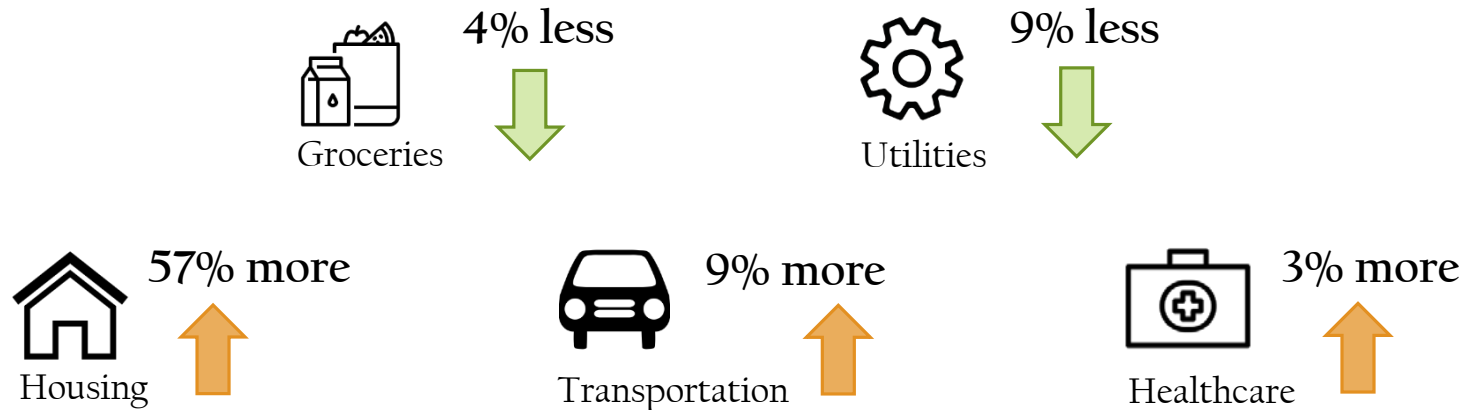


SUPPORTING DATA



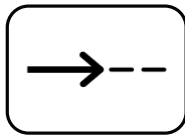
PEOPLE | COST OF LIVING

Prices in Chapel Hill-Carrboro as compared to Raleigh:



With a \$50,000 salary in Raleigh comparable to a \$57,582 salary in the Chapel Hill-Carrboro area, the Town of Carrboro recognizes the need to focus its economic development efforts to ensure that costs of living do not challenge our community's commitment to maintaining an economic system that provides opportunity, prosperity, justice, and dignity for all people.

Source: C2ER. December 2015

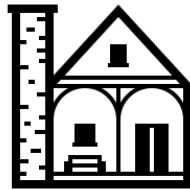


SUPPORTING DATA



PEOPLE | COST OF LIVING

AREA HOUSING PRICES



MEDIAN CLOSING PRICE

Chapel Hill	\$350,000
Apex	\$315,000
Pittsboro	\$305,000
Hillsborough	\$244,000
Carrboro	\$215,000
Durham	\$207,000
Efland	\$206,000

With Orange County's population expected to grow from an estimated 139,933 in 2014 to 172,586 by 2036, it is essential to Carrboro's economic vision that affordability of housing and commercial stock be prioritized so as to allow for the continued accessibility to Carrboro's vibrant community and economic offerings.

Source: National Association of Realtors, December 2016

*Original population based on NC Department of Commerce July 2014 Certified Population Estimate, 2036 estimate provided by NC Office of State Budget and Management.



Town of Carrboro

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

Agenda Item Abstract

File Number:17-368

Agenda Date: 11/28/2017

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Request for direction relating to occupancy and/or size and scale of residential dwellings

PURPOSE: The purpose of this agenda item is to provide the Board of Aldermen with an opportunity to consider a request from staff for direction related to occupancy and /or size and scale of residential dwellings and neighborhood compatibility.

DEPARTMENT: Planning

CONTACT INFORMATION: Patricia McGuire - 919-918-7327, pmcguire@townofcarrboro.org
<<mailto:pmcguire@townofcarrboro.org>>;

INFORMATION: Approximately one-third of the Town's residential areas were developed prior to extensive land use controls and permitting. These areas are primarily located closer to the downtown, to arterial streets and sidewalk/bike lane networks, and to transit service. Over the past two decades, these areas have become increasingly attractive as rental property, apparent both through infill/exempt subdivisions and new home construction, and the rental of existing homes. The growing interest in off-campus housing by students of UNC-Chapel Hill is a significant factor, and the potential rental income from renting to groups of students has also affected market pricing of these properties. The Town's definition of family is liberal and not limiting in terms of the number of unrelated individuals living together (attached), though Minimum Housing Code provisions for square footage per occupant can become an issue if the Town receives a complaint from a resident. Strategies to moderate this used elsewhere, including the Town of Chapel Hill (four individuals) includes limiting the number of unrelated individuals who can live together as a single housekeeping unit. The definition in the Building Code related to single-family dwellings is also attached. Careful attention to the reasonable accommodations necessary under the Americans with Disabilities Act is required, especially in relation to group living situations. As the Board realizes from the ongoing review and management of inquiries, monitoring and enforcement can be challenging.

The pressure to maximize potential occupancy of these residences sometimes lead to renovation and/or replacement of existing homes. The minimum lot size and dimensional standards in these areas allows significant increase in size of resulting dwellings that are built to a very different scale than the older building stock and neighborhoods. Residents in the Lloyd-Broad neighborhood, in particular, have expressed concerns about changes in occupancy that result from the combination of the definition of family and increases in the size of a residence. In discussion with some residents, modifications to the dimensional requirements and/or customizing some of the residential zoning districts in these areas have been discussed as ways the potential

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building massing with the existing stock.

Town staff are seeking confirmation from the Board of Aldermen that these matters are a priority for follow-up at this time. If so, staff will work to identify strategies and mechanisms to respond and provide for the Board's consideration.

FISCAL & STAFF IMPACT: To be determined in relation to direction provided.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the information that has been provided and direct staff as to its preferences regarding a response.

Carrboro town code

with "dwelling." The term "dwelling" includes dwelling unit, rooming unit, boarding house, multi-family dwelling, and any other form of permanent housing.

(10) **DWELLING UNIT.** An enclosure containing sleeping, kitchen, and bathroom facilities designed for and used or held ready for use as a permanent residence by one family.

(11) **EXIT.** A clear and unobstructed way of departure from the interior of a building or structure to the exterior at street or grade level.

(12) **EXTERMINATION.** The control and elimination of insects, rodents and other pests. Extermination may be accomplished either by hiring a person or business duly licensed under G.S. Chapter 106, Article 4C, the "Structural Pest Control Act"; properly employing pesticides or traps as indicated by the manufacturer's instructions; by eliminating the harborage places of insects, rodents or pests; or by removing or making inaccessible materials that serve as food for rodents, insects or pests.

(13) **FAMILY.** One or more persons living together as a single housekeeping unit.

(14) **HABITABLE ROOM.** Any room or enclosed floor space in a building or structure used or intended for use for living, sleeping, cooking or eating, including kitchens and basements, but excluding bathrooms, toilets, halls, corridors, pantries, storage space, closets, laundries and other spaces not used frequently or for extended periods.

(15) **HABITABLE STRUCTURE.** Any structure used for living, sleeping, cooking or eating purposes for extended periods or on a regular basis or is designed for living, sleeping, cooking or eating for extended periods or on a regular basis.

(16) **INFESTATION.** The presence within or around any dwelling of any insects, rodents or other pests.

(17) **INSPECTIONS DIVISION.** The Inspections Division of the Planning Department of the Town of Carrboro.

(18) **INSPECTOR.** The Code Enforcement Officer of the Inspections Division or any other officer or agent to whom the Building Inspector has delegated any function or power, under this Chapter.

(19) **MANUFACTURED HOME or MOBILE HOME.** These terms mean structures as defined in G.S. § 143-145(7).

(20) **MULTI-FAMILY DWELLING.** A building or structure occupied or intended for occupation as the home or residence of more than two families living

DEFINITIONS

IRC Def. Family

EXHAUST HOOD, FULL OPENING. An exhaust hood with an opening at least equal to the diameter of the connecting vent.

EXISTING INSTALLATIONS. Any plumbing system regulated by this code that was legally installed prior to the effective date of this code, or for which a permit to install has been issued.

EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS). EIFS are nonstructural, nonload-bearing exterior wall cladding systems that consist of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) WITH DRAINAGE. An EIFS that incorporates a means of drainage applied over a water-resistive barrier.

EXTERIOR WALL. An above-grade wall that defines the exterior boundaries of a building. Includes between-floor spandrels, peripheral edges of floors, roof and basement knee walls, dormer walls, gable end walls, walls enclosing a mansard roof and basement walls with an average below-grade wall area that is less than 50 percent of the total opaque and nonopaque area of that enclosing side.

F-FACTOR. The perimeter heat loss factor for slab-on-grade floors $(Btu/h \times ft \times ^\circ F) [W/(m \times K)]$.

FACING. The wood structural panel facings that form the two outmost rigid layers of the structural insulated panel.

FACTORY-BUILT CHIMNEY. A listed and labeled chimney composed of factory-made components assembled in the field in accordance with the manufacturer's instructions and the conditions of the listing.

FAMILY. Family is an individual, two or more persons related by blood, marriage or law, or a group of not more than any five persons living together in a dwelling unit. Servants having common housekeeping facilities with a family consisting of an individual, or more persons related by blood, marriage or law, are a part of the family for this code.

FENESTRATION. Skylights, roof windows, vertical windows (whether fixed or moveable); opaque doors; glazed doors; glass block; and combination opaque/glazed doors.

FIBER-CEMENT SIDING. A manufactured, fiber-reinforcing product made with an inorganic hydraulic or calcium silicate binder formed by

Factory-built fireplace. A listed and labeled fireplace and chimney system composed of factory-made components, and assembled in the field in accordance with manufacturer's instructions and the conditions of the listing.

Masonry chimney. A field-constructed chimney composed of solid masonry units, bricks, stones or concrete, beginning at the top of the smoke chamber and ending at the flue termination.

Masonry fireplace. A field-constructed fireplace composed of solid masonry units, bricks, stones or concrete, beginning at the hearth and ending at the top of the smoke chamber.

Smoke chamber. That part of a masonry fireplace which extends from the top of the firebox to the start of the chimney flue lining. A smoke chamber shall have a damper and a smoke shelf.

FIREPLACE STOVE. A free-standing, chimney-connected solid-fuel-burning heater designed to be operated with the fire chamber doors in either the open or closed position.

FIREPLACE THROAT. The opening between the top of the firebox and the smoke chamber.

FIRE-RETARDANT-TREATED WOOD. Pressure-treated lumber and plywood that exhibit reduced surface burning characteristics and resist propagation of fire.

Other means during manufacture. A process where the wood raw material is treated with a fire-retardant formulation while undergoing creation as a finished product.

Pressure process. A process for treating wood using an initial vacuum followed by the introduction of pressure above atmospheric.

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:

1. To the closest interior lot line;
2. To the centerline of a street, an alley or public way; or
3. To an imaginary line between two buildings on the lot.

The distance shall be measured at a right angle from the face of the wall.

FIXTURE. See "Plumbing fixture."

FIXTURE BRANCH, DRAINAGE. A drain serving two or

Waste fitting. A combination of components that connect the sanitary waste from the outlet of a fixture to the sanitary drainage system.

FIXTURE GROUP, MAIN. The main pipe (or secondary branch) serving a plumbing fixture such as a bath, kitchen or laundry area in which individual fixture branch pipes are connected to the main.

FIXTURE SUPPLY. The water-supply pipe or fixture fitting to a fixture branch.

FIXTURE UNIT, DRAINAGE (d.f.u.). A unit of measurement for the probable discharge into the drainage system for a particular plumbing fixture, used to size DWV pipe. The drainage fixture-unit value for a particular fixture depends on its volume rate of drainage discharge, on the single drainage operation and on the average of successive operations.

FIXTURE UNIT, WATER-SUPPLY (w.f.u.). A unit of measurement for the probable hydraulic demand on the water supply for a particular plumbing fixture, used to size water supply pipe. The water-supply fixture-unit value for a particular fixture depends on its volume rate of supply, on the single supply operation and on the average of successive operations.

FLAME SPREAD. The propagation of flame over a surface.

FLAME SPREAD INDEX. A dimensionless number, expressed as a dimensionless number, based on measurements of the spread of flame versus time, tested in accordance with ASTM E 84.

FLIGHT. A continuous run of rectangular pipe or duct, a combination thereof from one landing to another.

FLOOD-LEVEL RIM. The edge of the floor from which water overflows.

FLOOR DRAIN. A plumbing fixture having a floor-level strainer intended for the collection and disposal of waste water used and for the collection and disposal of accidental spills on the floor.

FLOOR FURNACE. A self-contained furnace from the floor of the space being heated, with a connection from outside such space, and with an appliance from such space.